

School Building Committee
Joint Meeting: Board of Selectmen and School Committee
Westport Community Schools
DATE: Wednesday, September 21, 2016
TIME: 6:00 p.m.
PLACE: Westport Jr./Sr. High School Media Center

MINUTES

Present: Chair Dianne Baron, Jon Bernier, David Cass, Ann Marie Dargon, Michael Duarte, James Hartnett, Timothy King, Joseph Pacheco, Carolyn Pontes, Co-Chair Tracy Priestner (Arrived at 7:25 p.m.), Kevin Rioux, John Tunney, Cheryl Tutalo, Sue Ubiera.

Board of Selectmen: Craig Dutra, Steve Ouellette, Shana Shufelt, R. Michael Sullivan, Antone Vieira.

School Committee: Carolina Africano, Mark Carney, Margot DesJardins, Nancy Rioux, Antonio Viveiros.

Also Present: Dan Tavares, Daedalus and CGA, Jonathan Levi, Architect.

Absent: Thomas Gastall, Robert Medeiros, Warren Messier, Adam Charest (WMS Student).

I. Call to Order and Pledge of Allegiance - Chair Dianne Baron called the SBC meeting to order at 6:05 p.m. followed by the Pledge of Allegiance. Chair Baron announced this meeting was a special joint meeting with the Board of Selectmen and the School Committee. Chair Rioux called the SC meeting to order at 6:05 p.m. Chair R. Michael Sullivan called the BOS meeting to order at 6:05 p.m.

II. Informational Agenda

A. OPM Report - Dan Tavares, OPM, gave a general review from his Monthly Progress Report. Mr. Tavares read verbatim the purpose of the Feasibility Study. The project is now in the Preferred Schematic Report phase. Tonight's goal is to finish final evaluation of the options and come to a decision on one option to go before the MSBA's Board of Directors on November 9.

Mr. Tavares stated that if the preferred solution submitted to MSBA were for new construction the MSBA would look at models they have in their program and determine if a model school was feasible.

B. Superintendent's Report on Education Plan and Regionalization - Dr. Dargon talked about the preliminary design educational plans. Dr. Dargon read the educational vision goal that is in line with the district's vision. Existing programs were looked at and what kinds of programs would be needed for the future. In addition, teaching methodology, professional development and structure were discussed. Anyone is welcome to view the plans that are contained in 5 large volumes.

Dr. Dargon shared DESE's main goal for regionalization; to improve student's educational experiences in all towns, give better educational opportunities over time, and a potential to maximize resources to save funds. Research from School Committee members showed that regionalization was not necessarily cost effective. For this project a statement of interest was written and submitted in April 2014 and was accepted in January 2015, regionalization was not included as an option.

C. Designer Presentation and Overview of Options to include a more cost effective 5-8 and 5-12 option on both sites; update to the Additions and Renovations Option to the current High School; Additions and Renovations to the existing Middle School; and comprehensive update of all required site related information for each site; Pros and Cons of each option. -

Jonathan Levi, architect, proceeded to give an overview of where the project is today. The committee is now in the phase where more information is available except the traffic and soil information is not

completed. Mr. Levi stated at this stage it is not cost effective to get complete information but there is a sufficient amount in order to make a decision.

At this point, there are 3 terms to decide:

1. choose between 2 sites MS or HS
2. choose grade configuration 5-8 or 5-12
3. choose what kind of structure in the design alternatives

Mr. Levi reported the following 2 updates:

1. **Traffic update** - at the MS, site traffic engineer confirmed the site would be able to accept an increased population and 2 curb cuts are needed to avoid a signal.
2. **Field design** has an adequate layout. The design for fields has not been done at this time. Key information is on just the size. The MS site is not showing an overlap of fields.

Dan Tavares discussed meeting with DEP to get feedback and direction on the septic system. Using a wastewater treatment facility or a standard Title V system needs to be determined. A low nitrogen system was mentioned in the discussion.

Mr. Levi continued the discussion by displaying overall costs between building just a middle school versus building a Jr./Sr. High school. Mentioned were project capital costs, borrowing costs, operating costs and net capital costs. It was noted that it would be more efficient to address the high school today than do 2 building projects over the years.

Chair Baron asked if anyone had any questions at this time.

Claude Ledoux asked if all this planning was based on the present school population. The MSBA formula for enrollment was explained.

D. Review Cost Comparison Data of current and past MSBA projects of similar scope/size and demographics. Dan Tavares spoke about Daedalus looking at new middle school projects recently done in Massachusetts. Comparative costs were looked at for projects based on 91,450 sq. ft. and included places like Quincy, Auburn, Chelsea, Scituate, Wachusett and Haverhill.

E. Review Updated Cost Estimates of all Options - Mr. Levi gave an overview of all the sites as he previously did at last week's meeting for the public hearing and for the SBC the week before.

F. Review Updated Tax Impact Analysis - A Preliminary Property Tax Impact Analysis was prepared for each option based on a \$100 million and \$60 million bond scenario based on 25 and 30 year borrowing terms. As new information becomes available the numbers will change.

Chair Baron asked if there were any lower cost schemes and Mr. Levi responded no, the lowest is A1 at 88.8 million dollars.

(Tracy Priestner arrived at 7:25 p.m.)

III. Comments and Statements from the Public/Citizen's Participation -

Jeff Fitton reported that children at the WES and MAC had the opportunity to pick the different alternatives. The students rated A. 23.988%, B. 20.829%, C. 12.11%, D. 23.24%, E. 19.9%.

Henry Swan asked what happens to the high school if they build it elsewhere. Mr. Levi said this is a large debate that has not transpired yet. Options could be to demolish the building, repurpose the building or reuse for commercial use.

Margot DesJardins asked if the relocation of school maintenance and administration are included in plans. Mr. Levi responded yes.

IV. Action Agenda

B. School Building Committee to approve and authorize the Owner's Project Manager to submit the Feasibility Study Preferred Schematic Report to the MSBA for its consideration.

Craig Dutra suggested the vote take place in 3 parts. First vote on location, second vote on grade configuration and third vote on the site plan.

Chair Baron asked the SBC if they had enough information to make a vote at this time. All present said yes.

A motion was made to use the middle school site as the primary site for the project.

Motion by Craig Dutra, seconded by Kevin Rioux

All present voted yes with one exception. Joseph Pacheco prefers the high school site, the motion passed

A motion was made to have a grades 5-12 configuration.

Motion by Craig Dutra, seconded by Antonio Viveiros, all were in favor the motion passed

Craig Dutra asked the Project Manager, Dan Tavares which design alternative is the most cost effective solution. Mr. Tavares mentioned the choices are not a design at this point but an approach. From Mr. Tavares's OPM perspective the most cost effective is **F1**. Tracy Priestner mentioned using tax dollars wisely and effectively.

A motion was made to move forward with the F1 alternative.

Motion by Co-Chair Tracy Priestner, seconded by Craig Dutra, all were in favor the motion passed

A motion was made by the SBC to approve and authorize the Owner's Project Manager to submit the Feasibility Study Preferred Schematic Report to the MSBA for its consideration.

Motion by Co-Chair Tracy Priestner, seconded by Craig Dutra, all approved motion passed

C. Board of Selectmen and School Committee to Discuss and Vote on School Building Committee Action

The Board Of Selectmen and the School Committee came up to the table at 8:08 p.m.

School Committee:

Chair Rioux asked to entertain a motion.

A motion was made to support all of the SBC's motions on site location, grade configuration and design.

Motion by Antonio Viveiros, seconded by Carolina Africano, all approved motion passed 5/0/0

Board of Selectmen:

Craig Dutra asked for a motion.

A motion was made to approve and authorize the Owner's Project Manager to submit the Feasibility Study Preferred Schematic Report to the MSBA for its consideration was made.

Motion by R. Michael Sullivan, seconded by Steve Ouellette, all approved motion passed 5/0/0

Mr. Dutra amended the previous motion and replaced it with the following motion.

A motion was made to adopt the recommendations from the SBC's motions on the site location, grade configuration and design.

Motion by R. Michael Sullivan, seconded by Steve Ouellette, all approved motion passed 5/0/0

D. Signing of Local Actions and Approval Certificate by Westport School Superintendent, Board of Selectmen and School Committee Chairs

School Committee:

A motion was made by the School Committee to approve and authorize the Owner's Project Manager to submit the Feasibility Study Preferred Schematic Report to the MSBA for its consideration.

Motion by Chair Nancy Rioux, seconded by Carolina Africano, all approved motion passed 5/0/0

Board Of Selectmen:

A request for a motion was made by R. Michael Sullivan from the Board of Selectmen to approve and authorize the Owner's Project Manager to submit the Feasibility Study Preferred Schematic Report to the MSBA for its consideration.

Motion by Steve Ouellette, seconded by Craig Dutra, all approved motion passed 5/0/0

V. Adjourn -

School Committee:

A motion was made to adjourn.

Motion by Carolina Africano, seconded by Antonio Viveiros all were in favor motion passed 5/0/0

The School Committee meeting ended at 8:18 p.m.

Board of Selectmen:

A motion was made to adjourn.

Motion by Craig Dutra, seconded by Steve Quellette, all were in favor motion passed 5/0/0

The Board of Selectmen meeting ended at 8:18 p.m.

(Taken out of order)

A. Approval of Minutes of Wednesday, September 7, 2016 and Wednesday, September 14, 2016.

A motion was made to approve the minutes.

Motion by Co-Chair Tracy Priestner, seconded by Kevin Rioux, all were in favor, motion passed

School Building Committee:

A motion was made to adjourn.

Motion by Kevin Rioux, seconded by Co-Chair Tracy Priestner, all were in favor motion passed

The Joint Meeting of the School Building Committee, Board of Selectmen, and School Committee ended at 8:19 p.m.