



Hill International

Town of Swampscott, Hadley Elementary School

Swampscott School Building Committee Meeting #28

Date & Time: 7:30PM on February 11, 2014

Location: Swampscott Middle School

A TRUE COPY

ATTEST: Susan J. Duplin
Susan J. Duplin
Town Clerk, Swampscott

Attended

Swampscott School Building Committee (SSBC):

Joseph Crimmins, SSBC Chair (JC)
Wayne White, SPS Business Manager (WW)
Pam Angelakis, Superintendent (PA)
Sandra Rivers, Principal, Hadley School (SR)
Garrett Baker, Member, MCPPO Certified (GB)
Thomas Younger, Town Administrator (TY)
Barry Greenfield, Board Selectmen (BG)
Gregory D'Antona, Finance Committee (GD)
Niles Tooher, Electrical and Energy Engineer (NT)
Glenn Paster, Communication & Marketing Professional (GP)
Carin Marshall, School Committee Member (CM)
Laurier Beaupre, Ex. Officio (LB)

collaborative partners (CP):

Paul Kalous (PK)
Inger Hamre-Foley (IF)

Mount Vernon Group Architects (MVG): Marshall Gary

Al Cuevas, AIA (AC)
Ben Gary (BG)

The purpose of the meeting is to move the Hadley Elementary School Project forward.

Approval of Meeting Minutes

Motion: That the minutes of meeting #27, dated February 04, 2014 be accepted.

Motion by: Gregory D'Antona

Seconded: Thomas Younger

Vote: Unanimous

Update

The team had a conference call with the MSBA on Monday, 2/10 to discuss the need for variances and permits for the new elementary school. The MSBA requested that the building height variance be secured and an project understanding from the Conservation Commission and sent to the MSBA by March 12th, prior to the MSBA Board Meeting on March 26, 2014. In order to secure the building height variance notices to abutters, advertising, hold a hearing and comment period after the hearing must take place. The team has voiced concern to the MSBA about the deadline to secure the height variance and they are currently reviewing the concern. Hill recommended that a hearing be scheduled in order to comply with the MSBA's request. Thomas Younger noted that he met with Town Council and they can meet with this Committee if needed.



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Joe Crimmins attended the Capital Finance Committee meeting yesterday. Tom Younger stated that the Capital Finance Committee must be presented with this project. PTO meeting is scheduled for Wednesday.

Presentation of the Schematic Design Submission

MVG and Hill presented the updated MSBA Form 3011. Glenn Paster requested the MSBA Form 3011 to be reviewed per line item. The excluded amount for OPM and Designer are both for services regarding the Stanley Site. The MSBA cap the eligible site cost at 8% of direct building cost. The cap on the eligible building cost is \$275 per square foot.

MSBA is a partner, and due to the program requirement for 635 students building it would be a challenge to decrease the total square footage of the building. Concern and frustration was voiced over the total budget amount as well as the maximum total facilities grant amount. Many of the committee members would like to see the site cost broken down in order to fully understand the numbers. The team reviewed the cost variation between Swampscott Schematic Cost Estimate; and Revere and Webster's 90% Construction Documents Cost Estimate. Niles Tooher noted that the projects listed on the MSBA's website show much less square footage cost than the Swampscott project.

Comments included:

Barry, Larry, Glenn and Niles: All concerned about the cost and selling it to the community

Garrett: Concern but would like to move forward with the project as we now have momentum.

Carin: Don't think delaying the project would reduce the project cost enough to warrant it and would like to move forward.

Gregory: Would like to move forward. Need to sell the project to Capital and Finance and get the momentum going

Pamela: Would like to move forward as we have already been reducing the budget and do not want a school building that is in need of major maintenance only years after completion.

Wayne: Maintenance cost is major now for the existing schools, and by delaying the project would add cost by escalation and existing maintenance cost.

Sandra: Nothing in the program for the new school is extravagant and would like to move forward.

Joseph: if we delay for a MSBA vote in May, it would give the Committee extra time to review the cost estimates but is not sure there is that much we can cut as we already have reduced it.

Thomas: With a MSBA Board Vote in May, then we have 120 day for the Town Meeting and Town Vote which puts the Town Meeting in July/August. Thomas also noted that he would like to see the design contingency be kept at the current 7.5%.

The Committee did not feel they were ready to vote on the Schematic Design submission, and requested that Hill contact the MSBA to see if they could vote on either Thursday or Friday of this week and delay the submission by possibly 1 day.

Next Meeting:

The next School Building Committee meeting will be held on Friday, February 14th at 8:00AM in the Middle School Conference Room.