April 6, 2021
School Building Committee

A meeting of the School Building Committee was held on Tuesday, April 6, 2021 at 5:00 pm. Due to current health department restrictions, the meeting was held through remote participation.

Members present by roll call:

	Present
Donald Humason, Jr.	X
Stefan Czaporowski	X
Stacy Burgess	X
Shannon Barry	X
Chris Carey	X
Ramon Diaz	X
Ralph Figy	X
Bryan Forrette	X
Shelly Hazlett	X
Bridget Matthews-Kane	X
Bill Parks	X
Brian Sullivan	X
Cindy Sullivan	X
Tammy Tefft	X
Chris Tolpa	X
Lisa Benoit	X
	16

Also in attendance:
OPM-P3 Representative: Dan Pallotta, Robert Todisco
Caolo & Bieniek Representatives: Jim Hannifin, Bert Gardner
Cindy Minicucci, Superintendent's Secretary

1. At 5:02 pm Mayor Donald Humason called the meeting to order.

2. Public participation – none

3. Summary of Correspondence
   Stefan Czaporowski reported that one email was received expressing concern about traffic on Franklin Street.

   In addition, he followed-up with Kathy Palmer regarding the theatre/stage option for the new elementary school. Kathy reported that she has no interest in this nor has she spoken with anyone about it. It was not a good use of funding.

4. Approval of March 16, 2021 School Building Committee meeting minutes:
Ralph Figy moved, Ramon Diaz seconded to approve the March 16, 2021 School Building Committee meeting minutes, as presented.

	YES	NO
Donald Humason, Jr.	X	
Stefan Czaporowski	X	
Stacy Burgess	X	
Shannon Barry	X	
Chris Carey	X	
Ramon Diaz	X	
Ralph Figy	X	
Bryan Forrette	X	
Shelly Hazlett	X	
Bridget Matthews-Kane	X	
Bill Parks	X	
Brian Sullivan	X	
Cindy Sullivan	X	
Tammy Tefft	X	
Chris Tolpa	X	
Lisa Benoit	X	
	16 motion passes	

4b. Approval of March 29, 2021 School Building Committee meeting minutes
Ralph Figy moved, Chris Tolpa seconded to approve the March 29, 2021 School Building Committee meeting minutes, as presented.

	YES	NO
Donald Humason, Jr.	X	
Stefan Czaporowski	X	
Stacy Burgess	X	
Shannon Barry	X	
Chris Carey	X	
Ramon Diaz	X	
Ralph Figy	X	
Bryan Forrette	X	
Shelly Hazlett	X	
Bridget Matthews-Kane	X	
Bill Parks	X	
Brian Sullivan	X	
Cindy Sullivan	X	
Tammy Tefft	X	
Chris Tolpa	X	
Lisa Benoit	X	
	16 motion passes	

5. Vote on LEEDS/CJPS Compliance Path for Certification
   Ralph Figy moved, Cindy Sullivan seconded to select LEEDS Compliance Path for Certification.

	YES	NO
Donald Humason, Jr.	X	
Stefan Czaporowski	X	
Stacy Burgess	X	
Shannon Barry	X	
Chris Carey	X	
Ramon Diaz	X	
Ralph Figy	X	
Bryan Forrette	X	
Shelly Hazlett	X	
Bridget Matthews-Kane	X	
Bill Parks	X	
Brian Sullivan	X	
Cindy Sullivan	X	
Tammy Tefft	X	
Chris Tolpa	X	
Lisa Benoit	X	
	16 motion passes	

6. Presentation on PSR option with cost
   Dan Pallotta stated the data should be used solely about which site option to select. The Base Repair option was not reimbursable nor are demolition costs or abatement costs.

   Bert Gardner shared a presentation with members (attached). He also reviewed the following PSR Alternatives:
   - Base Repair
   - Design Alt. 02D.1 (Add-Reno, 1-Story)
   - Design Alt. 02E.1 (New Construction, 1-Story)
   - Design Alt. 02E.2 (New Construction, 2-Story, staggered move)
   - Design Alt. 02.E.3 (New Construction, 3-Story)
   - Design Alt. 02.E.4 (New Construction, 2-Story, single move)

   In addition, the rough estimated costs for the purpose of defining the Preferred Schematic were shared and reviewed.

7. Vote on the PSR
   Ralph Figy moved, Tammy Tefft seconded to select Design Alt. 02.E.4 as the Preferred Schematic.

   After discussion, it was decided to vote on each of the PSR Alternatives and have discussion. Ralph Figy removed the motion.

Brian Sullivan moved, Tammy Tefft seconded to vote on the Base Repair option. It was noted that a YES vote indicates support of that option and a NO vote indicates you do not support that option.

	YES	NO
Donald Humason, Jr.		X
Stefan Czaporowski		X
Stacy Burgess		X
Shannon Barry		X
Chris Carey		X
Ramon Diaz		X
Ralph Figy		X
Bryan Forrette		X
Shelly Hazlett		X
Bridget Matthews-Kane		X
Bill Parks		X
Brian Sullivan		X
Cindy Sullivan		X
Tammy Tefft		X
Chris Tolpa		X
Lisa Benoit		X
		16 motion failed

Brian Sullivan moved, Ralph Figy seconded to vote on the Design Alt. 02.E.3 (New Construction, 3-Story) option.

	YES	NO
Donald Humason, Jr.		X
Stefan Czaporowski		X
Stacy Burgess		X
Shannon Barry		X
Chris Carey		X
Ramon Diaz		X
Ralph Figy		X
Bryan Forrette		X
Shelly Hazlett		X
Bridget Matthews-Kane		X
Bill Parks		X
Brian Sullivan		X
Cindy Sullivan		X
Tammy Tefft		X
Chris Tolpa		X
Lisa Benoit		X
		16 motion failed

Brian Sullivan moved, Stefan Czaporowski seconded to vote on the Design Alt. 02D.01 (Add-Reno, 1-Story) option.

	YES	NO
Donald Humason, Jr.		X
Stefan Czaporowski		X
Stacy Burgess		X
Shannon Barry		X
Chris Carey		X
Ramon Diaz		X
Ralph Figy		X
Bryan Forrette	X	
Shelly Hazlett		X
Bridget Matthews-Kane		X
Bill Parks		X
Brian Sullivan		X
Cindy Sullivan		X
Tammy Tefft		X
Chris Tolpa		X
Lisa Benoit		X
		15 motion failed

The following comments were shared:

- Chris Tolpa stated she felt that the 1-story floor option was not an ideal layout (too much space to cover in case of emergencies).
- Cindy Sullivan stated that this option takes up a lot of outdoor space. At first, she liked this option (no stairs) but changed her opinion after visiting the school in Hanover, Massachusetts.
- Stefan Czaporowski stated that initially he was bothered by stairs. He reported that he met with the representatives from the Fire and Police Departments who stated that they preferred the 2-story option. Also, the 1-story option takes up too much outdoor space.
- Stacy Burgess stated that green space is very important and the 1-story option takes up too much outdoor space.
- Chris Carey stated that although he is a historic preservation architect and would like to see the building renovated it wasn't worth the effort. Best to use tax dollars in another way.

Tammy Teft moved, Ralph Figy seconded to vote on the Design Alt. 02E.01 (New Construction, 1-Story) option.

The following comments were shared:

- Ralph Figy stated that the 1-story floor option did not fit in the neighborhood.
- Tammy Tefft stated that she was interested in the 1-story option but it takes up too much green space.

	YES	NO
Donald Humason, Jr.		X
Stefan Czaporowski		X
Stacy Burgess		X
Shannon Barry		X
Chris Carey		X
Ramon Diaz		exited meeting at 5:45pm
Ralph Figy		X
Bryan Forrette	X	
Shelly Hazlett		X
Bridget Matthews-Kane		X
Bill Parks		X
Brian Sullivan		X
Cindy Sullivan		X
Tammy Tefft		X
Chris Tolpa		X
Lisa Benoit		X
		14 motion failed

Tammy Tefft moved, Ralph Figy seconded to vote on the Design Alt. 02E.2 (New Construction, 2-Story, staggered move) option.

The following comments were shared:

- Bridget Matthews-Kane stated that she liked this option, although all students will not be able to move in at once. She liked the cozy feel and that the second grade students would be on the first floor.
- Stacy Burgess stated that she did not like this option because of the staggered move in. She felt that when you are combining two schools, two groups of staff members, and two groups of students, it must happen at the same time.
- Chris Tolpa stated that although this option was her favorite, it was very important to move the staff and students at the same time. She questioned the if the plan could be altered to allow single move in instead of a staggered move in.
- Stefan Czaporowski stated that it was important to support both communities from Franklin Avenue and Abner Gibbs.
- Ralph Figy stated that he liked the design but felt it was imperative to bring both communities into the new school at the same time.
- Shelly Hazlett stated that she was a parent of an Abner Gibbs student. Her daughter adores Abner. She felt that it was important that all students/staff move in together to the new school.
- Stacy Burgess questioned if this option could be altered to a single move in instead of staggered.
- Cindy Sullivan commented on the costs and stated that the move in should be a single move.
- Tammy Tefft stated that she agreed with the single move in option versus staggered move in option.

- Brian Sullivan stated that the Principals and Superintendent agreed that the single move option was the best. Also, if the staggered move in option was selected, Abner Gibbs would need to stay open for another year. A lot of funding will be needed for Abner (roof), etc. He felt the single move option was the best.
- Bridget Matthews-Kane acknowledged the Abner Gibbs community and staggered move. She shared her own experience when Juniper Park closed and wondered if re-districting was an option.

Bert Gardner and Dan Pallotta addressed the question about changing the move from a staggered one to single phase move in. Dan Pallotta stated that an effort could be made to make a single move but no guarantee could be given that this would happen.

Dan Pallotta reported in regards to Design Alt. 02.E.4 (New Construction, 2-Story, single move) the spaces can be reviewed and may be able to get grade 2 students on the first floor.

	YES	NO
Donald Humason, Jr.		X
Stefan Czaporowski		X
Stacy Burgess		X
Shannon Barry		X
Chris Carey		X
Ramon Diaz		not in attendance
Ralph Figy		X
Bryan Forrette		X
Shelly Hazlett		X
Bridget Matthews-Kane	X	
Bill Parks		X
Brian Sullivan		X
Cindy Sullivan		X
Tammy Tefft		X
Chris Tolpa		X
Lisa Benoit		X
		14 motion failed

Ralph Figy moved, Stefan Czaporowski seconded to vote on the Design Alt. 02.E.4 (New Construction, 2-Story, single move).

At 6:10 pm Ray Diaz re-entered meeting.

The following comments were shared:
- Mayor Humason stated that he felt this was a great option and most cost effective. He acknowledged the designers because this option appeals to all groups and will serve the children in the community. Wonderful project inside and outside.
- Brain Sullivan stated a lot of credit should be given to Superintendent, Tammy Tefft, and Principals for getting the family/staff and community input for this project.
- Ralph Figy stated that the process was effective and community support.

	YES	NO
Donald Humason, Jr.	X	
Stefan Czaporowski	X	
Stacy Burgess	X	
Shannon Barry	X	
Chris Carey	X	
Ramon Diaz	X	
Ralph Figy	X	
Bryan Forrette	X	
Shelly Hazlett	X	
Bridget Matthews-Kane	X	
Bill Parks	X	
Brian Sullivan	X	
Cindy Sullivan	X	
Tammy Tefft	X	
Chris Tolpa	X	
Lisa Benoit	X	
	16 motion passes	

8. Any other items not reasonably anticipated 48 hours prior to the meeting.
   Dan Pallotta reviewed the next steps in the process. He reported that over the next week Bert Gardner will share sections of the PSR with members for review.

5. Adjourn
   At 6:26 pm Tammy Tefft moved, Chris Tolpa seconded to adjourn the meeting.

	YES	NO
Donald Humason, Jr.	X	
Stefan Czaporowski	X	
Stacy Burgess	X	
Shannon Barry	X	
Chris Carey	X	
Ramon Diaz	X	
Ralph Figy	X	
Bryan Forrette	X	
Shelly Hazlett	X	
Bridget Matthews-Kane	X	
Bill Parks	X	
Brian Sullivan	X	
Cindy Sullivan	X	
Tammy Tefft	X	
Chris Tolpa	X	
Lisa Benoit	left meeting at 6:20 pm	
	15 motion passes	

A true copy, Attest:

_____

Donald Humason, Jr. Chair
Westfield School Building
Westfield School Committee

DH/cm
Minutes approved: _____

Westfield Elementary School Project

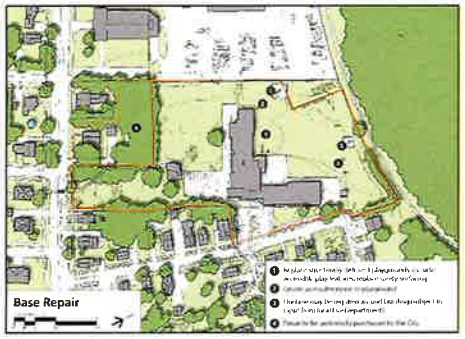
PSR Options

Building Committee

April 06, 2021

PSR Alternatives:

BASE REPAIR



CODE COMPLIANCE

DESIGN ALT. 02D.1

Add-Reno, 1-Story

DESIGN ALT. 02E.1

New Const., 1-Story

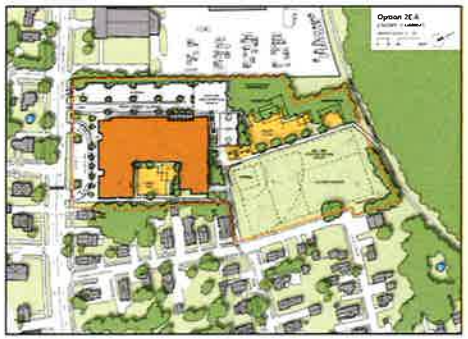
DESIGN ALT. 02E.2

New Const., 2-Story

DESIGN ALT. 02E.3

New Const., 3-Story

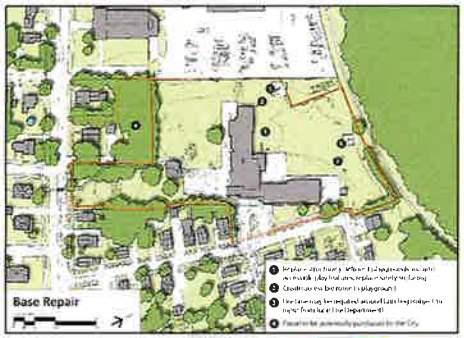
DESIGN ALT. 02E.4



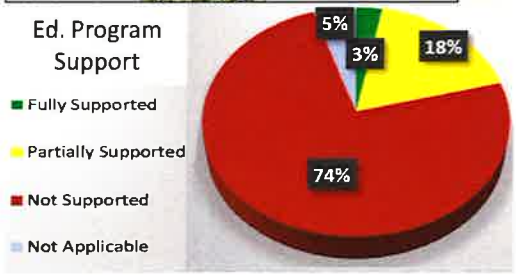
New Const., 2-Story

PSR Alternatives:

BASE REPAIR



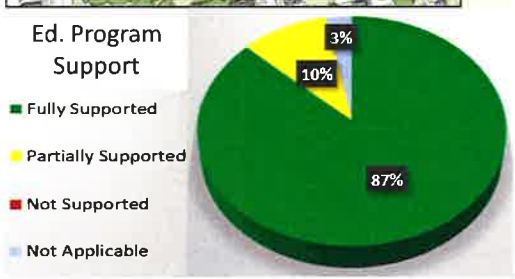
CODE COMPLIANCE



Construction Costs:	$16,189,697
Ineligible Costs:	$16,189,697
Soft Costs:	$4,047,424
TOTAL PROJECT COST:	**$20,237,121**
Westfield's Cost:	***$20,237,121***

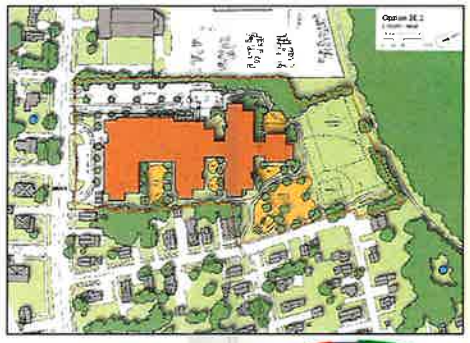
DESIGN ALT. 02D.1

Add-Reno, 1-Story

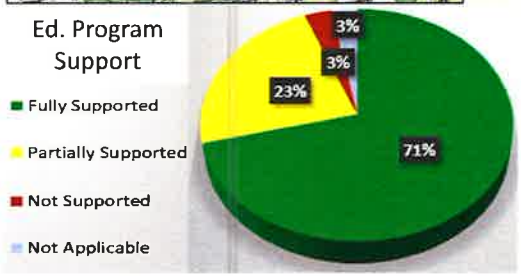


Construction Costs:	$56,324,381
Ineligible Costs:	$1,163,500
Soft Costs:	$10,138,389
TOTAL PROJECT COST:	**$66,462,770**
Westfield's Cost:	***$19,447,295***

DESIGN ALT. 02E.1



New Const., 1-Story

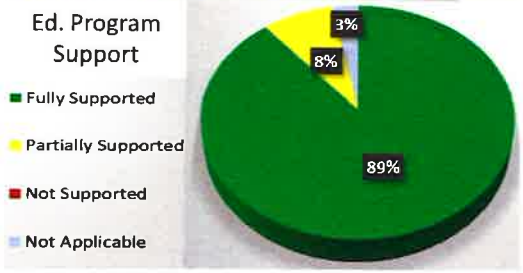


Construction Costs:	$55,664,573
Ineligible Costs:	$1,140,990
Soft Costs:	$10,019,623
TOTAL PROJECT COST:	**$65,684,196**
Westfield's Cost:	***$19,729,433***

PSR Alternatives:

DESIGN ALT. 02E.2

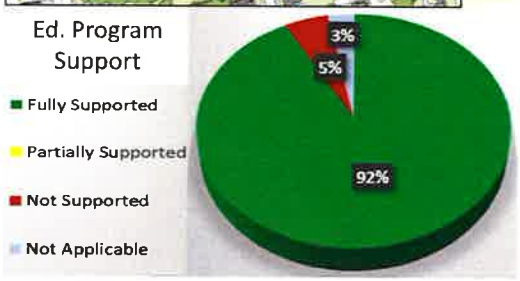
New Const., 2-Story



Construction Costs:	$53,892,916
Ineligible Costs:	$1,140,990
Soft Costs:	$9,700,725
TOTAL PROJECT COST:	**$63,593,641**
Westfield's Cost:	***$19,127,353***

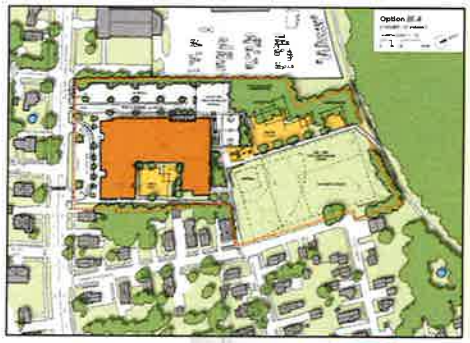
DESIGN ALT. 02E.3

New Const., 3-Story

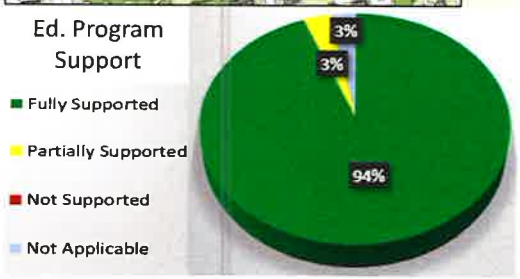


Construction Costs:	$51,353,246
Ineligible Costs:	$1,794,990
Soft Costs:	$9,243,584
TOTAL PROJECT COST:	**$60,596,830**
Westfield's Cost:	***$18,729,920***

DESIGN ALT. 02E.4



New Const., 2-Story



Construction Costs:	$50,442,405
Ineligible Costs:	$1,875,990
Soft Costs:	$9,079,633
TOTAL PROJECT COST:	**$59,522,038**
Westfield's Cost:	***$18,478,052***

P3 PROJECT PLANNING PROFESSIONALS

V-1.0

ROUGH ESTIMATED COSTS FOR THE PURPOSE OF DEFINING PREFERRED SCHEMATIC

OPTION	Const. Costs	Ineligible	Soft Costs	Total	Westfield's
Base Repair	16,189,697	16,189,697	4,047,424	20,237,121	20,237,121
Add / Reno Single Story	56,324,381 4,505,950	1,163,500	10,138,389	66,462,770	19,447,295
New Costruction Single	55,664,573 4,453,166	1,140,990	10,019,623	65,684,196	19,729,433
New Cpmstruction 2 Story (E2)	53,892,916 4,311,433	1,140,990	9,700,725	63,593,641	19,127,353
New Construction 3 Story	51,353,246 4,108,260	1,794,990	9,243,584	60,596,830	18,729,920
New Construction 2 Story (E4)	50,442,405 4,035,392	1,875,990	9,079,633	59,522,038	18,478,052

Westfield's Costs Estimated as 71.8% MSBA Reimbusement on Eligible Costs.
Demo, Abatement, and Site Costs over 8% Deemed Ineligible

THANK YOU