

Present: Jeff Adams, Dave Anderson, Stan Durlacher, Michelle Ernst, John Flaherty, Karla Johnson, John Lindner, Brian Miller, Joseph Morahan, Peter Nobile, Diana Rigby, Louis Salemy, Charlie Sample, Margaret Waterman, Richard Waterman, Jerry Wedge

Also Present: David Saindon and Frank Vanzler from KV Associates

Absent: Peter Badalament, Walter Birge, Tim Hult, Sergio Siani, Bill Tice, Chris Whelan, Elise Woodward

I. Call to Order

The meeting was called to order by Karla Johnson at 6:05 PM. She introduced David Saindon and Frank Vanzler from KV Associates.

II. Reading of Minutes

Karla Johnson asked if there were any recommended changes to the minutes of October 13, 2010. A motion was made to approve the October 13, 2010 minutes by Richard Waterman and seconded by Dave Anderson. The motion was unanimously approved.

Karla Johnson asked if there were any recommended changes to the minutes of November 23, 2010. A motion was made to approve the November 23, 2010 minutes by John Flaherty and seconded by Stan Durlacher. The motion was unanimously approved

III. Feasibility Study Agreement

Jerry went over the Feasibility Study Agreement. This is the document worked on with the state as soon as the building committee was formed to define the scope, the budget and the schedule for this project. This outlines the work this committee is supposed to do. Jerry will be integrating the scope, budget and schedule as defined by this agreement with the scope, budget and schedule of the overall project. The scope is the deliverables of the study itself, developing the Feasibility Study and the Master Plan. The budget of the study is the \$1.3M which was appropriated for the OPM's fee, the architect designer fee, and includes testing and a small amount for other. The schedule is basically getting to a November 2011 town meeting vote.

The scope of the overall project includes the State's information and guidelines in determining the size of the project. The state's guideline is a design enrollment of 1225 students. The state will allow 181 square feet per student so the size of the building the state would support is 221,725 square feet. In regard to the budget MSBA's estimate for the project is \$75 to \$85 million. The wide range was given since the amount of space renovated compared to the amount of new construction is still unknown. This is the total cost of the project the state will reimburse for. They will not reimburse for the field house which we knew. The field house will cost approximately \$13 million. Private funding is being looked at. The goal is to raise at least 30 to 35% of the cost of the field house, essentially the same amount that MSBA would reimburse. We are targeting a date of mid-spring if this is a real possibility. When you add the cost of the field house in we are looking at a range of \$85 to \$97 million.

Both communities have a strong interest in green components to the design. There are higher up-front costs but there are huge savings over time as we are seeing with Willard. Both communities also want to know what the impact will be on their taxes. Louis Salemy expects a 5 to 6% increase in taxes.

David Saindon did a rough cost analysis and came up with \$86 million which is close to the MSBA estimate. With this independent cost analysis it verifies the validity of MSBA's estimate.

IV. Communication protocol with OPM

All communication with the OPM should go through Jerry Wedge or Karla Johnson so that the OPM is not inundated with numerous emails.

V. Subcommittee Reports: Communication

The goal is to keep both communities informed. Carlisle had a forum, which was well attended, where OMR reviewed the Master Plan. Another forum is planned for Concord on February 3rd. Louis is also going to hold monthly forums in the spring to keep the community informed. Tours will also be conducted at the high school. This is a good way to understand the need for a new building. CCTV will have a video tour as well. Diana also said there are updates of the building committee at the SC meetings held twice a month, at PTG presidents meetings, and in the PTG newsletters.

VI. **Form Sustainability Subcommittee**

Peter Nobile will spearhead this committee. The charge will be to look at the recommendations of the Master Plan in terms of sustainability and then to think about it in regard to budgets, operational costs, energy, etc. This subcommittee will report to the larger committee.

A subcommittee was formed with building committee members Peter Nobile, Stan Durlacher, Jeff Adams, Sergio Siani, Jerry Wedge, Dave Anderson, Elise Woodward and Karla Johnson.

A motion was made by Diana Rigby and seconded by Karla Johnson to form a Sustainable Subcommittee. The motion was unanimously approved.

VII. **Action Item:**

A motion was made by Louis Salemy and seconded by Brian Miller to approve Supt. Diana Rigby, School Committee Chair Louis Salemy and Building Committee Chair Jerry Wedge to participate in Designer Selection Process. The motion was unanimously approved.

VIII. The December 22, 2010 meeting is canceled.

IX. **Motion to Adjourn**

A motion was made to adjourn by Diana Rigby and seconded by Peter Nobile at 7:20 PM. The motion was unanimously approved.

Respectfully submitted,
Leona Palmaccio

Approved: 1/26/11