# Mount Greylock Regional School District School CommitteeCapital Gift Phase I SubcommitteeLocation: Meeting Room A109Thursday, August 8, 20191781 Cold Spring Road Williamstown, MA 012674:45 pm

**Open Session Agenda** 

- I. Call to order
- II. Approval of minutes
  - A. April 25, 2019
  - B. April 30, 2019
  - C. May 29, 2019
  - D. June 3, 2019
  - E. June 10, 2019
- III. Review of status on outside property search
- IV. Review of revised construction plans and associated bidding process
- V. Recommendation to full committee on future action plan **VOTE**
- VI. Other business not anticipated by the Chair within 48 hours of meeting

VOTE



# Capital Gift Phase I Subcommittee Minutes

<u>Date:</u> 4/25/2019	Location:
<u>Start:</u> 3:45pm	MGRS Meeting Room A102
Adjourn: 5:00pm	1781 Cold Spring Road Williamstown, MA 01267

#### In Attendance:

Committee Members:	Also Present:
Joe Bergeron, Chair	Kim Grady
Regina Dilego	
Christina Conry, Secretary	
<u>Absent:</u>	

Jo	2	

	Item	Comments	Motion	Second	Vote
١.	Call to order				
П.	Discuss next	-Reviewed Williamstown Zoning Board of			
	steps for	Appeals letter from April 19, 2019			
	multipurpose	-Reviewed Williamstown Zoning Board of			
	building	Appeals Decision Notice from March, 2019			
	and/or	-Discussed decisions made by the legacy			
	alternatives	school committee as to the importance of			
	with possible	the admin. Building and why it was not			
	vote to	attached to the school plan.			
	recommend	-Kim reviewed her recent visits to various			
	next action to	locations in the region. None could be			
	school	modified to fit the needs of the			
	committee	administration. The best fit wasn't an			
		option as it is in New Ashford.			
		-Shed Man sheds were discussed for			
		storage facilities and the Nordic ski, but our			
		current permit would only allow one			
		building on the site/campus earmarked			
		with wiring, etc. and these units would be			
		difficult to retrofit with appropriate			
		ventilation, etc.			
		-Bid for Admin bldg. as is with offices,			
		public restrooms for fields, storage for			
		campus equipment and Nordic ski room			



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	came in at 2.8million. 25% higher than was	
	expected. If the bathrooms are removed	
	from the plan and left for the field work	
	phase, 2.5 million.	
	-3,000 square feet is required for the	
	Administration building alone. Current	
	structure is a temporary trailer we are	
	renting on a monthly basis. The fee will go	
	up to almost \$3000 month after February	
	2020. It is not well winterized and wiring,	
	generator, etc. were meant as temporary	
	fix. Longer stay could mean new permits	
	and additional work/cost.	
	-1200 square feet needed for the storage	
	of campus equipment	
	What are the next steps?	
	-We had obvious shock over the price	
	-Some have indicated that if both the field	
	work and admin work went out to bid	
	together the cost might be lower. There is	
	no evidence to suggest this is the case.	
	<ul> <li>Where do other regionalized school</li> </ul>	
	systems house their administration? And in	
	what type of buildings?	
	-Could a modular structure be cheaper?	
	Would this then just be the Admin building	
	with no bathroom, equipment storage or	
	Nordic waxing space	
	-Fundraising efforts will not produce	
	money to house/build an admin building,	
	but could be used to create	
	bathrooms/concession stand for a field.	
	This is something that has been considered	
	in the past.	
	-Discussed putting the current plans out to	
	bid again, but paired down even further to	
	gain back the 25% increase	
	-This would avoid the eventual cost of	
	hiring yet another architect to draw plans	
	for the space	
III. Other		
Business not		
anticipated		



IV. Adjourn	5:00 pm	Regina	Christina	3/3

Respectfully Submitted,

Christina Conry



## Capital Gift Phase I Subcommittee Minutes

<u>Date:</u> 4/30/2019	Location:
<u>Start:</u> 4:10pm	Lanesborough Elementary School Conference Room
<u>Adjourn:</u> 5:04pm	Summer Street, Lanesborough, MA

#### In Attendance:

Committee Members:	Also Present:	
Joe Bergeron, Chair	Perri Petricca, Advisor/Expert	
Regina Dilego	Kim Grady	
Christina Conry, Secretary		
<u>Absent:</u>		

Jc		

Item	Comments	Motion	Second	Vote
I. Call to order				
II. Discuss next steps for multipurpos building and/or alternatives with possible vote to recommend next action to school committee	<ul> <li>Caught Perri "up to speed" on where we currently stand with Phase I project and our concerns/communities concerns about eating up the entire Capital Gift</li> <li>Answers from Perkins Eastman to questions from our last meeting on 4/25         <ul> <li>They do not think we will get more bidders the next time around</li> <li>They would not change the specs to invite more bidders. They don't believe it would make a difference</li> <li>They do not think Bidding Phase 1 District Office and Phase 2 Fields &amp; Track will decrease the cost overall of both phases. It may, in fact increase the cost.</li> </ul> </li> </ul>			



 1	TT	
<ul> <li>Didn't feel a two-story building</li> </ul>		
over a single story would		
decrease cost, but would		
increase design const (did not		
provide cost of increase)		
<ul> <li>Did not believe there would be</li> </ul>		
significant cost savings to		
removing the bathrooms		
<ul> <li>Perri felt the bid list was not robust</li> </ul>		
due to the prefab building structure. It		
needed to be built based on the		
companies' constraints. Basically, the		
companies were bidding for sub work,		
not putting their own "guys" to the job		
<ul> <li>Perri felt a "stick built" building would</li> </ul>		
likely have been cheaper to the tune of		
about 100k (doesn't bring us down		
enough in budget at this point). He felt		
we would need to downsize for a		
dramatic decrease in budget. He also		
felt more bidders would come to the		
table if stick built (Joe Bergeron		
mentioned again, that although this is		
a Capital Gift from the college, if we		
don't go to bid it could bring issues)		
<ul> <li>Perri suggested Phase 2 should look</li> </ul>		
carefully at cost of Turf Fields. Having		
direct knowledge of the project at BCC		
and significant "turf package" costs		
and maintenance costs over time		
<ul> <li>What if we work backwards from our</li> </ul>		
magic # for budget? The timeline has		
been removed since it already has not		
been met, which means district offices		
will likely be in trailer through next		
winter		
What would be the absolute must		
haves in the design?		
<ul> <li>District Office, with just the</li> </ul>		
amount of controlled climate		
storage at minimum (look into		
storage behind computer room		
at LES, look at storing Conex		



I	
	containers offsite which would
	mean not needing panic bar as
	students wouldn't have access)
	<ul> <li>Facility: Reduce amount</li> </ul>
	needed for facilities (reach out
	to Sheds & Stuff to find out
	costs of covered area on top of
	leveled gravel (car port type
	structure) Note: Facility or
	inside district office would
	require some type of eye
	washing station
	<ul> <li>Cross Country: Find out how</li> </ul>
	the x-country facility could be
	decreased in square footage
	and other needs? (It is
	suggested that the new
	building design have a
	basement to house the x-
	country team. It would have
	electricity, a ramp for access
	and proper ventilation)
	o Bathrooms?
	What is it going to cost for a second
	redesign? Our thoughts currently are
	to reduce the footprint (reducing
	roofing cost and concrete cost),
	consider either one story with
	basement or possibly two stories with
	basement
	How fast can P& E do a redesign?
	The Phase 1 Committee recommends
	we start with a base \$ value not to
	exceed 2.2 million for this entire
	process. We hope to achieve this by
	eliminating some of the elements of
	the previous concept, going to "stick
	built" vs. prefab and reducing the
	footprint overall by reducing facility-
	controlled storage; climate-controlled
	storage for files; and finding square
	foot needs of x-country



		• Discussed meeting prior to next School Committee Meeting to review any answers received and to gather thoughts to present to full committee			
III.	Other				
	<b>Business not</b>				
	anticipated				
IV.	Adjourn	5:04pm	Regina	Christina	
	-		_		

Respectfully Submitted,

Christina Conry



### Capital Gift Phase I Subcommittee Minutes

 Date:
 5/29/2019
 Location:

 Start:
 5:16pm
 MGRS Meeting Room D203

 Adjourn:
 6:45pm
 1781 Cold Spring Road Williamstown, MA 01267

#### In Attendance:

Committee Members:	Also Present:	
Dan Caplinger, Chair	Kim Grady	
Regina Dilego		
Christina Conry, Secretary		
<u>Absent:</u>		

Jo

	Item		Comments	Motion	Second	Vote
Ι.	Call to order					
11.	Reorganization	•	Due to temporary absence of Joe Bergeron, former Chair. Vote to reorganize the sub committee with Dan as chair	Regina	Christina	3-3
	Updates/Next Steps	•	Caught Dan Caplinger up to speed on Phase I progress. Explained about inherited building plans from transition committee and progress/set backs since that time. Discussed moving bathrooms to an isolated building separate from Admin. Discussed absolute minimum requirements for Nordic Team Ski Waxing space Discussed how to communicate between Phase 1 and Phase 2 sub committees Discussed # of spaces required for district office. Some need own office for privacy/confidentiality reasons, others can share. 10-12 spaces would			



IV.	Adjourn	6:45pm	Regina	Christina	3-3
		<ul><li>zoning issues, ADA compliance, etc</li><li>Next meeting set for June 3rd</li></ul>			
		equipment. Need to look into any			
		garage that could house school			
		equipment), has a two-car attached			
		Nordic team (plus their grooming			
		have a garage large enough to house			
		for square footage, it accessible from current schools parking lot, looks to			
		address has the minimum requirement			
		decision process can attend. The			
		members and others needed in			
		location when all subcommittee			
		future space for District Offices. Christina to set up a meeting at that			
		1851 Coldspring Road home as the			
		Discussed the possibility of purchasing			
		currently occupies			
		rent for the trailer the district office			
		<ul> <li>storages, etc.</li> <li>Reminder that the Cap. Gift is paying</li> </ul>			
		be ideal, plus a conference room, file			

Respectfully Submitted,

Christina Conry



### Capital Gift Phase I Subcommittee Minutes

 Date:
 6/03/2019
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 Start:
 2:50pm
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 Adjourn:
 4:05pm
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Location: MGRS Meeting Room D203 1781 Cold Spring Road Williamstown, MA 01267

#### In Attendance:

Committee Members:	Also Present:
Dan Caplinger, Chair	Kim Grady, Super Intended
Regina Dilego	Tim Sears, Director of Building & Grounds
Christina Conry, Secretary	
<u>Absent:</u>	Toward end of meeting at property two parents showed up. I did not catch their names. They wanted to view the potential accommodations for the Nordic Ski Team.

Jo

	Item Comments Motion S		Second	Vote	
١.	Call to order				
Π.	Potential property review and discussion	<ul> <li>Met with listing agent at 1851 Coldspring Road after viewing properties outbuildings for potential storage and housing of the Nordic Team waxing room/grooming equipment storage</li> <li>Viewed the inside of the property from top to bottom</li> <li>Determined their would be ample space to house district personnel</li> <li>Need to further explore what would need to be done for ADA compliance</li> <li>Seemed to be a good fit for the present needs of District Office and Nordic Team – with some modifications necessary</li> </ul>			
III.	Adjourn	4:04	Regina	Christina	3-3

Respectfully Submitted,



Christina Conry



# Capital Gift Phase I Subcommittee Minutes

Date: 6/10/2019	Location:
<u>Start:</u> 2:20pm	MGRS Meeting Room D203
<u>Adjourn:</u>	1781 Cold Spring Road Williamstown, MA 01267

#### In Attendance:

Committee Members:	Also Present:
Dan Caplinger, Chair	Kim Grady, Super Intended
Regina Dilego	Tim Sears, Director of Building & Grounds
Christina Conry, Secretary	Stephen Dravis, reporter for iBerkshires
	Rob Wnuk
<u>Absent:</u>	

<u>Jo</u>

Call to orderReview of status on property search, bidding, and construction plans• Despite our best effort to find existing properties that will meet district needs – lots of shortcomings and challenges beyond what we expected compliance issues have considerable cost to retrofit (Dan) • List out the costs of all the extras • Rob Wnuk: Architecture/Engineer – tie
status on       properties that will meet district needs         property       – lots of shortcomings and challenges         search,       beyond what we expected         bidding, and       ○ Compliance issues have         construction       considerable cost to retrofit         plans       ○ List out the costs of all the         extras       ○ Rob Wnuk:         Architecture/Engineer – tie
<ul> <li>into security costs (propane, internet, etc., Fire systems) with the administration building on campus. Only thing separate was the propane tank.</li> <li>We need to move quickly to firm up plans for an on campus building within</li> </ul>



Phase II subcommittee	<ul> <li>subcommittee is paramount. Last meeting was June 4<sup>th</sup> with Phase 2. Approving timing for initial athletic going to bid. July 10<sup>th</sup> – start bid process – 3 weeks bids in by 31<sup>st</sup> of July. August 8<sup>th</sup> full school committee meeting for any bids that come in. Currently a moving situation. Joint understanding for a need for flexibility.</li> <li>Public comments asked for delay of bidding process. Critical of artificial turf fields with tire rubber in fill. Phase 2 agreed to take a closer look at it. Debate of health risks of turf field. It is not believed that it is a demonstrated health risk.</li> </ul>			
IV. Motion to move into Executive Session	<ul> <li>Rob and Tim invited to executive session, moved by Dan 2:33pm</li> </ul>	Regina	Christina	3-3
V. Adjourn	2:48	Regina	Christina	Role Call

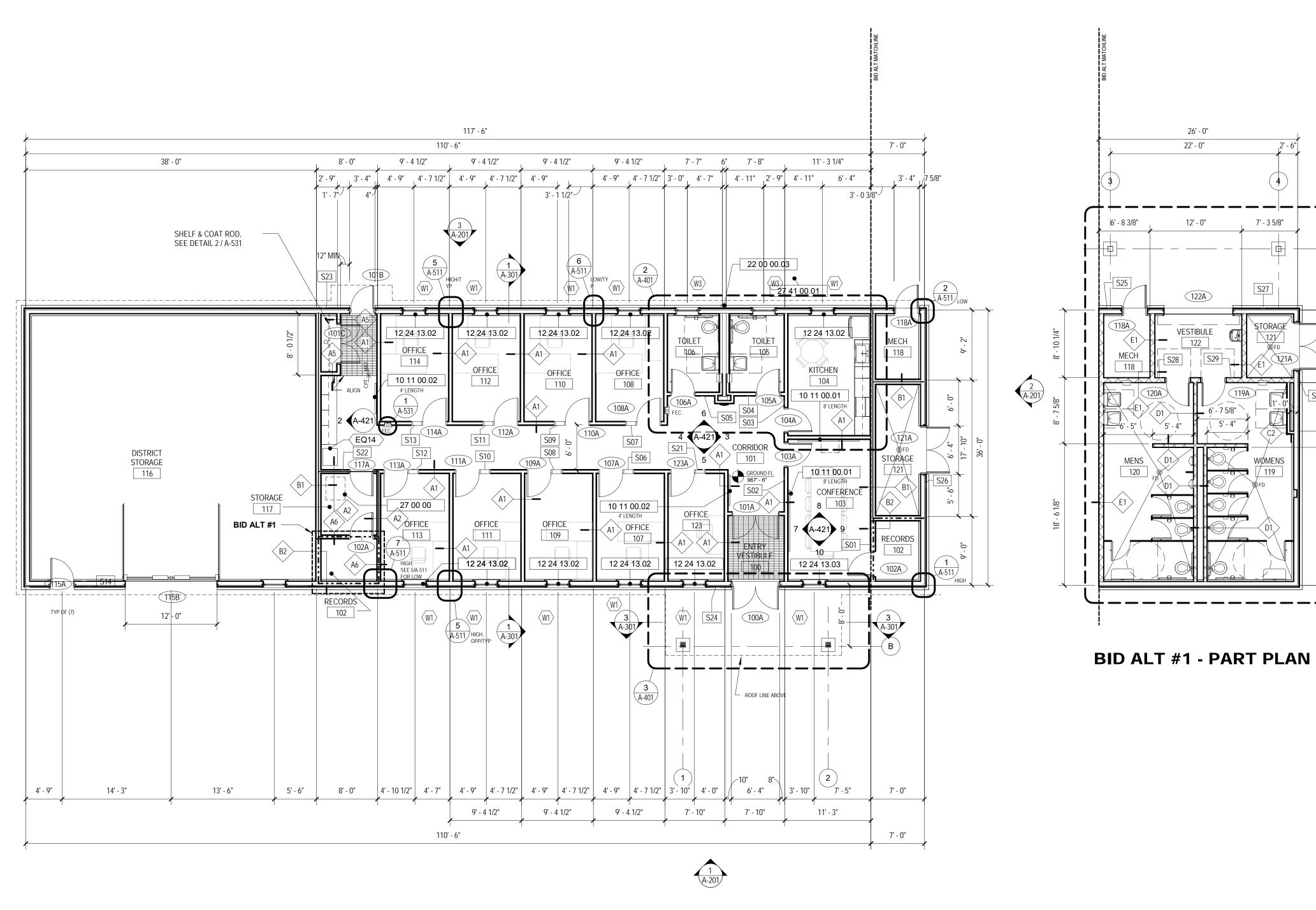
Respectfully Submitted,

Christina Conry

# FLOOR PLAN GENERAL NOTES ON HEAD DETAILS AND TYPICAL DOOR JAMB DIMENSIONS. EET FOR ELEVATIONS AND DETAILS FOR ALL STRUCTURAL ITEMS INCLUDING EXTERIOR WALL FINISHES NTING HEIGHTS HE MASONRY, FACE OF STUDS AND CENTER OF COLUMN LINES, UNO. ARE FACE OF GWB OR MASONRY HEDULE FOR PAINTED ACCENT WALLS TYPES, AND REFER TO DOOR SCHEDULE FOR FLOOR TRANSITIONS UII F FOR DFTAILS **KEYNOTE LEGEND**

	1.	SEE SHEET A-002 FOR PARTITION TYPES, PARTITION
	2.	CASEWORK SHOWN IN PLAN, SEE CASEWORK SHEE
	3.	REFER TO PRE MANUFACTURED BUILDING SHOPS F
4	4.	SEE SHEET A-401 FOR TYPICAL EQUIPMENT MOUNT
Į	5.	ALL DIMENSIONS SHOWN ARE TO THE FACE OF THE
(	6.	ALL DIMENSIONS THAT CALL-OUT CLEAR OR CLR, AF
-	7.	SEE INTERIOR ELEVATIONS AND ROOM FINISH SCH
8	8.	REFER TO ROOM FINISH SCHEDULE FOR FLOOR TYP
(	9	REFER TO DOOR SCHEDULE AND WINDOW SCHEDU

	K
KEYNOTE	KEYNOTE DESCRIPTION
10 11 00.01	MARKERBOARD (SEE PLAN FOR LENGTH) (
10 11 00.02	TACKBOARD (SEE PLAN FOR LENGTH) (SE
12 24 13.02	MANUAL LIGHT FILTERING SHADE
12 24 13.03	MANUAL OPAQUE SHADE
22 00 00.03	WALL HYDRANT/HOSE BIB (SEE PLUMBING
27 00 00	
27 41 00.01	WALL MOUNTED WALL PROJECTOR, OWNE

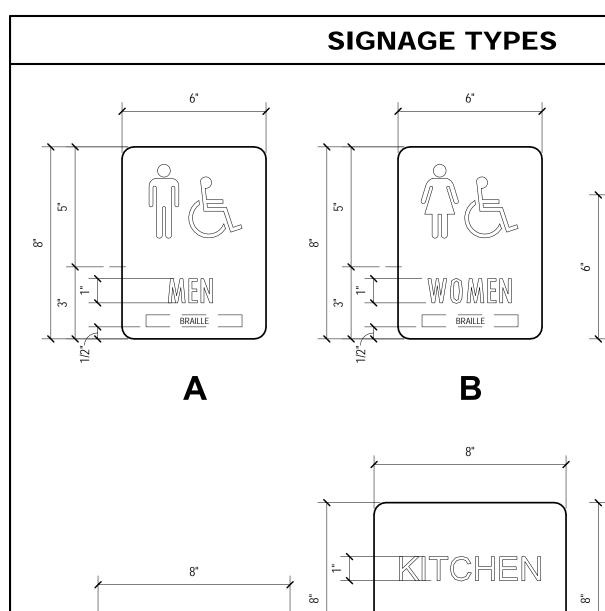






1 **FIRST FLOOR** 1/8" = 1'-0"

(SEE SPEC FOR BLOCKING REQUIREMENTS)
E SPEC FOR BLOCKING REQUIREMENTS)
DRAWINGS)
ER FURNISHED, CONTRACTOR INSTALLED (SEE ELEC DRAWINGS)



BRAILLE

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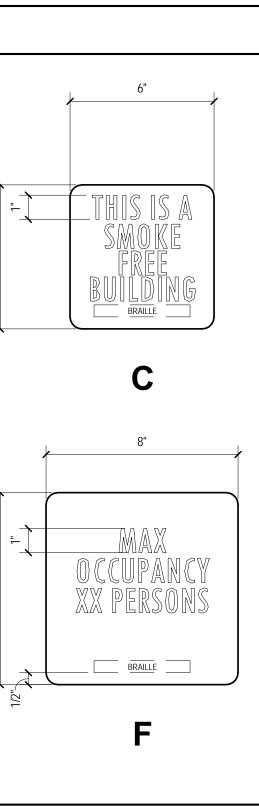
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OFFICE

D

- NAME

SLOT



			SIC	GNAGE SCHEDU	JLE
SIGN NO.	ROOM NO.	ROOM NAME	TYPE	СОРҮ	NOTES
S01	102	RECORDS	E	RECORDS	FINAL COPY TO BE DETERMINED BY OWNER
S02	103	CONFERENCE	E	CONFERENCE	
S03	104	KITCHEN	E	KITCHEN	
S04	105	TOILET	В	WOMEN	
S05	106	TOILET	A	MEN	
S06	107	OFFICE	D	OFFICE	
S07	108	OFFICE	D	OFFICE	
S08	109	OFFICE	D	OFFICE	
S09	110	OFFICE	D	OFFICE	
S10	111	OFFICE	D	OFFICE	
S11	112	OFFICE	D	OFFICE	
S12	113	OFFICE	D	OFFICE	
S13	114	OFFICE	D	OFFICE	
S14	116	SKI WAX	F	MAX OCCUPANCY 49 PERSONS	
S18	115	GARAGE	E	"GARAGE"	FINAL COPY TO BE DETERMINED BY OWNER
S21	123	OFFICE	D	OFFICE	
S22	113	OFFICE	E	OFFICE	
S23	EXT	-	С	THIS IS A SMOKE FREE BUILDING	
S24	EXT	-	С	THIS IS A SMOKE FREE BUILDING	
S25	118	MECH	E	"MECH"	FINAL COPY TO BE DETERMINED BY OWNER
S26	121	STORAGE	E	"STORAGE"	FINAL COPY TO BE DETERMINED BY OWNER
S27	EXT	-	С	THIS IS A SMOKE FREE BUILDING	
S28	120	MENS	A	MEN	
S29	119	WOMENS	В	WOMEN	

# SIGNAGE NOTES

1. ALL SIGNS TO BE MOUNTED 60" AFF TO CENTERLINE ON WALL, ADJ TO LATCH SIDE OF DOOR. 2. AT ALL SIGN TYPE D, PROVIDE ADDITIONAL SIGN AT REVERSE THAT SHALL HAVE BUILDING PLAN PRINTED ON IT WITH RED DOT INDICATING LOCATION AND PATH OF EGRESS FROM BUILDING.

	FINISH SCHEDULE								
ROOM		FLOOR	NG	WALL FINISH			<b>U</b>		
NO.	ROOM NAME	MATERIAL BASE		NORTH SOUTH EAST		WEST	REMARKS		
					1				
100	ENTRY VESTIBULE	MAT	RB	PTD	PTD	PTD	PTD		
101	CORRIDOR	CPT/MAT	RB	PTD	PTD	PTD	PTD		
102	RECORDS		RB	PTD	PTD	PTD	PTD		
103	CONFERENCE	CPT	RB	PTD	PTD	PTD	PTD		
104	KITCHEN	LT	RB	PTD	PTD	PTD	PTD		
105	TOILET	CT	CT	EPOXY	CT/EPOXY	EPOXY	EPOXY	SEE PLAN & INT ELEVS FOR WAINSCOTTING EXTENTS	
106	TOILET	CT	CT	CT/EPOXY	EPOXY	EPOXY	EPOXY	SEE PLAN & INT ELEVS FOR WAINSCOTTING EXTENTS	
107	OFFICE	CPT	RB	PTD	PTD	PTD	PTD		
108	OFFICE	CPT	RB	PTD	PTD	PTD	PTD		
109	OFFICE	CPT	RB	PTD	PTD	PTD	PTD		
110	OFFICE	CPT	RB	PTD	PTD	PTD	PTD		
111	OFFICE	CPT	RB	PTD	PTD	PTD	PTD		
112	OFFICE	CPT	RB	PTD	PTD	PTD	PTD		
113	OFFICE	CPT	RB	PTD	PTD	PTD	PTD		
114	OFFICE	CPT	RB	PTD	PTD	PTD	PTD		
115	GARAGE	SCONC	RB	EPOXY	EPOXY	EPOXY	EPOXY		
115A	CUSTODIAL STORAGE	SCONC	RB	EPOXY	EPOXY	EPOXY	EPOXY		
116	DISTRICT STORAGE	SCONC	RB	PTD	PTD	PTD	PTD		
117	STORAGE								
118	MECH	SCONC	RB	EPOXY	EPOXY	EPOXY	EPOXY		
119	WOMENS	СТ	СТ	EPOXY/CT	EPOXY	EPOXY	EPOXY	BID ALT #1, SEE PLAN & INT ELEVS FOR WAINSCOTTING EXTENTS	
120	MENS	СТ	CT	EPOXY	EPOXY	EPOXY	EPOXY	BID ALT #1	
121	STORAGE	SCONC	RB	EPOXY	EPOXY	EPOXY	EPOXY		
122	ELEC	SCONC	RB	EPOXY	EPOXY	EPOXY	EPOXY		
123	OFFICE	CPT	RB	PTD	PTD	PTD	PTD		
124	Room								

	FINISH SCHEDULE LEGEND							
<u>FLOORS</u>		BASE		WALLS				
LT CPT SCONC CT	LINOLEUM TILE CARPET TILE SEALED CONCRETE CERAMIC TILE	CT RB	4" COVED CERAMIC TILE 4" RUBBER BASE	CT EPOXY PTD	CERAMIC TILE EPOXY PAINTED GWB / CMU PAINTED GWB / CMU			
		FINISH	SCHEDULE N	IOTES				
1. Providi	E WINDOW TREATMENTS AT	ALL WINDOWS, TYP.						

2. PROVIDE ADA SIGNAGE THROUGHOUT BUILDING, SEE SIGNAGE SCHEDULE AND FLOOR PLAN FOR LOCATIONS & COPY

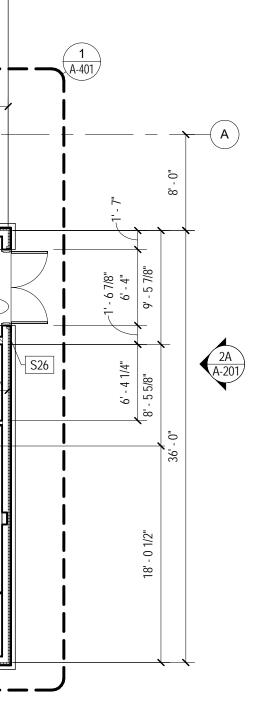
SHALL REMAIN UNFINISHED.

EQ14 PRINTER

3. PAINT EXPOSED TO VIEW UNDERSIDE OF ROOF STRUCTURE SUCH AS PLYWOOD SHEATHING AND PURLINS. EXPOSED TIMBER FRAMED TRUSSES

EQUIPMENT SCHEDULE					
TAG NO.	DESCRIPTION	COMMENTS			
AP1	REFRIDGERATOR	BASIS-OF-DESIGN: GE PROFILE MODEL NO. GTS21FMKES			
AP2	MICROWAVE	BASIS-OF-DESIGN: GE PROFILE MODEL NO. PVM9179EKES			

OWNER'S EXISTING EQUIPMENT



1/17/2019

SCALE: As indicated

CONSTRUCTION DOCUMENTS

**A-101** 

PROJECT No: 65011 DRAWING TITLE: FIRST FLOOR PLAN, NOTES & SCHEDULES

1781 COLD SPRING ROAD WILLIAMSTOWN, MA

MOUNT GREYLOCK **REGIONAL SCHOOL** ADMIN BUILDING

Specifications: LUND ASSOCIATES 51 MONUMENT STREET WENHAM, MA 01984 T. +1 978 468 5141

PROJECT TITLE:

Electrical: RWH CONSULTING ENGINEERS, INC 540 MEADOW STREET EXT. AGAWAM, MA 01001 T. +1 413 789 0960

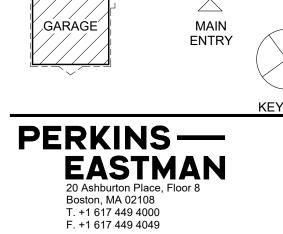
Mechanical & Plumbing: **RWH CONSULTING ENGINEERS, INC** 540 MEADOW STREET EXT. AGAWAM, MA 01001 T. +1 413 789 0960

Structural: GIRARD AND COMPANY, LLP 10 WATERCHASE DRIVE ROCKY HILL, CT 06067 T. +1 860 563 3820

Landscape: TRAVERSE 150 CHESTNUT STREET, 4TH FLOOR PROVIDENCE, RI 02903 T. +1 401 383 4950

Civil / Site: DOUCET & ASSOCIATES 123 UNION STREET, SUITE 302 EASTHAMPTON, MA 01027 T. +1 413 203 2349S

Owner MT. GREYLOCK REGIONAL SCHOOL DISTRICT 1781 COLD SPRING ROAD WILLIAMSTOWN, MA 01267



∕ SKI OFFICES /WAX/  $\bigtriangleup$ KEY PLAN

NO. DATE ISSUE