

MASCONOMET REGIONAL SCHOOL DISTRICT  
20 Endicott Road, Boxford, MA 01921

**District Capital Investment Task Force Meeting**  
**November 13, 2018 430 p.m. - Masconomet Administration Building**

MINUTES

Present David Rivers—Chair; members Kosta Prentakis, John Spencer, Susan Givens, Dot Flaherty, Doug Batchelder

D Rivers called meeting to order at 4:40 p.m.

D Rivers noted that the 10% incline in project costs appears to be well documented, given the Miyakoda letter (see materials); all agreed.

D Rivers asked if the Phase 1 estimate is what we want to pursue - K Prentakis said that we can't take anything out - everything there is essential; all agreed.

S Givens asked about gas piping sizing, D Batchelder noted that we shouldn't need to change piping size; by instituting phased startups of heating systems, and thus avoiding sudden pressure drops in the system which would trigger unit shutdowns - he will follow up to make sure that this is the case (it should be with new controls system)

J Spencer asked about chemical treatment of piping system, whether it was for descaling pipes - asked if there is a scaling issue D Batchelder said would check

D Rivers asked about wiring for control systems, whether it was for IP-based device communications, or if it could even be tied to our wireless network - S Givens said would get additional info

K Prentakis asked about solar panels - to be able to respond to inquiries, regardless of our approach. Group generally prefers idea of solar over the parking lot if we were to implement solar power generation, citing the structural enhancements to the roof that would likely be costly, and the complications it would add to the roofing system.

D Batchelder said that other energy conservation measures, like lighting, and K Prentakis added, building tightness, could be part of Phase 2.

D Rivers asked how well we need to define phase 2 before have conversation with our towns; consensus was:

- Phase 2 could include plumbing, fire protection, safety, electrical, interior (\$15M approx)
- Phase 3 could include exterior and interior (windows, carpets, sidewalks, etc.), and administration facilities

D Batchelder pointed out that we will need a well defined management plan for maintenance - K Prentakis added that it would be easier to get the money to do the work with such a plan as well.

S Givens asked to clarify the roof repair plan: that we will need drawings and fund estimates - to make the pre-bond amount small enough to fund by the individual towns, short term. Larger collective soft costs could then be rolled into the bond.

K Prentakis asked how much we would need up front, asking if we could do it for \$900K.

S Givens reviewed that the DeSouza plan cited \$8.112M in work costs, not including the soft costs. \$900K, as 10-12% of the work costs, should be enough for the upfront engineering and estimates - this number is usually 10-15%, she said.

D Batchelder asked about Administration facilities potentially moving to the main building.

J Spencer asked if we might recover space in main building to use for the administration facilities.

K Prentakis pointed out that we have been making use of freed up space with new program uses – the STEM labs, for example

D Batchelder said that we might be able to reconfigure the dome roof area in the wrestling area - to house Administration.

S Givens asked if DCI advises to move forward with the repair work in the spring - with bidding in Nov/Dec; all agreed.

K Prentakis proposed a schedule for Phase 1 work: May '19 design money, May '20 construction money, 2021-22 do Phase 1 work

D Rivers proposed we ask for \$900K for spec and design, \$11M Phase 1 bond; all agreed to move forward with bringing this plan forward to respective town boards for discussion.

D Batchelder wants to be careful to limit impact on school normal operation - this isn't going to happen only in the summer months; D Rivers pointed out that we would need a detailed project schedule.

K Prentakis said that the approximate breakdown of the \$900K would be \$340K Boxford; \$320K Middleton; \$240K Topsfield

J Spencer said that Topsfield discussion with FinCom would consist of - J Spencer and MSC member Zillie Bhuju

K Prentakis said that in Middleton, budget process starts with BOS, then consults the FinCom, and that he would have that discussion when those boards meet.

D Rivers said that Boxford discussion with FinCom would consist of him and MSC member Carolyn Miller.

Minutes of 10-30-2018 approved – K Prentakis-motion, J Spencer-second

6:09 p.m. Adjourned – K Prentakis-motion, J Spencer-second

Upcoming meetings

November 27, 2018 5:30 p.m. Administration Building, pending additional info from consultants

December 11, 2018 5:30 p.m. Administration Building

January 8, 2019 4:30 p.m. Administration Building

minutes recorded by David Rivers

approved 12/11/2018