



**HOLYOKE PUBLIC SCHOOLS**  
A PATHWAY FOR EVERY STUDENT

**School Building Committee**  
**Thursday, December 2, 2021, 6-8:00 p.m.**  
**Location: Virtual**  
**Remote Access: Computer: <https://hps-holyoke-ma-us.zoom.us/j/81136895654>**  
**Phone: Dial: 13126266799 / Webinar ID: 811 3689 5654**

- Meeting Objectives:**
- Understand Mayor’s vision for School Building Committee
  - Debrief Joint Committee Meeting
  - Review the financial analysis on the one new middle school building site completed by Hilltop Securities
  - Discuss pros/cons of certain sites vs. renovation
  - Determine next steps with OPM/Designer

- Attendees:**
- *(To Fill in)*

- To Prepare for this meeting:**
- Review and be ready to approve [meeting minutes](#) from 11/4/21
  - Review [SBC membership matrix](#)
  - Consider nominating someone who could serve as the ViceChair of the School Building Committee (with Mayor Garcia as Chair)
  - Read [2017 RFP for OPM at Lawrence site](#)
  - Review Chief Procurement Officer [letter](#) to Mayor Morse about Pinck / JWA
  - Review debt schedule forecast if bonding for a new middle school building at [Peck](#) and Chestnut
  - Watch the [Existing conditions of Peck building video](#) from 2019
  - Review [operational costs](#)
  - Review [2019 Project Costs](#) (see page 3)
  - Review [November 2021 letter from JWA](#) for fee estimate
    - Contrast with [initial fee of \\$528k and steps for Law from JWA on 1/23/18](#)
  - Optional: Read [presentation about past MS bldg project at the Senior Center](#) from April 2019
  - <FYI> [Background materials](#)

Time	Mins.	Topic	Owner
6:00	10	<b>Welcome and Public Comment</b>	Josh Garcia, Erin Linville
6:10	3	<b>Review next steps from last meeting</b> <ul style="list-style-type: none"> <li>● Complete <a href="#">State Ethics Training</a> ASAP (SBC Voting Members)</li> <li>● Erin L to finalize these meeting minutes and send out a survey to solicit input on people’s interest in the current OPM/Designer and what add’l info do they need. - <a href="#">Here’s survey link that is emailed to</a></li> </ul>	Erin Linville

		<p><b>SBC voting members on 11/10/21, with a request for due date by 11/17/21</b></p> <ul style="list-style-type: none"> <li>Schedule working groups - work with the chairs (David Yos - Finance, Academics/Extracurriculars - Jackie, Communications - Erin L, Building Design - Mark Lubold) work with Erin Linville on topics.</li> </ul>	
6:13	27	<p><b>Vision with new Mayor and discussion of Joint Committee meeting</b></p> <ul style="list-style-type: none"> <li>Review <a href="#">SBC membership matrix</a> and identify any gaps on representation</li> <li>Discuss the appointment of a ViceChair</li> <li>Debrief the Joint Committee meeting</li> </ul>	Mayor Garcia
6:40	20	<p><b>Review the financial analysis on the one new middle school building site completed by Hilltop Securities</b></p> <p><i>Materials: debt schedule forecast if bonding for a new middle school building at <a href="#">Peck</a> or <a href="#">Chestnut</a> in 2024</i></p>	Mayor Garcia
7:00	25	<p><b>Discuss Pros/Cons of Chestnut vs. Peck vs. other Location and Pros/Cons of Renovation vs. New Construction</b></p> <p><i>Materials: the <a href="#">Existing conditions of Peck building video</a> from 2019</i></p> <ul style="list-style-type: none"> <li>Review <a href="#">operational costs</a> and required investments if keeping current Peck</li> <li>Discuss pros/cons of location and reno vs. construction</li> </ul>	Anthony Soto, Whitney Anderson, Mark Lubold (Building Design Chair)
7:25	25	<p><b>Discuss and determine possible next steps OPM and Designer</b></p> <p><i>Materials: <a href="#">2017 RFP for OPM at Lawrence site</a> AND Chief Procurement Officer <a href="#">letter</a> to Mayor Morse about Pinck / JWA</i></p> <ul style="list-style-type: none"> <li>Survey Results</li> <li>Refined cost estimates <ul style="list-style-type: none"> <li><a href="#">2019 Project Costs</a> (see page 3)</li> <li><a href="#">November 2021 letter from JWA</a> for fee estimate <ul style="list-style-type: none"> <li>Contrast with <a href="#">initial fee of \$528k and steps for Law from JWA on 1/23/18</a></li> </ul> </li> </ul> </li> <li>Decide whether or not now is the time to vote - if now, then vote</li> </ul>	Josh Garcia, Lori Belanger, Erin Linville

7:50	10	<p><b>Feedback and Review next steps</b></p> <p><b>Possible Topics for Future Meetings</b></p> <ul style="list-style-type: none"> <li>• Updates from working group Chairs</li> <li>• Go on a tour of the Peck building</li> </ul>	Mayor Murphy
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**Operational Cost Estimates for 2022**

<b>Facility Costs</b>	<b>New Peck</b>	<b>New Chestnut</b>	<b>McMahon</b>	<b>Metcalf</b>	<b>Peck</b>	<b>Lawrence</b>
Custodial Supplies	9,500	9,300	3,261	3,261	15,714	10,928
Electricity	136,122	134,559	31,273	18,981	386,424	55,359
Heating Oil	0	0	52,362	24,728	0	0
<b>Maintenance</b>			0	0	0	0
Building Security						
Maintenance	550	505	0	0	854	854
Elevator	1,800	1,725	854	854	2,912	2,912
Equipment Maintenance	1,500	1,500	0	2,912	4,114	3,097
Exterminating	1,200	1,200	847	847	1,836	1,836
Facility Maintenance	35,000	35,000	1,836	1,836	79,069	66,965
Fire Alarm	1,800	1,718	16,279	16,279	2,901	2,901
Fire Extinguisher Inspection	475	450	2,901	2,901	495	495
Generator	500	500	495	495	2,291	0
HVAC Maintenance	10,000	10,000	0	0	26,962	26,962
<b>Other</b>			22,628	11,314	0	0
Site Maintenance (Grounds)	8,500	7,300	0	0	12,343	9,290
Technology	4,000	4,000	2,541	2,541	83,981	60,767
Trash Removal	7,500	7,500	17,290	17,290	8,936	8,936
Natural Gas	18,372	18,161	7,742	3,177	6,515	66,315
Snow Removal	10,000	2,500	2,843	2,843	13,813	3,287
Telephone	1,500	1,400	491	491	2,389	4,077
Water/Sewer	4,000	3,800	2,829	2,018	7,572	12,034
<b>SUM</b>	<b>252,319</b>	<b>241,118</b>	<b>166,473</b>	<b>112,769</b>	<b>659,121</b>	<b>337,015</b>

\*Existing school estimates are based on 2017 figures, with an estimated increase of 3% per year to 2022

\*\*New school estimates were based on anticipated expenses in 2021 or 2022

### **Required Investments for Peck**

Renovating Peck was explored as an option by the last School Building Committee. Here is a chart developed during the PDP stage that shows the cost estimates. As you can see, it was determined that renovating Peck would be more expensive than building new, and the educational quality of the Peck building would not be significantly improved from a renovation. Accordingly, the SBC didn't pursue this option.

<b>Option</b>	<b>Gross SF</b>	<b>Construction Cost Est.</b>	<b>Project Cost</b>
<b>Lawrence Add/Reno 550</b>	118,667gsf	\$52.4 – 54.4M	\$68.4 – 70.4M
<b>Chestnut New 550</b>	107,000 gsf	\$49.3 – 51.3M	\$66.4-67.4M
<b>Peck Add/Reno 550</b>	115,000 gsf	\$57.3-59.3M	\$74.9-76.9M
<b>Peck New 550</b>	108,000 gsf	\$54.9-55.9M	\$71.6-73.6M