

School Committee Meeting-via Zoom
January 6, 2021

Present: Jim Danhauser, Tom Hoppenstead, Ron Mycock, DJ MacKinnon, Ray Pirrone, Adam Zais, Frances Parks, Mark Lynch, Jaci Barton

Minutes: Approved without any changes

Cotuit School Building disposition: Demolish, Use for District Offices and Fire Department, Rent Office/storage space, Community Center. Other.

Chief Rhude reviewed previously distributed sketches and spoke about possible options for the school property to become the new fire station and district business offices. An architect (Todd Costa) will be joining the meeting to discuss feasibility and the details of the process of construction.

Jim Dannhauser asked what the total construction contingency percentage would be Mr. Costa replied would be a 5% cost.

Mr. MacKinnon clarified construction contingency cost is once the project is further along in design. Mr. Costa stated this committee will want to be sure the design team has a good estimator and discussed monies in phase 1. Mr. MacKinnon also asked about the money per square foot and asked if this was for new construction. Mr. Clark replied yes, it was for new construction.

Chief Rhude discussed budget spread sheets, including the feasibility and cost analysis stressing these were very rough numbers. The next step would be to hire a designer with more defined numbers.

Chief Rhude asked if the numbers looked reasonable to go to the next step. Mr. Costa would like to review everything with the estimator.

Rough numbers were discussed, Mr. Zais stated the space is 13,000 sq ft x 515 per sq ft + 7% comes in over 7 million dollars-not including the studies.

Mr. MacKinnon discussed the report previously completed with the possibility of the building as a school, the numbers were 250 a sq ft. Note-both numbers do not apply to the entire square foot of the building, just need space.

Next step would need to have a feasibility study. Mr. Costa stated to get a number to bring to the taxpayers a study would be about \$40-60,000 to be completed by May. Would include anticipations costs, time to build a concept (three conceptual layouts) with a marketing tool to present to the village.

Ms. Parks asked if would be worth it if part of the study was to look at existing fire station for renovations as she is sure someone at the district meeting will inquire about this. Mr. Costa stated it could be done quickly, but keep in mind would cost the district a lot of money to house the equipment and staff during construction.

Mr. Hoppensteadt mentioned that this property is adjacent to the pumping station and storage tank facilities. The water department has had consultants recommend the district build water treatment

facilities and asked if Mr. Costa's company has done work like that previously. Also is curious if the fire department would be using chemicals during training that would affect the water supply.

Chief Rhude stated the department only uses water for training and chemicals such as foam would not be used. Plus, new stations have containment systems for washing trucks and all the water is shipped offsite for proper disposal. He also suggested discussing water department needs in this study before going any further.

Discussion continued about 3,5,10 plans options along with the future needs of the village, long term needs and plans along with costs, time frame, and the Town of Barnstable's timeline.

Mr. Pirrone asked about tear down options.

Mrs. Grassetti stated a letter to the Town Manager for transfer of property should be sent as soon as possible.

Discussion continued about options for going for the property and to then get studies complete or have a plan before taking on the property with all the fiscal responsibilities and legal risks. Discussed current costs to maintain the building as is or tear down. Ms. Barton suggested to put in an offer with the Town to put the property under contract with the close date a year out to allow the district to get studies completed. Chief Rhude stated he has heard the Town may give the district all the property. Ms. Parks feels we should let the Town keep it (tennis courts, playground, etc.) for maintenance expenses.

Discussed possible restrictions on property and conservation options. Also discussed if took on tennis courts, and fields would need to hire a maintenance manager otherwise it would fall onto a committee members.

Mr. Zais discussed action item at last meeting about the letter to the Town of Barnstable as he would like to move forward with that letter.

Mr. Hoppensteadt feels the Town should give us money to tear down the building.

Ms. Barton feels the next step would be to talk with the district lawyer Mark Boudreau in executive session. Ms. Parks will contact him.

Decision made to create a subcommittee for executive sessions to include DJ MacKinnon, Mark Lynch, and Jim Dannhauser. Mr. Zais made a motion to establish a subcommittee and for DJ MacKinnon, Mark Lynch, and Jim Dannhauser to be on this committee. All in favor by roll call-Dannhauser, MacKinnon, Zais, Mycock, Barton, Hoppensteadt, Lynch, Parks.

Mr. Dannhauser is circulating an email from Mimi McConnell as public comment and would like it to become part of the public record.

Commented [C1]: Fran, do you have the email from Mimi to add to the minutes? Thanks

Mr. Hoppensteadt stated the water department is in full support of obtaining this property for the district.

Ms. Parks would like to schedule the next meeting for Jan 20 if a conflict should arise it will be set for Jan 21.

Matters not reasonably anticipated by the Chair.

Motion to adjourn: Motion made to adjourn, second, all in favor.