

Central Berkshire Regional School District
School Building Project Committee Meeting
Thursday October 11, 2018

A regular meeting of the Central Berkshire Regional School District School Building Needs Committee, held at Wahconah Regional High School in Dalton, MA, on Thursday October 11, 2018 was called to order by Co-Chair Callahan at 4:33

ROLL CALL

Present: Tom Callahan (Co-Chair), Shawn Armacost (Co-Chair), John Bartels, Wendy Brown, Mike Case, Wayne Cronnell, Mike Daniels, Jason Dion, Bonny DiTomasso, Anna Duquette (Student Rep) 5:06, Todd Emerson, Andrew Garcia, John McComish (4:35), Bill Mulholland, Jan Paxton, Aaron Robb, Chuck Sturtevant, Shawn Therrien, Richard Wagner, Melinda Walton, Assistant Superintendent Melissa Falkowski, Superintendent Laurie Casna (4:38)

Absent: Robert Archambault (Student Rep), Gary Campbell Jr., Liz Daniels, Jake Eberwein, Mike Hagmaier, Mike Hinkley, Kerry Mason, Roberta McCulloch Dews, Richard Peters

Also Present: Members of Skanska, Members of DRA, Unibank Employees, Dalton Green Committee Members, Recording Secretary

Co-Chair Callahan introduced new committee member Wendy Brown

2. Validation of Agenda

Co-Chair Callahan validated the agenda as required by the open meeting law.

3. Response from Audience

Cheryl Rose from the Green Dalton Committee stated they are very excited to see hear about the details of the new school. The Dalton Green Committee is also happy to have Wendy Brown on the committee.

4. Approval of minutes from September 6, 2018 meeting

MOVED BY MEMBER BARTELS SECONDED BY MEMBER CASE

To approve the minutes of the School Building Committee minutes of September 6, 2018 as printed.

Ayes: 19 members

Nays: None.

Abstentions: None.

Motion carried unanimously.

John McComish and Laurie Casna arrived to the meeting at this point.

5. Skanska Update Schedule of Upcoming Meetings and Deliverables

The schedule for the next 6 months was outlined by John Benzinger. Members of the committee met with MSBA yesterday and they reviewed our Preferred Schematic Design and the MSBA will vote on that design on October 31. At that point we will move into Schematic Design phase with a finalization date of Feb 6 2019. This phase includes full detail design and full budget. The School Building Committee needs to vote on and approve these designs on Jan 24 2019. A certified vote is needed for the submission. Formal approval of project will be on April 10, 2019. The tentative dates for town votes are sometime in March (March 30 or April 6) The subcommittee will now start meeting biweekly the committee as a whole will meet monthly.

6. Skanska Brief Presentation of Chapter 149 DBB/ 149A CM at Risk

Dale Caldwell of Skanska presented a PowerPoint. The presentation is attached to the meeting minutes. Chapter 149 is the traditional design, bid and build. Recently in Berkshire County, Mt. Greylock and Taconic both used the alternate CM at risk. The PowerPoint showed some of the advantages/disadvantages of the choices. The PowerPoint is on file with the meeting minutes.

John Benzinger added that their recommendation is to go with CM at Risk. Some of the concerns with the Chapter 149 are there is not a company in Berkshire County who could support this entire job. If only a few people place bids, that would drive up the cost of the project. They believe they can shorten the completion time by 6 months if we use CM at risk. Even with CM at risk there are still 16 parts of the project that need to be bid. John gave an example that using CM at Risk means if the job is bid at 50 million and it costs 48 million to complete, the 2 million gets returned to you. In that same scenario if you went with Chapter 149 the extra 2 million would go to the builder.

Tom Callahan asked if anyone has any objection to having a vote now to go Design Bid Build or CM at Risk. Nobody objected and Tom asked if there were any questions.

A brief discussion occurred about not voting on it at this point because a specific vote was not on the agenda.

John Benzinger said instead of a vote we can just give him permission to start the application process, which doesn't commit us to anything, so a vote would not be needed at this meeting.

John Benzinger mentioned that Massachusetts moved in this CMR direction in 2007. Tom Callahan added that the other OPM's interviewed did favor the CM at Risk method also.

The committee decided to move forward to support the application process and we will vote at the next meeting.

7. DRA Discuss Energy Efficient Options for Project

Carl Franceschi of DRA presented a PowerPoint showing the energy efficient options. The MSBA awards 2 reimbursement points to the school for going to the silver level of LEED (Leadership Energy Environmental Design). LEED is considered a voluntary program but in Massachusetts the MSBA does require projects to meet the standard LEED options. The presentation showed various options such as solar panels, and a geo thermal system. The overall additional cost to the project would be another 7-8 million dollars. Exact cost estimates were not yet available in regards to how much money could be saved in utilities by using these systems.

The decision does need to be made soon about agreeing on and designing to one phase for the schematic design.

8. DRA Schematic Design Considerations for Project

Scope of work

Project budget

Project schedule confirmed

Meetings: Faculty, Staff Administration

Working group and building committee

Local officials building police conservation

Utilities

9. Discuss Community Outreach Needs and Schedule

The dates for voting were discussed briefly in Agenda item #5. Community outreach is ongoing.

10. Unibank Presentation of Bonding of Project

Unibank employees Christie Jenga and Laurie Lombard attended the meeting to discuss bonding.

They did a brief review of what has been done so far on the finance side.

Last October a note was issued for 250,000 towards feasibility which is coming up for review.

Several options when it comes to borrowing money for a project this size. Some examples are:

- You can lock a rate in for one year
- You can borrow short term as the costs come and need to be paid at certain points
- You can also borrow a large sum up front and lock in at a rate for years

There are benefits going into the bond market sooner than later but the downfall is that you might not know what your final costs will be.

The tax rate impact: Interest rates are going up but there are options to stagger and structure tax rate increase.

11. Adjournment

Meeting adjourned at 6:04