

WACHUSETT REGIONAL SCHOOL DISTRICT

HOLDEN ♦ PAXTON ♦ PRINCETON ♦ RUTLAND ♦ STERLING

Minutes

Special Meeting #257 Thursday, December 9, 2004  
5:00 PM

Modular Cafeteria  
Wachusett Regional High School

*Committee Members Present:*

Duncan Leith, Chair	Mark James
Donald Benson, Vice-chair	John Kane
Elizabeth Brennan	Alice Livdahl
Charles Capparelli	Norman Plourde
Patricia Gates	Michael Sherman
David Gibbs	Margaret Watson

*Committee Members Absent:*

Cynthia Bazinet	Natalie Mello
Clifford Connell	John Nunnari
Kelly Maxwell	Cheryl Rauh

*Administration Present:*

Paul K. Soojian, Deputy Superintendent and Director of Operations  
Steven Penka, Director of Administrative Services  
Susan H. Sullivan, Executive Assistant to the Superintendent

*Others present, who desired to be recorded as present (see attached Attendance Sheet – attachment 1)*

I. Call to Order

Chair Duncan Leith called the meeting to order at 5:04 PM. Chair Leith explained to the Committee that he was asked by Louis Cornacchioli, Chair of the Rutland Building Committee, to schedule a Special School Committee meeting to reach a compromise on the design of the Rutland Elementary School prior to the Rutland Special Town Meeting on Monday, December 13, 2004.

## II. Meeting with Rutland Building Committee Regarding Rutland Elementary School Project

Chair Duncan Leith advised the Committee that he would ask Louis Cornacchioli, Chair of the Rutland Building Committee, and Michael Pagano and William Senecal of Lamoureux Pagano, LLP to address the committee, followed by questions from the Committee and/or Deputy Superintendent.

Member David Gibbs asked a *Point of Order* if the Committee must reconsider the prior action of the Committee. Chair Duncan Leith asked that the motion adopted on November 8, 2004 be read into the record:

*To adopt the Superintendent's recommendation that approval of the design of the project include the original brick, which was approved by the Superintendent, or a comparable product and the original roof storm drain system.*

Chair Leith advised the Committee that he would entertain motions following the information presented by the Rutland Building Committee.

Rutland Building Committee Chair Louis Cornacchioli gave a brief history of the project to date:

- The Rutland Town Meeting approved \$17,725,000 for the project.
- The first bids came in \$2.1 million over the appropriated amount.
- Chair Cornacchioli met with Superintendent Alfred Tutela, Deputy Superintendent and Director of Operations Paul Soojian, Director of Administrative Services Steven Penka, and representatives of the architectural firm Lamoureux Pagano, LLP. It was agreed at the meeting that the educational footprint of the building should not be changed, leaving any reductions to the cost in materials.
- The Building Committee reviewed suggested reductions by the architect and re-bid the project.
- The bids came in lower than the first bidding process but still requires Town Meeting to increase the appropriation to \$19,245,000.
- Should the Building Committee be required to accommodate the School Committee action of November 8, 2004, the increased cost to the Town would be over \$600,000.

Chair Duncan Leith introduced Michael Pagano of Lamoureux Pagano, LLP who explained to the School Committee the process followed by the architects to try to realize savings on the overall cost to the project. Mr. Pagano stated that the smooth side of the block could be used at no cost to the project but he encouraged the School Committee to accept the drainage system, as re-designed and bid. Mr. Pagano explained the drainage system through a brief PowerPoint presentation.

Following inquiry as to the difference between the architects' estimated savings of \$30,000 for changing to a split block masonry and \$128,000 to change the drainage system to contractor estimates of \$330,000 to use to former block masonry and \$310,000 to install the former drainage system, Mr. Pagano explained that the original numbers were estimates and the actual savings was greater. He also stated that he estimated a savings of \$100,00 on the masonry, not \$30,000. The process, once a project is bid, must be done through changeorders, which traditionally are higher than if the project was re-bid.

Rutland Building Committee Chair Louis Cornacchioli stated that the Building Committee has a timeline issue. The contract with the general contractor must, by law, be executed within thirty days of the bid opening, which is December 23, 2004. Chair Cornacchioli stated that more delays would extend the timeline for the opening of the building; that the enrollment in Rutland is escalating; and that further delays could cause the project to be removed from the State School Building Authority list.

Chair Leith advised the Rutland Building Committee that the safety concern of the District and the School Committee was only around the entryways, the walkways, and any areas where children would have access directly to the side of the building.

Deputy Superintendent Paul Soojian advised the Committee that the issue for the District regarding the masonry was always student safety and that any decisions regarding the two items in question, the masonry and the drainage system, would not be reason for removal from the State list. Deputy Superintendent Soojian also advised the Committee that re-bidding the project was an option that the Building Committee could adopt. Deputy Superintendent Soojian advised the School Committee that the architect had provided a solution to the masonry by suggesting the use of the smooth side of the block, at no cost to the project.

Discussion continued regarding the drainage system, including the use of pea stone around the building. Some concern was expressed that students might choose to use the pea stones as projectiles. Mr. Pagano reported that the same system was installed ten years ago at Knox Trail School in Spencer and to Mr. Pagano's knowledge, the school has not had a problem with the pea stone being used as projectiles by the students.

A suggestion was made to save costs by changing the roof from a metal roof to roof shingles. The architect reported that this option was considered early in the process of reviewing possible reductions and the Building Committee opted to keep the metal roof. To change the roof after the bidding process would be costly due to the changeorder process. If the Building Committee decided to change the materials used on the roof, the project would need to be re-bid.

Motion: To reconsider the action taken by the School Committee on November 8, 2004 regarding the Rutland Elementary School Project  
(A. Livdahl)  
(P. Gates)

Roll call vote:

In favor:

Duncan Leith  
Donald Benson  
Elizabeth Brennan  
Charles Capparelli  
Patricia Gates  
David Gibbs  
Mark James  
John Kane  
Alice Livdahl  
Norman Plourde  
Michael Sherman  
Margaret Watson

Opposed:

None

(Motion passed unanimously)

Motion: To approve the Rutland Building Committee use of the smooth face side of the split block masonry around the entryways, walkways, and anywhere students could have direct contact with the side of the building, or the use of the smooth face side of the split block masonry around 100% of the building, if the Building Committee desires, or the use of the previously approved masonry.

(A. Livdahl)  
(P. Gates)

Roll call vote:

In favor:

Duncan Leith  
Donald Benson  
Elizabeth Brennan  
Charles Capparelli  
Patricia Gates  
David Gibbs  
Mark James  
John Kane  
Alice Livdahl  
Norman Plourde  
Michael Sherman  
Margaret Watson

Opposed:  
None

(Motion passed unanimously)

Motion: To accept the drainage system, as re-designed and bid by the Rutland Building Committee

(A. Livdahl)  
(P. Gates)

Discussion continued regarding the drainage system. Concern was expressed that the system could cause maintenance issues in the future. Following inquiry, Deputy Superintendent Soojian advised the School Committee that once the warranty expired, the District would be responsible for any repairs to a system. Problems at Chocksett Middle School have caused water damage and disruptions to the building. Davis Hill Elementary School has had problems with drainage; Dawson Elementary School has had problems with drainage.

Roll call vote:

In favor:

Donald Benson  
Elizabeth Brennan  
Charles Capparelli  
Patricia Gates  
Mark James  
John Kane  
Alice Livdahl  
Norman Plourde

Opposed:

Duncan Leith  
David Gibbs  
Michael Sherman  
Margaret Watson

(Motion passed 8-4)

III. Adjournment

Motion: To adjourn

(C. Capparelli)  
(N. Plourde)

Vote:

In favor:

Duncan Leith  
Donald Benson  
Elizabeth Brennan  
Charles Capparelli  
Patricia Gates  
David Gibbs  
Mark James  
John Kane  
Alice Livdahl  
Norman Plourde  
Michael Sherman  
Margaret Watson

Opposed:

None

(Motion passed unanimously)

The meeting adjourned at 6:45 PM.

Respectfully submitted,

Paul K. Soojian  
Deputy Superintendent and Director of Operations

PKS:ss/School Committee/Minutes