

**Town of Sudbury  
Finance Committee  
Minutes of Meeting  
Monday, September 24, 2012  
6:30 p.m.**

The Town of Sudbury's Finance Committee meeting, held in Conference Room A318 at Lincoln-Sudbury Regional High School, was called to order at 6:45 p.m. by Chairman Jim Rao. Present for the meeting were Jamie Gossels, Bob Stein, Doug Kohen, Mark Minassian and Jim Rao. Joan Carlton arrived at 6:50 p.m. Bill Kneeland, Bob Jacobson and Chuck Woodard were absent.

**Item #1: Review of Articles for Special Town Meeting**

Jim invited Lisa Gutch, Vice Chair of the SPS School Committee, and Jim Kelly, Joint Facilities Director for the Town and SPS, to provide an update on the Nixon School Roof Project: Article #1 in the Special Town Meeting ("STM") Warrant. Lisa provided the committee with an update on the progress made since this article was reviewed with the Finance Committee on September 19<sup>th</sup>. The project team had multiple conversations with the Massachusetts School Building Authority ("MSBA"), their design firm, and their owner's project manager and as a result of additional diligence performed, Article 1 has been revised upward to \$808,000 (\$788,000 of project costs plus \$20,000 for debt issuance) which represents an increase of approximately 5 percent from the previous estimate of \$770,000 (\$750,000 of project costs plus \$20,000 for debt issuance). Lisa explained the process and discussions that the project team has had since the last Finance Committee meeting and that the estimate they are using was provided by Icon, the design firm that the MSBA has assigned to Sudbury. Icon is the design firm that originally provided a much higher estimate that was discussed at the previous Finance Committee meeting. Concurrently, our owner's project manager, a firm also assigned to Sudbury by the MSBA, developed a separate estimate using an estimator they are familiar with and came back with a forecasted project cost, excluding debt issuance fees, of \$803,000. Including the original Russo Barr estimate of \$750,000, the project team chose the median estimate of \$788,000 provided by Icon to bring to Town Meeting.

Mark Minassian asked when we began working with our design firm, Icon, and whether it was before the STM warrant was published. Jim Kelly responded that he believed it was after the warrant was published so they had to go with the original estimate provided by Russo Barr to meet the deadline for publication of the Warrant. Lisa reiterated that they were pressed for time trying to accommodate this STM on September 24<sup>th</sup> as their original plan was to have a STM in December to address this roof project. Bob Stein expressed concern that the estimates have changed many times over the past several days and recommended waiting to bring this to town meeting after they have bids. Jim Kelly explained that the way the MSBA process works, they

are required obtain the approval of Town Meeting before they can take the project out for bids and as a result will always have to use estimates. It is unfortunate, but that is the way that MSBA has chosen to run the Accelerated Repair projects. Joan Carlton mentioned that all three of the estimates received are within a narrow range of one another and she is comfortable with the estimate the project team has chosen to present to Town Meeting.

With no further discussion, comments or questions on Article 1, the Chairman asked for a motion to approve Article 1 in total of \$808,000. The motion was so moved by Joan Carlton and seconded by Doug Kohen. No further discussion.

VOTE: On vote, motion was approved (5 in support and 1 opposed).

At 7:10 p.m., the Finance Committee adjourned from Conference Room A318 and moved to the L/S auditorium to continue its meeting in attendance at, and for the duration of, Sudbury's Special Town Meeting.