

Wachusett Regional High School Building Committee  
Minutes  
June 16<sup>th</sup>, 2003

Attendees:

Catherine Collins	Emerson Wheeler
Duncan Leith	Steven Penka, WRSD
Maria Millett	Al Tutela, Superintendent, WRSD
John Rokicki, Chair	Roger Hoit, S&H
Ralph Rondinone	Bill Ryder, S&H
Michael Tsotsis	Nicholas D'Angelo, S&H

Meeting began at 6:42pm

No members of the general public wished to address the committee.

**Motion:** Approve meeting minutes from April 2<sup>nd</sup>, 2003 (Ralph, Duncan)  
Approved unanimously.

**Motion:** Approve meeting minutes from April 9<sup>th</sup>, 2003 (Duncan, Emerson)  
Approved unanimously.

**Motion:** Approve meeting minutes from April 10<sup>th</sup>, 2003 (Maria, Cathy)  
Approved unanimously.

**Motion:** Approve meeting minutes from April 16<sup>th</sup>, 2003 (Cathy, Duncan)  
Approved unanimously.

**Motion:** Approve meeting minutes from May 6<sup>th</sup>, 2003 (Cathy, Duncan)  
Approved unanimously.

Minutes from May 27<sup>th</sup> will be acted on at the next meeting. Ralph felt that the meeting minutes did not completely reflect some of the parameters that the committee wished to convey to the Superintendent and asked it to be updated.

Al updated the committee as to the state of negotiations with a construction management firm. Negotiations broke down with URS over cost. Al felt he was clear in what he had requested for actions from the committee to allow him to proceed, and the committee disagreed with some of the assumptions that were made.

Given the timing of school committee meetings and the need for hiring a construction manager, John advised Steve and Al to go to the school committee to request whatever legal permission to stop negotiations with URS and begin with Payton, if necessary. The committee voted to do that, which allowed Al to begin negotiations with Payton.

Ralph stated his belief that the committee was making a mistake in not continuing to pursue URS, given its high rating by the committee vs. Payton. He felt the committee was not interacted with properly given the confusion with some of the assumptions used by the Superintendent to get to this point (adoption of budget, negotiating parameters).

Roger Hoit arrived at 7:07pm.

Al updated the committee on the financing options available to the District for paying for the project. Finance committees have the proposals, and a follow-up meeting is scheduled for August 19<sup>th</sup>.

Al and Duncan left the meeting at 8:32pm.

Roger updated the committee on the progress of the architects. He notified the committee that the plan is to obtain green school points under the SBA program. The discussions were led by the draft site / building documents handed-out, including elevations, area plans, mechanicals, and early site work.

Ralph inquired as to what processes were in place to determine what issues need to come to the committee and what can be resolved without committee involvement. Roger committed to documenting such a process and bring a “reasonable list” to review with the committee.

Discussion of the building roof occurred. Roger noted that the current roof is not rubber, but a higher grade. The consensus was to go with a rubber roof for this project.

Roger notified the committee that the architects will be presenting to the Historical and Conservation Commissions prior to the next meeting.

It was suggested that the committee tour the building with the architects to better visualize the changes and phasing. It will be placed on the next agenda.

**Motion:** To approve the payment of \$465,550.00 to S&H Architects, Inc.(Invoice #7)  
(Cathy, Emerson)

Approved unanimously, Ralph abstained.

**Motion:** To approve the payment of \$3543.29 to Atty Leo McCabe. (Cathy, Emerson)  
Approved unanimously.

**Motion:** To approve the payment of \$1,735.00 to Atty Leo McCabe. (Ralph, Maria)  
Approved unanimously.

**Motion:** To approve the payment of \$2,413.13 to David E. Ross Associates. (Cathy, Emerson)

Approved unanimously.

The next meeting will be 6:00pm at WRHS Media Center on July 15<sup>th</sup>. The July 8<sup>th</sup> meeting will be cancelled.

**Motion:** To adjourn (Cathy, Ralph)  
Approved unanimously.

Meeting adjourned: 9:50pm.

Respectfully submitted,

John Rokicki, acting recording secretary

Outstanding actions:

- 2003.3.26      Decide process for signing warrants
- 2003.3.26      Determine method for selecting recording secretary; then select.