

DYIMS School Building Committee

PROJECT: Dennis Yarmouth Intermediate Middle School **MEETING DATE:** July 25th, 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"/> James Dykeman <input type="checkbox"/> Carol Woodbury <input type="checkbox"/> <i>Dan Knapik</i> <input type="checkbox"/> Ann Knell <input type="checkbox"/> <i>Jenifer Legge (JL)</i> <input type="checkbox"/> Phillip Morris <input type="checkbox"/> <i>Will Rubenstein</i> <input type="checkbox"/> Curt Sears	<input type="checkbox"/> Robert Ciavarra <input type="checkbox"/> <i>George Davis</i> <input type="checkbox"/> <i>Norm Holcomb</i> <input type="checkbox"/> Ken Jenks <input type="checkbox"/> <i>Sheryl McMahon</i> <input type="checkbox"/> Tim Blake <input type="checkbox"/> Michael Nardone <input type="checkbox"/> <i>Teodora Torres</i> <input type="checkbox"/> Cleon Turner	<input type="checkbox"/> <i>Chris Carroll</i> <input type="checkbox"/> Chad Crittenden <input type="checkbox"/> <i>Bob Bell</i> <input type="checkbox"/> Daniel Colli <input type="checkbox"/> SEE ATTACHED SIGN-IN SHEET	<input type="checkbox"/> Walter Hartley <input type="checkbox"/> Tony Oliva <input type="checkbox"/> Jana Silsby <input type="checkbox"/> <i>Kris Bradner</i>
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Meeting called to order by Chair Joe Tierney at 5:13 PM.

Motion to approve minutes of the July 11th, 2018 meeting **M: CS S: JD** All approved (11-0)

General

Item	Responsible	Due	Notes
10/18.01	PMA	Meeting	Project Schedule Update 07/25/18: PMA provided master project schedule update. 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
7/11.02	DISTRICT	Record	SBC Membership Update: CW advised that Nathan Ladley and Sean Owen have left the building committee. Tim Blake and Sheryl McMahon 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	ALL	8/8/18	Working Groups: Update 7/25/18: Exterior working group scheduled for August 8 th 10AM-11:30AM, Kitchen Staff Meeting with PE on August 8 th at 1PM-3PM, ELT Meeting on August 8 th at 3PM-5PM prior to building committee. Interior working group August 15 th at 11AM-1PM, Sustainability/MEP meeting on August 15 th at 1PM-2PM
10/18.03	DISTRICT	8/8/18	PR/Outreach Group Update: Update 7/25/18: PM updated the committee on the potential activities for August and September. PM looked into email subscriptions to push material out similar to the Brewster Community Network or BCN which is basically a series of notes put together by a network of residents which link community groups. The district website would also continually be updated. Social Media – PM is targeting existing pages to push project related information. PM wants to utilize the project consultants to provide information to distribute in easy to read format. PM noted that facebook should include contact information for SBC (Chair and Co-Chair). PMA also requested contact information for a Dennis Rep to be included. CW suggested calling the project the “Dennis Yarmouth School Building Project. PM is trying to get initiatives up and running within the next two weeks. JT suggested the boots on the ground approach at different venues around the Towns. The desire is to control the amount of miss information. PMA/PE to provide a short presentation detailing what has happened to date and what the next steps are. CS suggested a TV interview that could be posted on the website and run on TV.

2/28.01	TOWNS	8/8/18	<p>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: DYRSD 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. Update 7/25/18: SC voted 5-2 in favor of going to ballot. Carol and Ken met with both Town clerks about the timing of the vote. They believe that Tuesday December 4th would work. Ballot question needs to be submitted to town clerks 45 days prior to election for absentee ballots, drop dead date is 35 days. October 20th would be the deadline date. As it stands now the current regional agreement divides cost of election by per pupil number (Grades 4-7). October 1st will determine costs for percentage. School committee is vote on warrant October 15h. The warrant will need to be published in Cape Cod Times at least 7 days prior and posted in each town hall. School committee will be asked to vote on this timeline at their next meeting. Cost of election will be on the school district. For Cape Cod Tech Dennis election cost was \$10,600 and Yarmouth was roughly \$16,000. It was recommended to follow the CC Tech timeline for balls (12PM-8PM).</p>
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6/13/04		Closed	<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 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>
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7/11/04	PE/DISTRICT	8/8/18	<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 where 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. Update 7/25/18: JS presented a view of what the breakout spaces might look like and how they may function. Typical classroom layout was reviewed, teaching wall approach, clerestory/light shelf to be used for natural day lighting. An overview of community front updates including gymnasium and administration space is now being detailed. Perkins provided feedback from working groups on media center approach, the innovation area with green screen, computer lab type area in a generally open space. No folding wall was decided by ELT as part of the auditorium, this would compromise sightlines & Acoustics and carries a large cost burden to the project. PE recommended preserving the sightlines and building to 750 seats. There would always be the opportunity to have remote live viewing in the café-gym. This building is Not being designed as an emergency center based upon WG feedback and cost considerations. District requested Perkins Eastman to provide a pie chart on existing vs new building utilization efficiency and a second pie chart about community use options. Exterior wall assembly was discussed – Motored limestone typical of arris craft and phenolic resin panels with a wood veneer similar to trespa. Windows would include a pop of color in the frames. Using translucent wall panel systems where appropriate.</p>
7/11.03	DISTRICT	8/8/18	<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 DYRS D counsel. Update 7/25/18: CW met with Liz Argo on the Solar Arrays. They are currently reviewing different options including the possibility of going in front of the meter instead of behind where it is tied in now. CW also noted that the District should reach out to both Towns to notify them that is the project is successful they will be vacating the buildings. Each town will need to decide on what will be to come of each building. District to send letter to towns.</p>

10/18.04	ALL	N/A	Upcoming Building Committee Meetings: - 07/25/2018 5:00 PM D/Y Regional High School Library - 08/08/2018 5:00 PM D/Y Regional High School Library - 08/29/2018 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	

New Business

	ALL		Public Comment/New Business:
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Meeting Adjourned: Motion to Adjourn **M: JD S: CT** All in favor at 6:59 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: 08/07/18

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