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# M E E T I N G M I N U T E S # 4

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**H.T. WING SCHOOL FEASIBILITY STUDY  
33 WATER STREET  
SANDWICH, MA**

Meeting Date: **April 29, 2015**  
KBA #15001.00

**PRESENT:**

Bud Dunham	Town Manager (Town)
R. Patrick Ellis	Selectman (Town)
Jim Pierce	Selectman (Town)
Douglas Lapp	Assistant Town Manager (Town)
Michael Dwyer	Finance Committee (Resident)
Guy Boucher	Recreation Director (Town)
Ted Hamilton	Facilities Director (Town)
Blair Haney	Town Planner (Town)
Michael McKeon	Kaestle Boos Associates, Inc (KBA)
David McKinley	KBA

**COPIES:**

Attendees

Action By	The following items were discussed:
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Meeting Date: **April 29, 2015**  
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	<b>New Business:</b>
4.01	<b>Minutes from the last meeting were approved unanimously. KBA handed out copies of the draft existing conditions study which included all components except the cost estimate.</b>
4.02	<b>KBA reminded the committee that further research prior to a final determination of the cost should include selective destruction of walls, roof and a video analysis of the waste lines</b>
4.03	<b>Courtyards on plans to be graphically noted for easy identification.</b>
4.04	<b>Proposed estimate shall include at least four different scenarios. 1. Cost to demolish building minus the 1927 addition (alternate would be to demolish entire building). 2. Cost to repair the shell of the building, Code deficiencies and update building systems as well as replace/repair pavements and correct site deficiencies, i.e. prepare the facility for repurposing. 3. Cost to fit up the entire building to house all proposed that fit into the building. 4. Cost to demolish everything but the 1927 building, restore it for reuse and build new structure on Wing site for all other proposed uses. KBA-Daedalus to provide a Cost per Square Foot for each scenario.</b>
4.05	<b>It was suggested that any estimate should begin at the least expensive build out or repair and then work up from there.</b>
4.06	<b>B. Haney suggested that there might be three scenarios 1. Demolish Building 2. Private / Public venture in which part of project is developed by a developer. 3. Private venture with town selling or leasing part or all of the property (perhaps minus the 1927 building – and fields) to a developer.</b>
4.07	<b>A request was made to include School Administration into Town Offices program.</b>
4.08	<b>Auditorium of 1927 building may suit the needs of the Arts Alliance.</b>
4.09	<b>KBA shall include four other groups for programming purposes. 1. School Administration 2. Sandwich Food Pantry 3. Chamber of Commerce 4. Sandwich Arts Alliance</b>
4.10	<b>Recreation and COA to discuss what spaces in their individual programs that could be shared.</b>
4.11	<b>The next Committee meeting will be on Wednesday, May 20<sup>th</sup> at 8:30 AM at the Town Hall.</b>

*The preceding document constitutes the items reviewed and the decisions reached at the Meeting. If you were present at the meeting and perceive a discrepancy with information given and this report, please notify KBA within 48 hours of receipt of this document.*