

**Present:** Jeff Adams, Dave Anderson, Walter Birge, Stan Durlacher, Michelle Ernst, John Flaherty, Karla Johnson, John Lindner, Diana Rigby, Louis Salemy, Sergio Siani, Richard Waterman, Chris Whelan, Elise Woodward

**Also Present:** Brian Dakin, KVA, Jeanne Roberts, Lisa Pecora-Ryan, Leland Koehler/Rice, OMR, Maureen Kirkpatrick, Jim Liddick, Turner Construction, Fabian Fondriest, Maureen Spada, Louis Salemy, Pamela Gannon, Phil Benincasa, Melissa McMorrow and Jennifer Munn from the Concord-Carlisle School Committee

**Absent:** Peter Badalament, Tim Hult, Brian Miller, Joseph Morahan, Peter Nobile, Charlie Sample, Bill Tice

**I. Call to Order**

Stan Durlacher called the meeting to order at 6:01 PM and noted there is a quorum.

**II. Reading of Minutes**

A motion was made to approve the amended July 5, 2012 minutes by Jeff Adams and seconded by Dave Anderson. The motion was unanimously approved.

A motion was made to approve the amended August 1, 2012 minutes by Chris Whelan and seconded by John Flaherty. The motion was unanimously approved.

**III. KVA Update:**

- A motion was made to approve payment of invoices as indicated on the Invoice Summary dated August 14, 2012 for period ending May 31, 2012: Invoice #18 KVA – DD Phase \$19,912, Invoice #18 KVA – CCD Phase \$22,563, Invoice #19 KVA – CCD Phase \$31,633.75, Invoice #16 OMR Architects (CDW) – Ph 2 Site Assessment \$561, Invoice #17 OMR Architects (Nobis) Geotech Services \$14,558.50, Invoice #17 OMR Architects (CDW) DEP Regulatory Submit \$462, Invoice #3 Turner Construction – PreCon for June \$17,610, Invoice #4 Turner Construction – PreCon for July \$17,610 for a total of Invoices submitted eligible & ineligible in the amount of \$124,910.25. So moved by John Flaherty and seconded by Walter Birge. The motion was unanimously approved.

Brian Dakin gave an update of the July OPM Report to the MSBA: Reported to the MSBA that DD is 95% complete and target August 15<sup>th</sup> for the final DD drawing w/VE incorporated, gave a full recap of the estimate values which we reviewed at the last CCHS building committee meeting, reported MA CHIPS maintaining all goals and re-approaching Concord's zoning board to restart the permitting process, referenced letters from citizens regarding the project; Schedule: current construction estimate values were presented at the August 1, 2012 HSBC meeting, ZBA submission and review process was being re-started, goal to approve project scope and budget at tonight's meeting, targeting MSBA submission on August 24, 2012 and early package dates, construction mobilization still being analyzed but end dates still being maintained; Financial: project is estimated within PFA budget by Turner, DG Jones within one tenth of one percent.

Brian reported that the Construction Budget Summary has been reported to the MSBA and will be reported as the final design development values. Brian also put together a project contingency summary and went over it for the committee. In summary within a \$92.5 million dollar total budget we have about a 10% contingency overall.

**IV. OMR Update:**

Lisa Pecora-Ryan gave an update on the August 8, 2012 CCHS Regulatory Process memo from CDW Consultants. The landfill remediation process is separate from the high school project.

Jeanne went through the design development drawings that she presented at the August 1<sup>st</sup> building committee meeting for the School Committee members who are in attendance this evening. After the presentation Jeanne took the committee through the next steps: August 15 issue final ZBA application and drawings for September hearing, Mid-August- issue Design Development Submission, if approved tonight, to the MSBA, and begin construction document phase, 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, late September – issue early site package for bidding.

**V. Building Committee Chair Update:**

Diana Rigby reported on the August 10<sup>th</sup> MSBA phone response to the July 26 Submission. The summary is on the Building Committee's website. MSBA indicated this review is ongoing and are requesting more information in order for them respond in a comprehensive manner. The District has been invited to attend the August 29, 2012 meeting of the Facilities Assessment Subcommittee to review the Design Development Submission and review the current design and budget as well as a communication plan for how we provide this information to both Concord & Carlisle community members as well as addressing community concerns about the site & transportation buildings which will take place in a community forum. The forum needs to take place between the time when the DD documents are

**VI. Communication:**

Michelle Ernst made a motion to schedule a community forum and undertake the following: post a copy of the August 15<sup>th</sup> DD documents on the cchsbuilding.org website, schedule a community forum for August 22, 2012 to present the DD and give the public an opportunity to comment and give feedback; and provide adequate time for the Design Team to study the feedback and evaluate the potential impact on scope, budget and design, seconded by Walter Birge. The motion was unanimously approved.

Michelle reported that there will be forums monthly to share the design with the community and provide information on the details and logistics of the construction phase. Michelle also contacted the attorney general's office in regard to OML guidelines. We are able to use the News Feed to provide information that is fact based.

**VII. Action Item – Vote to approve Design Development Submission for August 24, 2012:**

I, John Flaherty, make a motion to approve the Design Development design and construction budget as presented tonight, August 14, 2012 and subsequently approve the District to submit the MSBA Design Development package to the MSBA, on or before August 24, 2012, so that the MSBA can evaluate the independent cost estimates against the August 15, 2012 Design Development design. In addition, the HSBC recommends acceptance and approval from the Regional School Committee, seconded by Walter Birge. The motion was unanimously approved.

**VIII. Public Question & Answer:**

Stan Lucks, 165 Indian Spring Rd., Concord. Mr. Lucks stated that he was delighted to hear that the contingency has gone from 5% to 10% which is a more appropriate percentage at this the educational objectives, then the excess contingency should be saved to reduce the cost of the new school. He stated that a plan should be developed to manage the contingency and make sure that excess contingency was not used to add back in to the project the items that have been deleted or modified during the recent cost reduction efforts.

Lissa McKinney, 293 Hayward Mill Rd., Concord. Ms. McKinney stated that she is not clear about the size of the alternate gym. The existing gyms at the high school are used all the time and going to less gymnasium space in the new building when more would be necessary is a profound mistake and the community would feel very poorly about. Ms. McKinney also stated that she is not clear about the bathrooms, will there be two (2) sets of bathrooms in the detached gym and will this cut into the usable gym space? Ms. McKinney also stated that vinyl is a poor choice for the floors in the cafeteria and walkways.

Chris McKinney, 293 Hayward Mill Rd., Concord. Mr. McKinney stated that the community voted on a building and not just a gymnasium. He stated it is a shrunken model with fewer square feet.

Valerie Tratnyek, 43 Hill St., Concord. Ms. Tratnyek stated that in regards to the Public Forum on the 22<sup>nd</sup>, she would like to know whether they are getting the building that they voted for and is it possible to have the original drawings that they saw when they voted on next to the current drawings?

Charlie Blair, 26 Florio Dr., Concord. Mr. Blair, member of the FinCom. Mr. Blair would like to know if the MSBA funds are frozen at least until August 29, 2012. Do they reimburse for the invoices that have been paid from now through whenever they accept the project?

Susan Kalled, 100 Elsinore St., Concord. Ms. Kalled wanted to know if the ring road that faces the south side of the building has to be that shape, as opposed to the road in the front that goes straight across. She stated that if that ring road did not come out that wide you could actually avoid physically impacting the transportation depot.

David Allen, 316 Heaths Bridge Rd., Concord. Mr. Allen stated that there is a pregnant question that hangs in the air. Will the concerns of the citizens be taken seriously or is this just window dressing? The difference between tonight's meeting and the meeting of two (2) weeks ago is shocking. Is this just for show for the MSBA?

Lisa Bergen, 325 College Rd., Concord. Ms. Bergen asked where and when the DD drawings would be available for review.

**IX. Citizens Comments:**

Members of the Regional School Committee unanimously thanked the Building Committee for designing a beautiful building that generations of students will benefit from.

**X. Adjourn:**

A motion was made to adjourn by Dave Anderson and seconded by Walter Birge at 7:50 PM. The motion was unanimously approved.

Respectfully submitted,  
Leona Palmaccio

Approved: 9/4/12