



Massachusetts School Building Authority

Steven Grossman
Chairman, State Treasurer

John K. McCarthy
Executive Director

August 21, 2012

Diana F. Rigby, Superintendent
Concord-Carlisle Regional School District
120 Meriam Road
Concord, MA 01742

Re: Concord-Carlisle Regional School District, Concord-Carlisle High School

Dear Superintendent Rigby:

The Massachusetts School Building Authority (the “MSBA”) has received the enclosed communications from citizens in Concord who have expressed concern with the actions and approvals of Concord-Carlisle Regional School District officials as they relate to decisions associated with the on-site transportation facilities and the timely dissemination of project information.

The MSBA has acknowledged receipt of the communications and has responded to several calls and emails from Concord residents over the past few months to clarify certain statements and address concerns regarding the actions of the MSBA.

The MSBA requests that the Concord-Carlisle Regional School District (the “District”) review the enclosed communications and work with its Owner’s Project Manager and Designer, as may be appropriate, to provide the MSBA with a written response summarizing the District’s understanding of the following issues **within 21 calendar days** from the date of this letter:

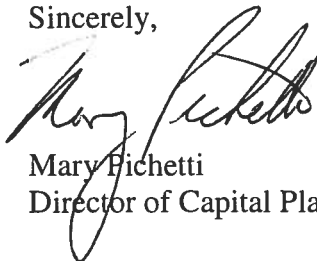
- The District’s analysis and conclusion to demolish three on-site transportation buildings;
- The District’s actions as it relates to the approval of changes to the original building layout;
- The residents’ concerns about transparency and communication regarding information about the high school building project.

The MSBA understands that the District plans to hold its first public forum on August 22, 2012. We look forward to hearing about the District’s plan for ongoing public outreach as well as the District’s approach to addressing these community concerns at our August 29

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Concord-Carlisle Letter

Facilities Assessment Subcommittee meeting. Thank you for your immediate attention to this matter.

Sincerely,



Mary Fichetti
Director of Capital Planning

Cc: Senator Susan Fargo
Representative Cory Atkins
Douglas Stevenson, Chair, Carlisle Board of Selectmen
Carmen Reiss, Chair, Concord Board of Selectmen
Timothy D. Goddard, Carlisle Town Administrator
Christopher Whelan, Concord Town Manager
Fabian Fondriest, Chair, Concord-Carlisle Regional School Committee
John Flaherty, Deputy Superintendent, Concord-Carlisle Regional School District
Stanley Durlacher, Co-Chair, Concord-Carlisle School Building Committee
Louis Salemy, Member, Concord-Carlisle School Building Committee
David Saindon, Owner's Project Manager, KV Associates, Inc.
Jeanne Roberts, Designer, OMR Architects, Inc.
File: 10.2 Letters (Region 4)

From: Bill Plummer

To: Mary Pichetti

Cc: drigby@colonial.net ; stan.durlacher@gmail.com ; jflaherty@colonial.net ; cps@colonial.net ; cchs@colonial.net ; lbergen.concord@gmail.com ; finance@concordma.gov ; Susan.Fargo@masenate.gov ; Cory.Atkins@mahouse.gov ; cwhelan@concordma.gov ; creiss@concordma.gov ; ewoodward@concordma.gov ; dsaindon@kvaboston.com ; jroberts@omr-architects.com ; mkirkpatrick@tcco.com ; TimHult@aol.com ; tgoddard@carlisle.mec.edu ; Bradley Egan; Paul Flynn; lpecoraryan@omr-architects.com ; evan.allen@globe.com

Sent: Sun Aug 05 15:01:19 2012

Subject: Concord Carlisle Regional High School Construction, August

Mary Pichetti, Director of Construction, Concord-Carlisle RSD
Massachusetts School Building Authority
40 Broad Street, Suite 500
Boston, MA 02109

RE: Concord-Carlisle Regional High School
MSBA Project #200906400505

In my certified letter to you of 25 July I explained a construction option for the new Concord-Carlisle Regional High School that does not require destruction of a practically new Town asset, our Transportation Facility, that we will be paying for until 2017.

At the Building Committee open meeting held in Concord on 1 August, OMR Architects reported that in their new August design submission to the MSBA they had "slid the building forward", evidently southward toward the new athletic fields so that there might be no choice but to remove our Transportation Facility.

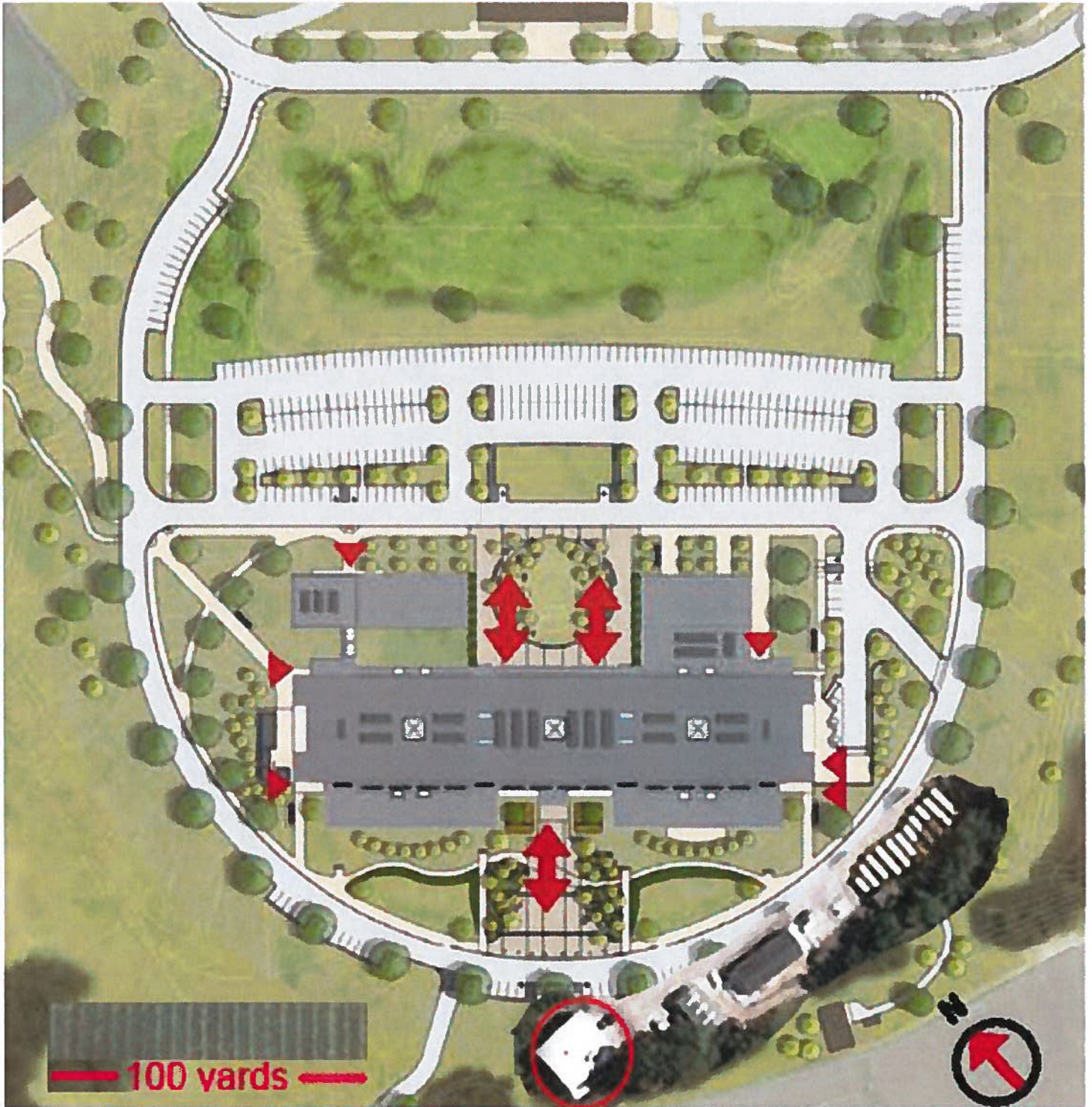
OMR Architects presented a new site plan, supposedly showing this change. But in the site plan they presented, the building has NOT been moved toward the south, and our Transportation Facility is still clear of it by 60 yards! I have attached their latest alleged site plan with the Transportation Facility again superimposed on it where it actually lies, and the maintenance building again circled in red: **Intact_Facility_August.pdf**.

Shall we now understand that OMR has made an "error" in telling us that they have "slid the building forward", or have they just shown the public a false diagram of the new site?

William T. Plummer
129 Arena Terrace
Concord, MA 01742

(617)791-3722 cell

AUGUST DESIGN DEVELOPMENT



July 27, 2012

Diana Rigby, MSBA Eligible Applicant and,
Superintendent of Schools
Concord Carlisle Regional School District
120 Meriam Road
Concord, MA 01742

Dear Superintendent Rigby:

As the Eligible Applicant and school district leader, you have been strongly advised by the MSBA to bring the Concord-Carlisle Regional School Building Project back into budget, and to the original project scope and design as voted on by the towns of Concord and Carlisle.

At this time, you are urged to PLEASE ask the MSBA to permit and approve the site plan adjustments relative to grading changes and minor road relocation necessary to retain our Transportation Buildings where they are. This important step can and should be taken by you now. You will want to look at the community and claim you *tried* when you come before us with requests for more money to relocate Transportation, or school budget etc.

The MSBA is apparently not aware that the site location selected¹ requires demolition of three (3) Transportation Buildings. The Bus Maintenance facility cost \$350,000 and was purchased by bond issue and just paid off as of May 15, 2010. The second modular unit structure housing the Transportation Administration offices was financed in December, 2007 by bond issue, and won't be paid until December, 2017. Only 40% of the original principal cost has been repaid as of December 15, 2011. A third building is used for school vehicles. We will continue to pay

¹ Although you selected the site, you stated over and over at Town Meeting, "*the MSBA chose the site...it had to be there*" due to all their [MSBA] requirements for light, air, environment, green etc. The effort expended in blaming the MSBA for the site selection demonstrates your expectation of objection when the truth about the transportation buildings came out. We *now* know that you selected this site, without giving consideration to the enormity of both the financial and transportation aspect of the decision, the 96 acres available to the District for the High School, other and better locations that did not require \$8 million for moving dirt, or your fiduciary responsibility to the taxpayers in the School District.

By your own design and words, the slides presented at Town Meeting stated you would be 'fiscally responsible' [slides 14 & 30] and "be fiscally responsible, cost-effective and consistent with the MSBA and community values..."

<http://www.cchsbuilding.org/pb/documents/docs/Concord%20Town%20Meeting%20FINAL.pdf>

The decisions made throughout are a mockery to the stated goals and promises to the community. This community values *all* its resources, the buildings we fund and importantly the personal services rendered by dedicated employees.

We were also told that the MSBA *said we had to build a new school* if we wanted MSBA money. "This option was studied in 2009 and 2010 and was rejected by the Massachusetts School Building Authority (MSBA), because of the level of deterioration. We will not receive reimbursement from the state for funds used to renovate the existing structure."

See, http://www.cchsbuilding.org/pb/wp_8e437b7c/wp_8e437b7c.html. It is unclear if this was true.

However, no concern for the future need to address the Concord Middle Schools, or the need to conserve resources was demonstrated by the decision making.

that "other options were being examined." However, we learned from Public Records Requests that *only* outsourcing was being considered. Deputy Superintendent John Flaherty solicited bids/RFP for that work and advocated a contract with First Student. Those bids were cancelled by the Office of the Inspector General for violations of M.G.L. 30B relative to bidding, although you never acknowledged this, and claimed a change of mind.

Concord citizens reacted to the activity by the School Administration and School Committee by introducing three (3) Articles by petition in a Special Town Meeting on April 24. Article 3 called for blocking bus outsourcing for at least another year; Article 4 set up a Citizen's Transportation Committee to review and study other options and report them out this fall; and Article 5 called for much greater transparency in the School budget. These three articles were all virtually unanimously supported by hundreds of people present for the voting. Citizen commentary was excoriating and many citizens stated they had lost confidence in our School Administration and School Committees because of their secrecy, financial irresponsibility, and complicit actions with the Building Committee and the School Administration.

After selecting a site that triggered the potential loss of these Transportation Buildings, and refusing to accept responsibility to fix the problems created by School Administration and the Building Committee, John Flaherty has repeatedly stated it may take an additional \$1.2 million (not related to the MSBA budget) to rebuild the bus facility elsewhere in Concord or an adjacent town.⁶ The School Committee has tried to block the easier and less expensive solutions to this problem by moving to prevent relocating the facility anywhere else on the Regional School grounds. Analysis of their flawed rationale, along with the original Master Plans, and minutes from the OMR minutes of April, 2011 strongly suggests the excuse for doing so is based on a desire to "someday" build a field house. ⁷

More recently we have learned from the MSBA that the new school building that was described to us *when we voted for the \$92.5 million budget is not the building we are going to get.* Somehow the architects, who have a significant history of building in Concord MA were off in their estimates by as much as 27%! Because we now must work to a more realistic construction budget, we evidently will not have a double-level cafeteria, nor will we have multiple staircases to facilitate movement between classrooms on four levels, and many of the rooms are to be made smaller and lower. The cupolas and large sunlight shafts now seem to be reduced to three simple skylights. Other cost reductions will be needed in building shape, layout, and materials. *Many citizens are upset that the building you are designing now is not the building described and touted at presentations just prior to the November vote.*

Flaherty gave Turner Construction the Transportation building, which they are moving down the school hill to use as their construction office.

⁶ The District contingency money should be tapped for this fix, not the citizens of Concord.

⁷ A 'field house' was initially in 2010 Master Plans for this site, to be privately funded. The 6/22/12 letter from the SC to Carmen Reiss, BOS speaks to expansion of current athletic fields as well. Also, Parcel 12 R was the best location vetted spring 2011 for the new CCHS site, and approx 1.5 million less according to the MSBA 'Preferred Schematic Design.' The BC minutes and all reports are consistent in this. Curiously around April 19, 2011 OMR architects' minutes state: "Don't touch the Football Field"; No one ever thought to say 'Don't touch the Transportation Buildings'. The Building Committee may have sacrificed their obligations to their task and the community in the site selection of the High School, by 'reserving' the area near the football fields.

WE, the undersigned residents and taxpayers of Concord, MA, agree and support the premise of this letter:

Fred Martin
Jennifer H Johnson
Larison W Johnson
Cynthia Rainey
Chris Kacher
Paul & Amy Weber
Bill Plummer
David Allen
Andrea Medved
Eric & Carla Macy
Michelle & Mike Pitas
Harry & Carol Williams
Carol & Scott Wipper
Susan Kalled
Michael Lucontoni
Frank & Barbara Curren
Craig & Erin Logan
Phebe Ham
Deborah Bier
George & Thalia Logan
Natalie & Curtis Gekle
Patrick & Nancy Carey
Cathy & Eric Chadwick
Nancy & Luke Burnham
John & Amanda Mahoney
Wanda Gleason
Robert Manlick
Valerie Tratnyek
John & Kirsten Francini
Jackie & Kurt Meehan
Joseph & Pamela Koontz

From: Lisa Bergen [mailto:lbergen.concord@gmail.com]
Sent: Thursday, August 02, 2012 11:01 PM
To: Diane Sullivan
Subject: Re: Clarification

Thank you for your time and help with my questions.

As I understand it, Superintendent Rigby informed the public at last night's Building Committee meeting that they are having another Building Committee meeting on August 14th where they will approve the DD because "the MSBA needs the DD submission approved in 2 weeks." See attached timeline for the new schedule.

The community frustration is that there is no time or opportunity for the public to review the DD submission and make any comment or input or ask questions. (The Building Committee, as a matter of policy, does not answer questions at public meetings and so far they've not responded to letters or emails.)

What has been shown to the public is very different from the November design, and now it seems there is another design that will only be available to the public at the August 14th Building Committee meeting where it will be approved as per the attached timeline and then sent to the MSBA the next day.

Many people are confused about how this process can be going forward according to the attached timeline when the matter is still being reviewed by the MSBA. What if the documentation submitted in response to the MSBA letter of June 26th is not adequate, or the MSBA has questions? What if the MSBA chooses to keep the project funds frozen or even withdraw them entirely? How can this continue forward without a status change from the MSBA?

I will ask the Superintendent and Building Committee Chair these questions, but based on history am not optimistic on receiving clear answers.

Thank you again for your help.

Lisa Bergen

From: Lisa Bergen
To: Diane Sullivan
Sent: Thu Aug 02 08:53:12 2012
Subject: Clarification
Good morning Diane,

At the Building Committee last night a statement was made to the effect that the alternate

Design Development: Work Update

Moving Forward:

- Upcoming TBD: Staff review meeting with DPW and Planning
- Prepare **Site Model** for September
- **August 14: SBC/ SC Meeting** – Approve DD submission to MSBA (Aug 22 cancelled)
- August 15: Issue final ZBA application and drawings for September Hearing
- August 15: Issue Design Development Submission to the MSBA
- August 16: **Begin Construction Document Phase**
- August/ September: Issue Early Site Package (TBD)
- September 11: **Planning Board Meeting**
- September 12: **Public Works Committee Meeting**
- September 12: **SBC Committee Meeting** – Monthly Progress
- September 13: **Zoning Board of Appeals Hearing**