

**Advisory Committee
Meeting
December 1, 2010
Juliani Room, Town Hall**

Steve Simons called the meeting to order at 7:30 p.m. Those present also included Catherine Johnson, Maura Murphy, Jack Haley, Caren Parker, Virginia Ferko, Rick Hill, Laura Hockett, Philip Licari, Richard Page, Derek Redgate, Barbara McMahon, David Murphy, and Jason Whittet. Polly Smith was absent.

Citizen Speak. No one at the meeting spoke.

WMS Renovation Project. Permanent Building Committee (PBC) Chair Mike Eby, Vice Chair Steve Gagosian, School Board Chair KC Kato, Board of Selectmen Vice Chair Terri Tsagaris, who is also Chair of the Middle School Building Committee, and School Superintendent Bella Wong spoke to a recommendation from the PBC to consider an add alternative bid proposal for the \$1.6 million Wellesley Middle School (WMS) project that would include renovating storage space under the second floor lecture hall by a complete demolition of the concrete under the floor instead of a partial demolition as originally contemplated. The article before the 7:30 p.m. Special Town Meeting (STM) calls for a \$1.6 million appropriation from free cash to renovate the WMS, and the request is for a change in the scope of the project, so that an "add alternate" construction bid can be sought to include the removal of a 6' concrete slab and concrete beams to create 1600 sq. feet of flexible space suitable for storage or other needs. The space now provides roughly 800 sq. feet of storage. Mr. Eby suggested that the "add alternate" project, if done alone, would likely cost \$140,000, and suggested that due to a favorable bidding climate and construction efficiencies realized through the full demolition of the concrete under the lecture hall floor and other, related work on the conversion of the lecture halls being performed as part of Option X, the incremental cost of the "add alternate" might be accomplished within the \$1.6 million requested appropriation. The PBC cannot seek this add alternate bid without going through Town Meeting. Mr. Eby stated that the PBC believed that the renovation of this additional space would optimize the WMS project. In response to questions from Advisory, the PBC said that this work would not include ventilation, which would be needed for configuration of this space for office use. Ms. Wong doubted that this space would be used as classroom space. School officials said that there are access and security issues involved in use of this space by other town departments. The PBC said that if the authority to do so is approved by Town Meeting, the PBC would be the body deciding whether to proceed with the add alternative after bids are received. Ms. Tsagaris and Ms. Kato were supportive of the "add alternate" as long as it did not affect the work to be done on Option X and could be done within the \$1.6million appropriation being requested. Ms. Kato stated that the space was not needed for Option X, and Ms. Wong stated that there was no use currently for the space.

Advisory then considered the "add alternate" option expected to be presented as a separate motion under Article 4 at the 7:30 p.m. STM. Ms. Ferko summarized the

expected motion as follows: In the event the base project for the Wellesley Middle School (Option X) comes in under \$1.6 million, including the add alternate described as described by Mr. Eby, that the PBC be authorized to proceed with the add alternate if, in its discretion, the cost was reasonable. Ms. Ferko moved that Advisory recommend favorable action. Mr. Hill seconded the motion. The motion passed by a vote of 10-3.

Following the motion, Ms. Babson, Chair of the Board of Selectmen, who was in attendance at the meeting, suggested that the original motion expected under Article 4 at the 7:30 p.m. STM to authorize an appropriation for the WMS renovation project, which Advisory had previously voted on and recommended favorable action, and the “add alternative” motion might be combined into a single motion. Ms. Ferko moved to recommend favorable action on such a combined motion. The motion was seconded by Ms. Johnson. During discussion on this motion, some Advisory members expressed concern about increasing the scope of the project beyond Option X. The motion was approved by a vote of 12-0.

Veterans Benefits. Executive Director Hans Larsen spoke in favor of a transfer of \$28,000 from Advisory’s Reserve Fund to provide additional funding for veterans’ benefits, which was approved by the Selectmen Monday night. The original amount budgeted has been exhausted. Mr. Larsen stated that this year has seen more veterans in Town using this benefit program, which provides a stipend for food, shelter, clothing, fuel and medical care to veterans qualifying based on need, and the budget for this purpose has been exhausted. Need qualification is determined by the Commonwealth. The supplemental appropriation is intended to cover estimated costs through the end of FY 11. The state eventually reimburses 75 percent of the money. Upon a motion made by Ms. McMahon and seconded by Ms. Parker, the members voted unanimously to authorize a reserve fund transfer of \$28,000 to provide for veterans benefits. The vote was 13-0.

Selectmen’s Capital and Facilities Maintenance Capital. Executive Director Government Hans Larsen, Deputy Director Chris Ketchen and Acting Facilities Director Joe Murray presented the Selectmen’s cash capital request and the Facilities Maintenance capital request for FY12. Mr. Larsen said that the total cash capital request, which includes facilities maintenance, is \$540,924, and he described the individual projects.

Mr. Ketchen spoke to the \$320,000 Facilities Maintenance Capital Request for FY12, which he said represents a \$30,100 or 10.3 % increase, which is part of the planned ramp-up of facilities maintenance throughout the town and includes approximately \$80,000 from the amount set aside for “Facilities Reinvestment”. Among a list of planned maintenance projects, Mr. Ketchen detailed planned roof and floor work throughout the Town, as well as the installation of “green” lighting fixtures. He said that the Town now has a model that focuses on early identification of maintenance needs and that optimizes purchasing and contracting of services. He also said that plans call for hiring a full-time electrician, which will alleviate problems with HVAC maintenance. In

response to questions from Advisory Members, Mr. Ketchen said the there is a plan to re-bid contracts for the fire station flooring.

Vote on Articles for STM. There was a brief discussion regarding Article 6 under the warrant for the December 6 STM called for 7:30 p.m. which seeks a supplemental appropriation from the Community Preservation Fund for repair of the historic Clock Tower in Elm Park. The 2009 Annual Town Meeting (ATM) approved a \$65,000 FY10 appropriation from the CPC for structural repairs, but bid proposals exceed the appropriation. A request for new bids has resulted in a low bid of \$72,525. Ms. Murphy stated that the DPW, with the consent of the CPC, has requested a supplemental appropriation of \$17,500 for the project which will cover the difference between the low bid and the money previously appropriated and also provide a contingency of \$9975 given the age of the Clock Tower and the possibility that additional repairs not yet identified might be needed. Upon a motion made by Ms. McMahon and seconded by Mr. Licari, the members voted unanimously to recommend favorable action on Article 6. The vote was 13-0.

There was a brief discussion on Article 3 under the warrant for the December 6 STM called for 9:30 p.m. which seeks to reduce the appropriation of retained earnings made at the 2010 ATM to the Sewer Enterprise Fund as part of the Sewer Division's budget. The appropriation of retained earnings will be reduced to \$497,665 to satisfy Department of Revenue regulations and will reduce expenses as a result of lower MWRA sewer charges to balance the budget. Upon a motion made by Ms. Hockett and seconded by Mr. Murphy, the members voted unanimously to recommend favorable action on Article 6. The vote was 13-0.

DPW Building Project. Mr. Hill said that the DPW would like to speak to Advisory regarding plans for the new DPW Building and Advisory Members were asked to submit questions regarding this project to the DPW through Mr. Hill and Ms. Smith. The DPW will be asked to make a presentation on December 8th or 15th.

Schedules. The winter and spring Advisory meeting schedule was discussed. It was the sense of the Committee that Human Resources (HR), which has electronically submitted its operating budget, does not need to have a representative present on January 15th the date at which its operating budget will be reviewed. Advisory will ask if a representative from the Fuller Brook Coordinating Committee can give an update of the project with the CPC on January 19th.

Adjournment. Upon a motion made by Mr. Licari and seconded by Ms. Hockett, Advisory voted unanimously to adjourn the Meeting. The vote was 13-0. The meeting adjourned at 10:55 p.m.

Respectfully submitted,

Eileen Davis
Administrative Assistant

Documents Distributed: "Board of Selectmen Fiscal Years 2012 -2016 Capital Requests;" "Human Resources FY12 Operating Budget;" "Wellesley Municipal Plant Operating Budget FY12;" "Request for Construction Funding for New DPW Operations Building;" "Permanent Building Committee;" "Wellesley Middle School Classroom Expansion Add Alternate."