

Wilmington High School – Wilmington, MA	Meeting Minutes
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High School Building Committee	November 17, 2011
Location:	Wilmington Town Hall, Room 9
Time:	6:30 PM

Attendees:

Name	Assoc.	Present	Name	Assoc.	Present
<i>Building Committee:</i>	Voting		<i>Public:</i>		
Diane Allan	HSBC	Y	David Sugrue		Y
Joanne Benton, Chair	HSBC	Y	Patrick Hughes		Y
Michael Caira	HSBC	Y	Jordan Weiner		Y
John Donahue	HSBC	N	George Lingenfelter		Y
Richard Hayden	HSBC	Y	Theodore F. Hurly		Y
Robert Hayes	HSBC	Y	Amanda Geldhof		Y
Randi Holland	HSBC	Y	Robert Palmer		Y
John Holloway	HSBC	N	Kevin McDonald		Y
George Hooper	HSBC	Y			
Margaret Kane	HSBC	Y	<i>Joslin Lesser + Assocs.:</i>		
Paul Melaragni	HSBC	Y	Bill Cunniff	JLA	Y
Michael Newhouse	HSBC	Y	Jeffery Luxenberg	JLA	Y
Joseph Parrella	HSBC	N	Stuart Lesser	JLA	N
			Jennifer Gareau	JLA	Y
<i>Building Committee:</i>	Non Voting				
Jeffrey Hull	HSBC	N	<i>Gilbane Building Co.</i>		
Michael Morris	HSBC	Y	Michael Marcella	GBC	Y
Paul Ruggiero	HSBC	Y	Joe McCoy	GBC	N
Eric Tracy	HSBC	Y	Don Michaels	GBC	Y
			Kathryn McGovern	GBC	Y
			<i>Dore & Whittier:</i>		
			Rani Philip	D&W	N
			Jon Richardson	D&W	Y
			Don Walter	D&W	Y
			David Wood	D&W	N

Joanne Benton, Chair, called the meeting to order at 6:30 p.m.

1. Meeting Minutes from September 29, 2011 HSBC Meeting:
MOTION by Paul Melaragni, seconded by Michael Newhouse, to approve the September 7, 2011 HSBC meeting minutes. The vote was unanimous.

Approval of Comments Summary from October 13, 2011 Public Forum Meeting:

MOTION by Michael Newhouse, seconded by George Hooper, to approve the October 13, 2011 Public Forum Comments Summary. The vote was unanimous.

2. MSBA Board Action:

Jeffery Luxenberg of Joslin, Lesser + Associates described that the MSBA Board approved the project at the Board meeting on November 16, 2011. Mr. Luxenberg indicated that the MSBA requested several changes in the plan. The changes included relocating the toilets required for the stadium to a separate building adjacent to the bleachers and keeping the press box at the stadium, not in the building as it was presented. These items were removed from the building as they were categorically excluded per MSBA guidelines and needed to be priced separately.

Mr. Luxenberg went on to indicate that the MSBA also is allowing the elevated track to be included in the project budget, but the costs need to be paid solely by the Town of Wilmington.

3. Revised Project Budget:

Mr. Luxenberg indicated that as a result of discussions with the MSBA, the total project cost was reduced from approximately \$83 Million to \$82,688,115, which includes the \$1,125,000 cost for the Feasibility Study and Schematic Design. Thus, \$81,563,115 is the project cost that will need to be appropriated by the Town for the Wilmington High School project.

4. Revised project budget in the amount of \$82,688,115:

MOTION by Paul Melaragni, seconded by George Hooper, to approve the revised budget project budget in the amount of \$82,688,115. The vote was unanimous.

Committee Chair, Joanne Benton alerted everyone that Owner's Project Manager Lisa Matey Bergeron of Joslin Lesser had resigned from Joslin Lesser for medical reasons and would be replaced by Bill Cunniff. The HSBC acknowledged and accepted Mr. Cunniff as Ms. Matey Bergeron's replacement as project manager.

5. Upcoming Debt Exclusion and Special Town Meeting Votes:

Town Manager, Michael Caira announced that there will be a Debt Exclusion vote that will take place at the December 6, 2011 Special Town Meeting. The meeting takes place at the three regular polling locations about town. Voting will take place between 8AM and 8PM that day. Absentee ballots are available through 12:00PM noon on Monday, December 5, 2011.

Mr. Caira also announced that there will be a Special Town Meeting on Saturday, December 10, 2011 at 10:30AM in the Wilmington High School Gymnasium.

6. Other Business:

There was no Other Business to discuss at this time.

7. Public Comment:

Kevin McDonald asked how many linear feet of foundation is called for in the new Wilmington High School design. Dore & Whittier said that they would get back to Mr. McDonald with a specific number.

Mr. McDonald also asked why the new school was designed for 960 students when there are currently 1,200 students in grades 4 thru 7. The Superintendent explained that the MSBA had done an in depth study of the Town to determine the future enrollment of the high school to be closer to 960.

Mr. McDonald then asked how many classrooms the new design had and how many students per classroom there would be. The Superintendent explained that there would be on average 19 students per classroom and that there were to be 32 general classrooms and 9 science rooms. Dore

& Whittier added that there were a total of approximately 65 teaching spaces in the entire school. This number includes the 2 teaching stations in the gymnasium as well as teaching spaces in the media center.

Mr. McDonald asked how many types of programs are currently taught at the high school. Dore & Whittier explained that there had been a detailed program analysis early on in the design process, but that they would get back to Mr. McDonald with the exact number of programs.

Mr. McDonald asked if the new school would require more teachers, or if the number of teachers would remain the same. The Superintendent explained that there would not be a need to hire any more teachers once the new high school is built. She then explained that there will be a need, however, for more special education teachers in order to bring back more special education students to the district. Once these students are brought back to the district, teachers will be hired and equipment will be purchased, but after the special education program is in place at the new high school, and the Town is able to stop paying for the students to be educated out of district, there will be a net gain financially.

Mr. McDonald asked about the SEEM Collaborative and whether it was a conflict of interest to have the Town's Superintendent, Joanne Benton on the Board of Directors for the SEEM Collaborative. He stated that the Town of Wilmington is paying approximately \$1 Million to take part in the SEEM Collaborative program and would like to know if spending that money is even necessary. The Superintendent explained that she is the appointed representative for the Town of Wilmington, and that there is no conflict of interest. She explained that the \$1 Million dollars that the Town pays SEEM is in exchange for many services, including therapies and professional development programs that the Town is unable to provide on its own. The Superintendent went on to explain that the new high school facility will be able to educate more special education students within the district, but that SEEM's services will still be needed for some students in the community. She also clarified that not all of the special education students in the Town will be able to be educated at Wilmington schools, but that it is her responsibility as well as the Town's to provide free and appropriate placement for every child in Wilmington, and that the Town is committed to making that happen.

Mr. McDonald asked if the needs of every student would be met and if the school would be designed to be accessible to all students. The Superintendent explained that the school will be designed will all disabilities in mind and that the school would be accessible to all students.

Mr. McDonald, as in previous meetings, recalled Dore & Whittier stating that the current high school is structurally sound. He says a structurally sound building should not be demolished if it can generate money for the Town of Wilmington. He asked where else the new school could have been built. Dore & Whittier and the Town Manager explained that 10 different sites had been considered for the new high school project, after thorough analysis of all sites available, the site of the current high school was determined to be the best site and for this reason was recommended to the Town.

Mr. McDonald asked what would happen if the December 6th Debt Exclusion Vote fails but the December 10th Town Meeting passes. The Town Manager explained that the Town then would have the opportunity to ask for a Special Election. Mr. McDonald then asked what the outcome would be if both the Town Meeting and the Debt Exclusion Vote fail. The Town Manager explained that if this happens, there will be no new Wilmington High School project. Mr. McDonald then asked what would happen if there was a vote to preserve the existing high school building, but also a vote to build a new high school. The Town Manager explained that this scenario is a highly unlikely one. There needs to be a two thirds vote to accept the project as is, which means the building as designed on the site of the existing high school.

The Town Manager clarified that voting "yes" on Article 1 is to be in favor of building the project as it is designed, voting "no" on Article 1 is to be against building the project as it is designed. The Town Manager went on to explain that the MSBA allows 120 days, 4 months, from when the project was

accepted into the Project Scope and Budget phase by the MSBA on November 16, 2011 to determine if the Town will approve and fund the presented high school project. He says that the MSBA has been a partner in this project from the very beginning and has seen all of the options along the way. The MSBA's guidance and financial involvement has helped the Town determine the best direction for the project.

Mr. McDonald requested that he be provided with the documentation regarding a renovation option that had previously been presented, but ultimately taken off the table. The Chairman explained that his request needed to be submitted in writing, but that the Town would be happy to furnish Mr. McDonald with the information.

Mr. McDonald asked if the Town's share in the project was \$44,190,758. The Town Manager responded that he was correct, going on to explain that the Town's share is based on input gathered during the design process. He stated that there were a number of things that were important for this project, for instance, providing a fully air conditioned building in which students and teachers can enjoy a comfortable learning environment, taking the opportunity to update some of the school's fields, improvements that are necessary but do put the project above the MSBA mandated 8% site cap.

Mr. McDonald asked if the site costs will go up even more because of the oil spill. He asked if the cost will be significant to remediate the contaminated soil, if the oil is migrating or rising, and if not remediating the soil would be environmentally responsible. The Town Manager acknowledged that the question was a good one but had been asked and answered previously. He explained that the oil contamination had been analyzed extensively by professionals (and the cost of remediation had already been added to the cost of construction of a new building). Dore & Whittier explained that the AUL plan calls for borings to be done by consultants, a step that has already taken place. This testing has determined the current depth and location of the oil. Dore & Whittier went on to explain that the oil is currently located 10 to 14 feet below grade below the current site of the boiler room. That location will be covered with parking lot and green space, an acceptable treatment of contaminated soil that is so far below grade. Dore & Whittier also explained that the tests conducted have shown no signs of the oil migrating, in fact, the tests show that the oil has condensed and is contaminating a smaller area than older documentation had suggested.

Mr. McDonald claimed to have witnessed oil gushing up from the ground during the testing. Dore & Whittier explained that the professionals hired to do the testing pumped water into the ground in order to coax the oil to the surface. What Mr. McDonald had seen was a mix of water and oil that had risen to the surface as a result of the testing. Discussion regarding the contaminated soil continued.

8. Upcoming Meetings:

- Special Town Election (Debt Exclusion Vote), Tuesday, December 6, 2011, Polling Locations, 8:00 a.m.
- Special Town Meeting, Saturday, December 10, 2011, Wilmington HS Gym, 10:30 a.m.
- HSBC Meeting, Wilmington Town Hall Rm. 9, January 12, 2011, 6:30 p.m. (TBC)
- HSBC Meeting, Wilmington Town Hall Rm. 9, February 16, 2012, 6:30 p.m. (TBC)

MOTION by George Hooper, seconded by Paul Ruggiero, to adjourn the meeting. The vote was unanimous.

Prepared by: Jennifer Gareau, Joslin, Lesser + Associates, November 23, 2011

-End of Minutes-