

Present: Jeff Adams, Dave Anderson, Peter Badalament, Stan Durlacher, Michelle Ernst, John Flaherty, Tim Hult, Karla Johnson, Peter Nobile, Diana Rigby, Louis Salemy, Sergio Siani, Richard Waterman, Elise Woodward

Also Present: Brian Dakin, KVA, Lisa Pecora-Ryan, Jeanne Roberts, Leland Koehler/Rice, Michael Rosenfeld, OMR

Absent: Walter Birge, John Lindner, Brian Miller, Joseph Morahan, Charlie Sample, Bill Tice, Chris Whelan

I. **Call to Order**

Karla Johnson called the meeting to order at 6:00 PM.

Superintendent Diana Rigby asked that both school and building committees introduce themselves. Diana thanked all for coming tonight to help address the serious problem with the building project. Diana was surprised and disturbed by the MSBA letter and the suspension of payments. She wants to assure everyone that we will respond swiftly to comply with the MSBA requirements to move the project back on track. She has spoken with Mary Pichettit from MSBA, met with the project team and has scheduled a meeting with MSBA on July 16. The goal this evening for the two committees will be to discuss the MSBA letter, assess what went wrong and discuss an action plan for moving forward. For the last two years, we really worked as a team with the MSBA. The building committee must focus its attention and efforts on following the MSBA requirements. Diana thanked co-chairs Karla Johnson and Jerry Wedge for all the work they had done and regretted accepting Jerry Wedge's resignation from the building committee.

Karla Johnson will lead the discussion "What Went Wrong":

- Mindful of the project goals and trying to maximize the value of the building, we added design elements that were not included in the schematic design submission
 - It is clear from the MSBA letter that we cannot make significant changes to the schematic design
- Coordination within the project team was ineffective to catch the estimated cost overrun early on in the design development phase
- We moved the second gym from the schematic design submission and attached it to the building
 - This was done to save money and improve the functionality of the building
 - It is clear from the MSBA letter that we cannot make significant changes to the schematic design

II. **June 2012 MSBA Letter**

On June 26, 2012 the MSBA sent a letter to the district indicating that funding for the Concord-Carlisle High School building project has been suspended. The MSBA has determined that the Project Scope, Project Schedule, and Total Project Budget as presented by the District and its professional consultants are not in compliance with the terms of the Project Funding Agreement (PFA) executed by and between the District and the MSBA on February 3, 2012.

Summary of MSBA Letter:

- Design development needs to be in compliance with the Schematic Design and the Project Funding Agreement
- Alternative gym must be a separate building
- State wants a response to the nine listed items in the letter by July 26, 2012
- State wants a vote from the School Building Committee supporting the MSBA requirement and expectations
- District needs to prove to the MSBA it can get back on track
 - Changes are necessary in how we operate
 - Design needs to reflect Schematic Design
 - Comply or no funding

Moving forward the committee is taking steps to get back on track. Project Manager Brian Dakin of KVA will increase coordination and communication among the Project Team members and Project Manager Jeanne Roberts for the architects. There will be more communication between the building committee and the project team. Subcommittees will be more involved in the process. The building committee consists of a talented group of individuals and everyone needs to participate. We need to utilize the subcommittee structure to the fullest: Finance, Communications, Design (Karla Johnson will chair this subcommittee), Integrated Design Team (Peter Nobile and Sergio Siani). The building committee needs to demonstrate that the design project can be well managed.

As we move from Design Development phase to the construction phase of the project, this is an appropriate time to change leadership. New leadership with design and construction expertise is required to take us through the next phase of the project. The building committee will vote to appoint Stan Durlacher as Chair of the Building Committee. Stan is a professional project manager with more than 40 years of executive leadership in the design and construction industry. Stan was invited to share his background with the committee. His task will be to deliver a

building within the scope, budget and schedule that has been agreed to with the MSBA. He said he would utilize the subcommittee structure to the fullest and tap into the expertise on the committee.

III. **Action Items:**

- A motion was made to elect Stan Durlacher to chair the CCHS Building Committee. So moved by Michelle Ernst and seconded by Dave Anderson. The motion was unanimously approved.

IV. **Action plan and response to MSBA:**

Stan Durlacher will outline in very specific detail to the MSBA what changes are being made to the project management process to assure positive change going forward, will respond in detail to every line item in the MSBA letter, will reaffirm education specification and program to Schematic Design and reaffirm system costs to Schematic Design. Durlacher stressed that the building would be completed on time and within project budget. There are five things that he will spend time on: Educational program, budget, schedule, scope and strict compliance with the PFA document.

In response to the MSBA letter dated June 26, 2012 the following motion was made:

Motion: The CCHS Building Committee certifies that the District acknowledges and agrees that the alternative gym must remain detached from the building and that all costs associated with the alternative gym will be clearly identified and separated from the costs associated with the design and construction of the main building. The District also certifies its understanding that if the District moves forward with a Project Scope, Project Schedule, or Total Project Budget that does not adhere to the project approved by the MSBA, that the MSBA may require the District to:

- Present its revised Project at a meeting of the MSBA's Facilities Assessment Subcommittee
- Seek another vote from the MSBA Board
- Seek additional votes from the Regional School Committee and approvals at Town Meetings of member districts before proceeding any further into design development
- Acknowledge that the MSBA reserves the right to terminate the Project Funding Agreement, and to withhold all future payments to the District, and/or seek recouping payments that have already been made in connection with this project.

So moved by Jeff Adams and seconded by Sergio Siani. The motion was unanimously approved.

It should be noted that we do not believe there is an impact on the approvals that have been secured from the voters in support of the Project due to schedule delays, redesign efforts and or budget concerns noted in the June 26, 2012 MSBA memorandum, as we have not extended our original schedule or incurred actual cost overruns, nor is there an anticipation that we will be seeking additional funds from the Towns for the project as defined in the MSBA Project Funding agreement dated February 3, 2012.

V. **Public Comments:**

Several people asked questions and made comments regarding concerns with the OPM and Architect, communication issues, impact on DEP findings, and questions on the second gym.
Chris Popov, 35 Pleasant St., Concord – Is what has happened with MSBA unusual?

Stan Lucks, 165 Indian Spring Rd., Concord – Concerned about the changes to occur on the committee to correct the problem, we have not been served well by the designer and the OPM. Very encouraged when the construction manager came on and immediately picked up that there was a problem with the cost. He was always bothered by the cost with only a 5% contingency; it didn't measure up with other projects he has seen. Communication must be improved. Thinks we should give MSBA a pat on the back for bringing us back quickly to reality and very important to respond to them appropriately.

Nancy Burnham, 84 Bristers Hill Road, Concord – Concerned with what the building will be now versus what the communities voted on at town meeting. Concerned with the impact of the old dump, where will the money come from when the DEP sets their recommendation of what needs to be done. Wants to know what will be done to ensure Concord-Carlisle High School doesn't become the "Big Dig" of the suburbs.

John Doyle, 100 Range Road, Concord – Applauds the MSBA for putting sanity back into the project. Concerned with what citizens were told at town meeting about the project and about the little items that were left out such as we don't have tennis courts and we're building on the bus depot. He feels we do have Concord's big dig.

Ann Lang, Concord Center – Her concern was that after reading an article in the Concord Journal it was stated that the high school would not be impacted, that the new school would fit right in but citizens were not told that we would lose the buses.

Ginny Lamere, Carlisle Mosquito and Carlisle citizen – How much money would have been saved if MSBA did consider moving the second gym to the main building? Is there enough money for the second gym now that it's separated?

Jennifer Johnson – three elementary schools were successfully built in this town that went relatively smoothly so what is the difference with this process versus the process that was used for the elementary schools?

VI. **Adjourn:**

A motion was made to adjourn by Elise Woodward and seconded by Jeff Adams at 8:01 PM. The motion was unanimously approved.

Respectfully submitted,
Leona Palmaccio