

Whitman Middle School Building Committee

Meeting Minutes

Time: 6:00 PM

Place: Whitman-Hanson Regional High School

Date: Wednesday, October 25, 2023

Members Present:

Frederick Small, *Chair*

Kathleen Ottina, *Vice Chair*

Mary Beth Carter

Justin Evans

John Stanbrook

Jeffrey Szymaniak

Josh MacNeil

Robert Curran

Brandon Frost

Crystal Regan

George Ferro

Christopher Scriven

Absent:

Beth Stafford

Don Esson

Rich Pulkinen

Building Team Present:

Mike Carroll, OPM – Colliers Project Leaders (CPL)

Julie Rahilly, Architect – (Ai3)

Call to Order:

Fred Small, The Committee Chair opened the meeting by calling it to order.

Pledge of Allegiance

The Chair asked to out of order of the Agenda, starting with Agenda Item 3.

MSBA Board Meeting Update

Actions taken at the Board Meeting

The Chair explained that this morning the MSBA had their Board of Directors meeting to consider the project. Before considering the project, the MSBA had put a few other items on their agenda, one of them being the square footage reimbursement which was at \$393 for construction and then \$39 for site work in their great. The MSBA voted to increase those numbers resulting in \$550 per square foot reimburse and \$55 for the site, giving a total of \$605. The money that was discussed before that (\$89 million) is \$13,656, 615 less.

There was public comment open for this.

Public Comment

Ms. Connolly of 405 Franklin Street introduced herself. Ms. Connolly asked if this didn't include the square feet that was proposed that was originally excluded?

Mr. Carroll explained that everything was submitted to the MSBA back on August 31st, and there has been some follow-ups with them. A question was asked specifically about the stage and the MSBA said no, when it's a new construction and it's a new stage then it's ineligible due to being a part of the Auditorium. There had been some items that the team thought might be ineligible in August and the MSBA explained they were eligible, but all has been taken into account with the most recent numbers.

Approval of Meeting Minutes

A.) 08/15/23

B.) 08/28/23

C.) 09/19/23

The Chair stated that Mr. Carroll was able to send out Meeting Minutes from 08/15, 08/28, and 09/19.

Kathleen Ottina motioned to approve the minutes from 08/15/23.

Motion was Second by Josh MacNeil

One abstention from Ms. Regan due to being absent from that meeting.

Carried Unanimously

Kathleen Ottina motioned to approve the minutes from 08/28/23.

Motion was Second by Brandon Frost

One abstention from Mr. Small.

Carried Unanimously

Kathleen Ottina motioned to approve the minutes from 09/19/23.

Motion was Second by Brandon Frost

One abstention from Mr. Evans due to being absent from that meeting.

Carried Unanimously

Contract/Invoices/Warrant

The Chair mentioned having invoices within the packet. Within the invoice is a reimbursement for flyers that were printed. The committee will be receiving a check for some of the costs. The invoice total of \$1,418.00 will come down "by a few shekels".

The Chair sought a motion to approve as presented with the disclaimer that was just given.

A motion to approve the package was made by Kathleen Ottina

The motion was seconded by Jeffrey Szymaniak

Vote passed Unanimously.

The Chair turned it over to Mr. Carroll to further continue the MSBA Board Meeting Update. Refer to Agenda Item 3. MSBA Board Meeting Update

MSBA Board Meeting Update

Actions taken at the Board Meeting

Mr. Carroll presented a few slides showing what was submitted in August looking at a reimbursement cap of \$393 and \$39, which is no longer, to the cap now being \$550 and \$55, for a total cap of \$605/sf. Mr. Carroll also presented a slide showing the project being well below the average of other school projects that are the point in the pipeline. There was the original cap from the MSBA of \$45.6m, that has now grown to \$59.15m, which is reducing potential taxpayer's contributions down to \$76.13m.

The Chair stated that if contingency is not needed, the town will end up borrowing less and the net effect of the taxpayer is less.

Mr. Carroll stated that the total project value is \$135 million which includes two groups of contingencies. Group 1 being design and escalation contingency. Project is currently in Schematic Design, between now and when it goes out to bid, we must complete that design and in order to do so, we need a design contingency so putting in money to cover all the design that isn't on the document yet. This is all the work that's going to be happening over the next year and a half to get to completion. Mr. Carroll also explained escalation in how to include inflation when the project goes out to bid. That number is currently \$13.78 million. As the project moves along the documents are going to be more complete and going to be getting closer to that bid line so that number is going to get smaller and smaller and smaller and ultimately the intent is at the end when bidding that full \$13.8 million gets incorporated into that bid value. In addition to that we have group 2 which is the hard cost contingency and a soft cost contingency that's for unknowns at \$9.6 million. Between the two categories, there's \$13.8 million in the design and escalation and then another \$9.6 million in soft cost and hard cost contingencies. Both numbers are within the overall project budget of \$135 million.

Mr. Carroll reviewed the costs to the town taxpayers. Originally at \$1,017.00, per year for the average home. Now that would be reduced to \$860.00. For the first year it was discussed \$1,494.00, now reduced to \$1,264.00, and the last year was \$594.00, now reduced to \$503.00.

The Chair explained the 2 methods of payment. Level debt gives the same payment over 30 years, while level principal gives the \$1,264.00 the first year and then every year thereafter it goes down. The School Committee attended a joint meeting with the Selectman and voted to do the higher payment or the level principal payment the first year and then have it all decline, saving the town about \$19 million.

Mr. Carroll stated for the record that the \$1,017.00 was previously done by Ms. Carter through the Debt Council and hasn't had the chance to get that yet. The \$860.71 are Mr. Carroll's numbers that Mr. Stanbrook did review having been within a couple of pennies. Confirmation is needed and that isn't an official document yet.

The Chair asked Ms. Carter to email the file to the Committee.

The taxpayer information will be published to the public.

Mr. Carroll will provide numbers to the Committee for the base repair based off a 20-year bond.

Ms. Rahilly explained that we need to clarify that the base repair option does not include improvement to the educational environment for the next Town Meeting.

The Chair asked to have the base repair slide eliminated from the slide, but the design team will still have the information ready of asked questions.

Mr. Carroll shared the last slide showing the next Town Meeting on October 30th, and the debt exclusion vote on November 4th.

Next meeting to be held on Tuesday, November 7th.

II. Questions/Comments

No questions/comments.

III. Adjournment

The Chair entertained a motion to adjourn.

Kathleen Ottina made a motion to adjourn.

Christopher Scriven seconded the motion.

The motion to adjourn was approved by unanimous vote.

To view the full recording of this meeting please visit: <https://youtu.be/dF7vRW9aFn4?si=NkTe-EnsC32SUYeS>