

DYIMS School Building Committee

PROJECT: Dennis Yarmouth Intermediate Middle School **MEETING DATE:** July 11th, 2018
LOCATION: D/Y Regional High School Library

ATTENDEES: (*Absent in Italics*)

<u>Bldg. Cmte:</u>	<input type="checkbox"/> Joe Tierney Chair (JT)	<input type="checkbox"/> Sandra Cashen	<input type="checkbox"/> Robert Ciavarra	<input type="checkbox"/> George Davis
	<input type="checkbox"/> James Dykeman	<input type="checkbox"/> Carol Woodbury	<input type="checkbox"/> Norm Holcomb	<input type="checkbox"/> Ken Jenks
	<input type="checkbox"/> Dan Knapik	<input type="checkbox"/> Ann Knell	<input type="checkbox"/> Sheryl McMahan	<input type="checkbox"/> <i>Tim Blake</i>
	<input type="checkbox"/> <i>Jenifer Legge (JL)</i>	<input type="checkbox"/> Phillip Morris	<input type="checkbox"/> <i>Michael Nardone</i>	<input type="checkbox"/>
	<input type="checkbox"/> <i>Will Rubenstein</i>	<input type="checkbox"/> Curt Sears	<input type="checkbox"/> Teodora Torres	<input type="checkbox"/> Cleon Turner
<u>PMA:</u>	<input type="checkbox"/> <i>Chris Carroll</i>	<input type="checkbox"/> Chad Crittenden	<input type="checkbox"/> Walter Hartley	<input type="checkbox"/> <i>Tony Oliva</i>
<u>PE:</u>	<input type="checkbox"/> <i>Bob Bell</i>	<input type="checkbox"/> Daniel Colli	<input type="checkbox"/> Jana Silsby	<input type="checkbox"/> Kris Bradner
<u>Others:</u>	<input type="checkbox"/> SEE ATTACHED SIGN-IN SHEET Chris Flanagan, Vida Morris, James Plath			

Meeting called to order by Chair Joe Tierney at 5:37 PM.

Motion to approve minutes of the June 13th, 2018 meeting **M: CS S: PM** All approved (14-0) CT Abstained.

General

Item	Responsible	Due	Notes
10/18.01	PMA	Meeting	Project Schedule Update 07/11/18: PMA provided master project schedule update. ELT (Educational Leadership Team) met on Tuesday to discuss special needs dispersion and locations in the building. Key Dates upcoming are SBC Meetings, 10/3/18 for Schematic Design Value management session if necessary 10/17/2018 Schematic Design Submission to MSBA. School Committee will be reviewing Project Funding Decision at their next meeting on Monday 7/16, CW will update next meeting.
7/11.02	ALL	Record	SBC Membership Update: CW advised that Nathan Ladley and Sean Owen have left the building committee. Tim Blake and Sheryl McMahan have been added to the building committee. CW has forwarded this information to the MSBA and will forward the documentation to PMA when it arrives.
6/13.01	PMA/District	7/25/18	Working Groups: Update 7/11/18: ELT (District Educational Leadership Team) met with PE on 7/10/18 to layout locations of special education classrooms and offices. Working Group meetings are scheduled for Tuesday 7/17 for MEP, 7/24 for Technology and also a Security working group that afternoon.
10/18.03	SBC	7/25/18	PR/Outreach Group Update: Update 3/08/2018: Phil Morris working with Ann Knell on finding someone to manage and update a potential Facebook page. Most want to assist whoever is managing, PM/AK working to find someone to manage and update the page. Update 4/11/18: PM not present at meeting, no discussion. Update 4/25/18: No discussion. Update 6/13/18: PMA advised that they reviewed an informational handout for the district and provided updated information. Update 7/11/18: PM and AK have some volunteers who are willing to work on a Facebook page. This page will be informational only.
2/28.01	TOWNS	7/25/18	BoS/Regionalization Agreement/Funding: Update 4/25/18: PMA updated the committee on the meeting of the Tri-Board on 4/23/18. PMA advised that all of the information on the project was shared with them including the regionalization vote procedures and that there are two routes that can be taken. There is no decision made to date on which route to take. For reference under the current regionalization agreement; PMA shared that as of 01OCT2017 that Yarmouth has 66.81% and Dennis has 33.19% and that would be the capital cost share of the project. For option S2 a potential district share based on ineligibles and cost caps would be \$69,977,812 with Yarmouth paying \$46,752,176 and Dennis paying \$23,225,636. Update 6/13/18: School Committee reviewing procedures at next meeting on 7/9/18. Update 7/11/18: DYRS SC will be deciding at their next

			meeting on 7/16/18 and will provide update to the SBC at the 7/25/18 meeting. DYRSD SC reviewed funding pathways at their last meeting. PMA advised the committed that the vote for the project should occur between Mid-November to Mid-December.
6/13.02	District	RECORD	<p>FAS Meeting Review & MSBA PSR Comments: PMA updated on the committee on the MSBA PSR Comments. MSBA commended the district on their educational program, including DESE representative. They did have a comment on the use of science labs at this grade level which the district will be answering. They also had questions on site circulation. PMA noted that the review comments will be going back on 6/14/18. PMA advised on the potential reimbursement of a base repair scope. CW noted the benefits of this project that are not monetary including vertical integration of teaching, family setting, fewer transitions, potential extended day.</p> <p>George Davis made a motion that in light of the information regarding potential reimbursement of a code repair/systems upgrade that the local selection process was not primarily based on a misunderstanding that the MSBA would not participate in any costs associated with a base repair and to confirm that this information does not alter the district's selection of the preferred solution. Curt Sears seconded the motion</p> <p>Discussion: Joe Tierney made it clear that the School Committee will be updated and has stayed up to date with all information regarding the project. Norm Holcomb asked a question to James Dykeman regarding the support of Dennis authorities. James Dykeman answered that the project, no matter what the preferred solution is, will need to be brought to the public with all pertinent information. He noted that the finance committee in Dennis is a strong force. He feels that the Financial Committee in Dennis will be a hard sell. On the other hand, he felt that the Selectman do not feel the same way as the Financial Committee. Joe Tierney noted that as he has been around in the public that he has been hearing a lot of parental support of the potential project. Ken Jenks noted that the Dennis Financial Committee did not support the Cape Cod Technical High School and the vote passed by an overwhelming majority. Dan Knapik noted that the message for the project will need to be powerful and that the work of the committee has been powerful to date.</p> <p>VOTE: Unanimous – All in Favor 12-0 (JL, CW, KJ, TT, WR, NH, DK, GD, JT, CS, SC, JD)</p>
6/13/03	District	RECORD	<p>Cape Light Compact & MOU for New Construction Integrated Design: Margaret Song of Cape Light Compact informed the committee that as of MSBA Project Advisory #54 that the reimbursement for these programs is no longer taken off of the grant. Cape Light Compact has a MOU for \$3K towards and design charrette. Energy model will be provided at the end of Design Development. Right now the building is targeting an EUI of 31. First sustainability charrette is tomorrow. Curt Sears made a motion to authorize the partnership with Cape Light Compact, NH seconded, All Approved.</p>
6/13.04	District/PE	7/25/18	<p>District Administration Building Programming and Potential Inclusion: Central office building would solve other issues. Currently, the District IT department uses IT office at MMS for repair of Ipads and computers, right now it is the only available space. Administration is going to send over the building needs at least 1 week prior to next meeting. NH questioned if there was another property available for use as an administration building. DK noted that in a prior community that they leased 10K SF of space and they are currently using it today. JT noted that it is important for the public to know options are being explored. NH noted that an RFP could stir interest/development. JS of Perkins Eastman noted that it would help to understand if the current layout works, if so then it would not be too difficult to continue to carry as add-alt. PE is willing to do existing conditions evaluation/code study for that building. NH noted that on 7/6/17 the district admin mentioned the issue and that there should be a full</p>

			<p>analysis by now. PMA noted that roughly 7,500 SF is roughly \$3.2 Direct cost translates to roughly \$4M. The district needs to continue reviewing and should be looking to make this decision after 4 weeks from this meeting. George Davis noted that without a full study the decision feels rushed. JT noted that it is acceptable to decide not to include this and that these are important conversations for the building committee to have. Update 7/11/18: Dan Colli of Perkins Eastman completed an existing conditions study of the DY Central Administration building. Renovation of the existing building would be roughly \$1.5 Total Project Budget, \$1.2 Construction Cost only. This would not address additional space that the DY Central Admin was incorporating as part of the DYIMS potential scope. Costs for inclusion in the school would be roughly \$4M to build into. Costs for inclusion of just the IT space (roughly 1,500 SF) would be roughly \$800K. Dan Colli noted that there is a significant difference between the type of construction that is involved when including it inside the school facility/Concrete and Steel construction with elevator versus its own building/stick frame. Joe Tierney feels it would be best to do administration as a separate project due to imminent issues which need to be addressed and cannot wait. Curt Sears made a motion to include the IT space (roughly 1,500SF) in the new school facility but not to include the central administration in the project scope, Norman Holcomb seconded the motion. VOTE (13-0-0) All In favor.</p>
7/11/04	PE/DISTRICT	7/25/18	<p>General Design Update for Schematic Design: Jana Silsby of Perkins Eastman presented the general design update of the project. It was noted that there would most likely be a flat roof. The idea would be to mimic the natural landscape of the cape and of the local buildings in the surrounding area. The ideas on the landscape were to use native plants. Jana noted that the thought, from user groups and focus groups is to avoid grass in the courtyards and to use low maintenance plantings. Curt Sears noted concerns about rain water runoff to abutters. Kris Bradner explained that all recharge will take place onsite as required by regulatory guidelines. This may require and S.I.B. (storm water infiltration basin). Kris Bradner asked about the current busses being parked on the driveway that a possible conflict may exist. CW noted that the busses being parked there now will be relocated to a different school at an alternate site. Discussion on bus stacking to be reviewed. CW noted that it has not been decided on what the staggered start may look like or turn out to be. Kris Bradner of Traverse will need this information eventually and the district will need to complete this information. Ken Jenks to send Jana Silsby the bus routes when they are completed for this year. A question was asked if materials will come from China? The answer is the project does not know at this time. JT noted that this community is built from working men and women and the building should reflect as such. George Davis noted that it is important to respect the existing buildings on the site.</p>
7/11.03	DISTRICT	7/25/18	<p>Existing Solar Arrays @ Mattacheese & Wixon: DC of Perkins Eastman met with Liz Argo of the Cape and Vineyard Electric Corporative (CVEC) and provided information the district on their current buildings. Both Schools arrays are tied in behind the meter. At the time that the project would be completing the Arrays will be 7 years into a 20 year PPA. DC advised that buyouts of PPA's would be expensive (roughly \$500K for Mattacheese at year 7 and \$900K for Wixon at year 7) The district will need to figure out what they would like to do with these arrays the plan has been to turn the Mattacheese and the Wixon schools back to their respective towns when the project is complete. This was what was submitted to the MSBA in the PSR as the buildings belong to the towns not to the district. Sandra Cashen advised that another PPA could be done at the new school. NH advised that the solar array could be an issue if the towns decided to sell the properties. Carol Woodbury advised that the district will need to review with Liz Argo and the DYRSD counsel.</p>
10/18.04	ALL	N/A	<p>Upcoming Building Committee Meetings: - 07/25/2018 5:00 PM D/Y Regional High School Library</p>

			<ul style="list-style-type: none"> - 08/08/2018 5:00 PM D/Y Regional High School Library - 08/22/2018 5:00 PM D/Y Regional High School Library - 09/12/2018 5:00 PM D/Y Regional High School Library - 10/03/2018 5:00 PM D/Y Regional High School Library
7/11.01	ALL	Record	<p>Q: Where can meeting minutes be found? A: Project website from school website.</p> <p>Q: Joe Tierney asked what the official name for the school/project is now? He noted that the project is now a combined Mattacheese/Wixon solution. A: Project team answered that they have been using DYIMS (Dennis Yarmouth Intermediate Middle School) for project documents, SBC/SC to review school naming procedures but to use DYIMS when referring to school project.</p>

New Business

	ALL		Public Comment/New Business:
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Meeting Adjourned: Motion to Adjourn **M: CS S: JT** All in favor at 7:38 PM

The author of these minutes assumes, to the best of his or her knowledge, that the above content of these Meeting Minutes depict all that transpired during this Project meeting. All attendees are required to address by memo or via e-mail, any omissions, errors or inconsistencies in the reporting of these Meeting Minutes, to the writer, within two (2) business days of receipt of these Meeting Minutes.

Prepared by: **Walter Hartley, PMA Consultants**

Signed: Walter Hartley

Date: 07/23/18

DRAFT