

Canton School Building Committee

October 18, 2023

Via Zoom

Minutes

1. Call the Meeting to Order: Superintendent Folan called for a motion to convene the Wednesday, October 18, 2023 Canton School Building Committee meeting at 5:36 pm. Mr. Benedetti made the motion; Mr. Marshall seconded. As the meeting was virtual, roll call attendance was taken and recorded as follows:

| | |
|------------------|-----|
| Bob Benedetti | yea |
| John Connolly | yea |
| Charles Doody | yea |
| Derek Folan | yea |
| Stephen Marshall | yea |
| Bob McCarthy | yea |
| Randy Scollins | yea |

7 yeas 0 nays

Attendees: Bob Benedetti
John Connolly
Charles Doody
Derek Folan
Brian Lynch
Stephen Marshall
Bob McCarthy
Jonathan Mulhern
Tina Perez
Randy Scollins
Andrea Stuart
Amy Tom
Joanne Campbell, Recording Secretary

Absent: Kristian Merenda
Sarah Shannon
Lou Tarmy

Guests: Troy Randall-Ai3
Justin Thibeault-Ai3
Jen Carlson-LeftField
Jim Rogers-LeftField
Lynn Stapleton-LeftField

2. Project Approvals:

• Approval of September 20, 2023 Meeting Minutes: Chair Folan asked for a motion to enter into discussion and possible approval of the September 20, 2023 minutes as written and presented. The motion was made by Mr. Benedetti and seconded by Mr. Folan. Hearing no requests for discussion, Mr. Folan called for a vote for approval of minutes as written and presented. Roll Call vote was unanimous at 7-0 and recorded as follows:

| | |
|------------------|-----|
| Bob Benedetti | yea |
| John Connolly | yea |
| Charies Doody | yea |
| Derek Folan | yea |
| Stephen Marshall | yea |
| Bob McCarthy | yea |
| Randy Scollins | yea |

7 yeas 0 nays

• **LeftField and Ai3 Invoices:** Jen Carlson, LeftField Project Manager, gave a Budget overview and presented 1 LeftField invoice for September 2023 services and 3 Ai3 invoices for continued Feasibility studies totalling \$115,437.19. Chair Folan asked for a motion to enter into discussion and possible approval of these invoices. Mr. Marshall made the motion; Mr. Scollins seconded. Mr. Marshall noted that he had reviewed all invoices and found them to match contractual obligations. Hearing no questions or requests for discussion, Mr. Folan called for a vote of approval for all September 2023 invoices as presented. Roll Call vote was unanimous at 7-0 and recorded as follows:

| | |
|---------------|-----|
| Bob Benedetti | yea |
| John Connolly | yea |
| Charies Doody | yea |

| | |
|------------------|--------|
| Derek Folan | yea |
| Stephen Marshall | yea |
| Bob McCarthy | yea |
| Randy Scollins | yea |
| 7 yeas | 0 nays |

3. Feasibility Study Budget Update: Ms. Carlson reviewed budget commitments for the GMS project indicating that 96% of the budget has been committed with 25% of that commitment spent. \$66,140 remains uncommitted. The MSBA reimbursement process has begun; Ms. Carlson expects to submit expenditures to the MSBA for reimbursement this week.

Ms. Carlson submitted a Budget Revision Request (BRR) to the committee asking for approval to allow LeftField to align their contract and scope of services to MSBA's online budget system, ProPay. Ms. Carlson noted that this system is the standard for reimbursement processing for MSBA. However, LeftField does need the BRR approved by the committee to move the process forward. Hearing no questions or requests for further discussion, Mr. Folan asked for a motion to approve the request as presented. Mr. Benedetti made the motion; Mr. Marshall seconded. Roll Call vote was unanimous at 7-0 and recorded as follows:

| | |
|------------------|--------|
| Bob Benedetti | yea |
| John Connolly | yea |
| Charles Doody | yea |
| Derek Folan | yea |
| Stephen Marshall | yea |
| Bob McCarthy | yea |
| Randy Scollins | yea |
| 7 yeas | 0 nays |

4. Schedule Overview: Ms. Carlson then reported that the project is currently in the middle of the Feasibility Study stage of the PDP (Preliminary Design Program) and is on schedule for submission to the MSBA by Friday, October 27, 2023. She reviewed other submission dates for the committee's awareness. The PSR (Preferred Schematic Report) is also expected to meet the targeted MSBA submission date of January 25, 2024 followed by the Schematic Design submission by June 27, 2024.

5. Preliminary Design Program (PDP) Summary: Justin Thibeault reviewed the Education Program. This document includes all of the requirements by the MSBA for a complete submission. Mr. Thibeault noted that the Educational Program Summary identifies the existing education delivery in the District and then thinks beyond all current constraints of the facility and educational delivery. Goals and vision of the District were influenced and defined through conversations, meetings, discussions, activities within the district and the Canton community.

The Educational Program was developed in conjunction with the Space Summary. Designed by MSBA guidelines, this document includes an inventory of all existing spaces and every space needed for educational delivery and/or to support the building. 8 different Space Summaries must be submitted to the MSBA as part of the GMS project as each option is a different size based on grade configuration (5-8 or 6-8) and whether or not an auditorium is included.

By comparing categories of new construction options with an auditorium at two grade level configurations, Mr. Thibeault reviewed some of the eight options and each one's cost deviation (the delta between what the MSBA numbers and what is being proposed in the project). He did note that the MSBA is historically lower on Special Education costs than what is ultimately constructed because every district handles Special Education differently based on specific requirements and programs offered. The MSBA also considers an auditorium at the middle school level categorically eligible. The District may opt to include an auditorium in the new building, but cannot expect and MSBA will not support the funding. Mr. Thibeault cautioned that being over is not abnormal within most projects.

Mr. McCarthy spoke of a concern regarding reimbursement percentages for the project. Mr. Thibeault noted that the MSBA ultimately determines final reimbursement numbers on a line-by-line basis in conjunction with the Educational Plan. Mr. Folan suggested that consideration might be given to intentionally build usage of spaces to meet MSBA defined requirements.

Mr. Thibeault indicated that the Educational Plan submission in January 2024 is really a preview to the MSBA. They will review, provide feedback and comments. The document will be then updated by the team in response to the MSBA comments in hopes of gaining additional reimbursement. A "boldness" in the submission was discussed; however, there was sentiment to be aware that the submission should be reasonable enough to present to the Canton constituency and support an override.

• **Estimated Cost and Duration:** Mr. Thibeault reviewed the 8 options of the MSBA submission—renovation options and a new build option—all with and without an auditorium. All estimates make assumptions and are a range. Mr. Thibeault did note there is a \$12-15 million swing for an auditorium and that the addition/renovation options are more expensive with a longer construction duration.

There was sentiment to choose an option that included an auditorium, but concern that the costs associated with that build are exorbitant. Priority criteria will be discussed in the near future. A request was made to build an executive summary of the Educational Plan highlighting changes in document for easier review by the committee. Ai3 representatives reminded the committee that MSBA will be looking for a vote for Grade configuration in December.

• Vote to authorize submission of the Preliminary Design Program to the MSBA pending School Committee approval of the Educational Plan as written and presented:

Hearing no further questions or requests for discussion, Mr. Folan asked for a motion to authorize submission of the Preliminary Design Program to the MSBA contingent upon the full School Committee vote. Mr. McCarthy made the motion; Mr. Benedetti seconded. Roll Call vote was unanimous at 7-0 and recorded as follows:

| | |
|------------------|--------|
| Bob Benedetti | yea |
| John Connolly | yea |
| Charles Doody | yea |
| Derek Folan | yea |
| Stephen Marshall | yea |
| Bob McCarthy | yea |
| Randy Scollins | yea |
| 7 yeas | 0 nays |

6. Public Comment: None

7. Next Meeting: The next SBC Meeting is scheduled for Wednesday, November 15, 2023 at 5:30pm

8. Adjourn: Hearing no questions or requests for any further discussion, Chair Folan called for a motion to adjourn the Wednesday, October 18, 2023 Galvin Building Committee meeting at 6:46 pm. Mr. McCarthy made the motion; Mr. Marshall seconded. Mr. Folan called for a roll call vote. Vote was unanimous at 7-0 and recorded as follows:

| | |
|------------------|--------|
| Bob Benedetti | yea |
| John Connolly | yea |
| Charles Doody | yea |
| Derek Folan | yea |
| Stephen Marshall | yea |
| Bob McCarthy | yea |
| Randy Scollins | yea |
| 7 yeas | 0 nays |