

Present: Jeff Adams, Dave Anderson, Peter Badalament, Walter Birge, Stan Durlacher, Michelle Ernst, John Flaherty, Tim Hult, Karla Johnson, John Lindner, Brian Miller, Peter Nobile, Diana Rigby, Louis Salemy, Charlie Sample, Sergio Siani, Chris Whelan, Elise Woodward

Also Present: Brian Dakin, David Saindon, KVA, Jeanne Roberts, Lisa Pecora-Ryan, Leland Koehler/Rice, OMR, Maureen Kirkpatrick, Jim Liddick, Turner Construction

Absent: Roy Mulcahy, Bill Tice, Richard Waterman

I. Call to Order

Stan Durlacher called the meeting to order at 5:04 PM, noted there is a quorum and set down ground rules on the meeting in order to create an atmosphere where members of the building committee and the public can attend to the building committee business efficiently, fairly and with participation.

II. Declaration of a Motion by Chair:

A motion was made by Stan Durlacher which reads: The Concord-Carlisle High School Building Committee publicly acknowledges that it has made mistakes; specifically we've had a serious lapse in oversight during the design development phase that resulted in an initial set of design development drawings that were well over the project budget. The result of these mistakes was the suspension of the funding letter from the MSBA dated June 26, 2012 and no other cause. We have taken responsibility for our circumstances as a committee and have made a number of changes in our oversight, procedures and management, we apologize to all the project stakeholders and hereby pledge that we will be diligent in our efforts to bring the project in line with the project funding agreement in an open and collaborative manner, seconded by Louis Salemy. The motion was unanimously approved.

III. Bus depot study results and discussion:

Stan Durlacher made a clarification on the roles and responsibilities; the building committee's charge was to determine the best location for the high school project and the present site obviously has been determined to be the best location for the building. While it was said that demolition of the bus depot was not studied in detail, the study has been done today and we'll share the results. It is the responsibility of the school committee for the oversight of the bus depot and the delivery of transportation. It is their job to resolve the bus transportation issues in terms of the management, the short term solutions and the best long term solution. There's no money currently set aside in the project to work around the bus depot or make changes in the siting of the building. The cost associated in the absence of an additional budget would have to be absorbed by the project and the design elements in the building may need to be sacrificed to be able to pay if there was an overage.

Jeanne Roberts, OMR, went over the project history to date, discussed existing conditions especially around the bus depot and talked about the five design options that are presented tonight and evaluation.

There are five different options that range from relocating the proposed school building to keeping the building location as proposed but reconfiguring the site to build around the bus depot. Jeanne Roberts, OMR, went through the logistics and feasibility of construction and Brian Dakin, KVA, detailed the cost analysis for each option. The costs ranged from \$4,171,115 to \$2,174,424 and would add between 3 ½ to 8 months to the project schedule depending on the approach. The full presentation will be available on cchsbuilding.org Committee members had questions regarding modifications to educational requirements, costs and permitting. Louis Salemy gave his comments and asked "Do we want to sacrifice \$2M dollars (the lowest cost option) in building design elements as designed by the educational space and green initiatives to pay for maintaining the bus depot". Speaking for himself the cost is way too high and will significantly impair the building design we all worked so hard to develop.

IV. Public Questions/Answers:

Lisa Bergen, 325 College Rd., Concord - Ms. Bergen stated that she would like to know if the cost of the use of the modular was calculated since her understanding is the modular was going to be reused. Ms. Bergen also stated the she thought in the current plans there were already current arrangements for temporary access to the fields so how does that balance out with temporary access for this plan.

Charlie Blair, 26 Florio Dr., Concord - Mr. Blair stated he is a member of the Finance Committee, but is speaking as a citizen. He stated he would like to know with the size of Option C at present and the size of Option E, couldn't you extend Option E further with fill towards the West and put the bus depot there. The retaining wall could go on the West side of Option E so no one would see it.

Meg Gladstone, 1005 Curve St., Carlisle - Ms. Gladstone stated that Carlisle approved a building and now we are talking busing. Carlisle already pays Concord for busing so do we then assume that some of the Carlisle money we approved for the building is now going for the busing when we approved a building.

Dean Banfield, 73 Walden Ter., Concord - Mr. Banfield stated he is a member of the Natural Resources Commission (NRC) but is speaking as a citizen. Mr. Banfield stated that in every scenario that was presented it was listed as a negative that we would lose the JV field and tennis courts. He stated that he thinks there is a slight of hand going on because the demo plans for the site indicate that the JV field would be partially demoed and the staging plan indicates that it would be a staging area and the tennis courts would be where the construction trailer is. The new site plan shows no JV field and a tennis courts that are not within the current budget. We're paying for a new school which has a low quality outdoor athletic complex; no tennis courts and the loss of a full size grass field. Mr. Banfield also wanted to know if it was possible to lift the transportation buildings up and roll them down the hill and put them in the student parking lot.

Todd Berkel, 39 East Circle, Concord - Mr. Berkel stated that the question of building on an existing landfill site is an important one, it is considered Brownfields Site and brownfields are continuously built on all over the country. Is it really true that it can't be built on and has it been looked at by a licensed professional? Mr. Berkel also stated that is it his understanding that the cap is impervious and can you park the buses on that cap. The cost to truck the fill away should not be included in the cost for Option 5.

Nancy Burnham, 84 Bristers Hill Rd., Concord - Ms. Burnham stated that one of the things she doesn't hear about is the tax payer's dollars not just for building the school, at least for Concord residents. We have to pay for this busing system whether in or out of house and committees are looking at these issues, but to make a decision without understand long term impacts for busing if it goes out of the house is pretty significant. In looking at a long term solution that will work best for the Concord tax payer, consider revisiting Option 5 and doing an analysis of the costs sans the parking area might be helpful.

Susan Kalled, 100 Elsinore St., Concord - Ms. Kalled stated that it is her understanding that there are no educational requirements to have art classes outside. Will there be any educational requirements impacted if Option 5 were chosen. She also questioned the elimination of the outdoor theater as being a big impact.

Travis Snell, 623 School St., Carlisle - Mr. Snell stated that he wanted to thank the committees for all their hard work in this process. Thank you for including everyone in the process.

Abe Fisher, 400 Hayward Mill Rd., Concord - Mr. Fisher stated that he is on the CTC, but is speaking for himself. He stated that Option 1 involved twisting the building in order to make things fit, Option 2 involved sliding it sideways to make it fit, wouldn't it be simpler if the whole thing got slide up fundamentally north.

Bill Plummer, 129 Arena Ter., Concord - Mr. Plummer thanked Brian Dakin from KVA for talking with him about the proposal. Sixteen drawbacks appeared next to Option 5, these would go away just with a quick conversation, which would include the observation that the parking lot is common to all the solutions. The buses have to be parked somewhere even if First Student needs to park them in Concord The retaining wall wouldn't be needed if the grades were matched, a fence could be put between the bus lot and the ring road. Mr. Plummer also stated that he wanted to know why a model school, like the one in Natick, can't be used. The only negative is that it needed fill, and if you move the fill there wouldn't be any problem with the transportation facility. Wants to start over and do it right; get us a good school or a better school than what we're going to have left after the value engineering.

Cliff Moskow, Carlisle - Mr. Moskow stated that none of his kids go to public school, but we all choose to be part of the community and he supports what the building committee is doing. Do the project now because it will cost a lot more to do it later.

Lisa McKinney, 293 Hayward Mill Rd., Concord - Ms. McKinney stated that the MSBA had tasked the committee with being financially and fiscally responsible. What Concord wants to know is why when the vote was taken the slide showing that the transportation building would be destroyed was not there. We're looking at JV tennis courts to be replaced at a future cost, looking at the DEP cleanup which is 1M to 5M, transportation, and no money to have sidewalks or to equip the interior of the building and an unsatisfactory second gym. All of which you'll come back to the town for more money.

Paul Horowitz, Concord – Need to separate the bus issue of the next three years with what is going to happen over the next 97 years. and if decided to keep the buses go back to town meeting and ask for more money.

David Karr, 82 Laws Brook Rd., Concord - Ms. Karr stated that busing is not an option, by law it has to be provided. It takes a parking lot, it takes security, and administration. The towns of Concord and Carlisle will end up spending two millions for buses and the committee is just trying to figure out how and where to spend it.

David Allen, 316 Heaths Bridge Rd., Concord - Mr. Allen stated that just to put some numbers on it, it was mentioned that a large part of the costs has to do with extending the timelines and about ½ of the two million dollars is being spent on the extension of the time required. There will be costs so how are we going to go

forward now, down the road not this second. Mr. Allen also stated that the apology given at the beginning of the meeting was appreciative of that.

Doug Stevenson, Carlisle - Mr. Stevenson stated that he was speaking on behalf of the Carlisle Board of Selectmen. He stated that the BOS is in support of the work that the building committee is doing and is supportive of helping the building committee to find a way for this project to continue forward. Their biggest concern is the \$28 million dollars in grant funding that is potentially in jeopardy. Mr. Stevenson also stated that he is in the construction industry and stated that the School Committee and School Building Committee is charged with helping guide these two communities through this issue. Having a bus depot issue driving the entire design and the amount of energy that is going into the project seems awfully problematic. Carlisle has enjoyed outsourcing of buses for many years, the service is great.

Lisa Bergen, 325 College Rd., Concord - Ms. Bergen stated that the reason the MSBA stopped the funding in June is not related to the discussion we are having tonight about transportation. She greatly appreciates the time and School and Building Committee have put into the issue. She thinks there is a false argument that there is an either or, either we have a new building or we have transportation. We need a new building and we need a way to transport our kids back and forth. It should be looked at as we and not the bus people and the school people, we are all bus people and all school people and don't want to pay any more than we have to. Concord and Carlisle should be working together.

Paul Caliandro, 282 Old Pickard Rd., Concord - Mr. Caliandro stated that we would like to thank the committees for doing a remarkable job. Adjustments have to be made during a building project. The time has come to decouple the school building project from the busing issue. The busing problem is solvable and there is no reason to delay the building project because of the busing issue.

Motion: A motion was made by Charlie Sample to call a vote, seconded by Louis Salemy. The motion was unanimously approved.

V. **Action Item:**

Motion: A motion was made by Charlie Sample to vote to change the current site design to accommodate the existing bus depot facility, seconded by Michelle Ernst. The motion was unanimously denied.

V. **KVA Update:**

- A motion was made to approve payment of invoices as indicated on the Invoice Summary dated September 12, 2012 for period ending August 31, 2012: Invoice #20 KVAssociates – DD Phase \$37,103.75, Invoice #5 Turner Construction – PreCon Phase \$17,610, Invoice #18 OMR Architects – DD Phase \$266,249.58, OMR Architects (GPI) – Site Model \$3,217.50, OMR Architects (Nitsch) – Site Survey Task 2 \$462, OMR Architects (CDW) – Supplemental Subsurface Investigation \$8,360 for a total in the amount of \$333,002.83. So moved by Walter Birge and seconded by Elise Woodward. The motion was unanimously approved.
- David Saindon gave a response to a public forum question relative to cost to move soils.

VI. **Public Comments:**

Cheryl Kilpatrick, Concord – Asked if the building committee/ school committee, in thinking about the building project, are taking the unexpected increase in student population in consideration.

Stan Lucks, Concord – The problem tonight that we went round and round on was caused by a casual decision that was made early on with respect to the transportation system. The right decision was made tonight to go ahead to get the school designed and the project on the road. How have the performance of our professional advisers to the school building committee potentially impacted the cost of this project? Left three questions to Stan Durlacher to be addressed

Paul Horowitz – Thanked the professionals for doing a really nice presentation.

Lissa McKinney – Asked when she will be getting a response from letters she sent.

VII. **Adjourn:**

A motion was made to adjourn by Chris Whelan and seconded by Michelle Ernst at 7:55 PM. The motion was unanimously approved.

Respectfully submitted,
Leona Palmaccio