

West Elementary School Building Committee Minutes

Thursday, July 9, 2020 – 7:30AM

Participating via remote

Access Voting Members: Chair-Paula Colby-Clements, Shelley Berman, Andrew Flanagan, Rick Almeida, Heather Eigen, Jennifer Hunt, Susan McCready, Janet Nicosia, Siggie Pfindler, Paul Rollins, Elizabeth Roos, Donna Walsh

Non-Voting Members: Mark Johnson, Esq., Tracey Spruce, Esq., ,

PMA Consultants (remote): Kevin Weeks, Brian DeFilippis, Steve Rusteika

SMMA Architects (remote): Lorraine Finnegan, Matt Rice

Other Participant: Steve Nembirkow, APS Chief Operations Officer

West Elementary School Building Committee Chair (SBC), Paula Colby Clements, opened the meeting at 7:30AM. Because of the emergency state of government due to Covid-19, all SBC members are participating via Webex. All votes will be taken by roll call at this meeting.

Approval of Minutes; Approval of SMMA and PMA Invoices. Vote expected

Minutes were reviewed, some changes were made and approved.

On a Motion made by Shelley Berman and seconded by Susan McCready, the West Elementary School Building Committee approved the June 25, 2020 meeting minutes. On a roll call vote, the motion for the June 25, 2020 meeting minutes was approved on a 12-0 vote.

PMA Invoice #04303-13 dated July 8, 2020 for professional services from June 1-30, 2020 in the amount of \$13,257.86.

On a Motion made by Sheldon Berman and seconded by Rick Almeida, the West Elementary School Building Committee approved the PMA Invoiced dated July 8, 2020. On a roll call vote, the motion for the PMA invoice was approved on a 12-0 vote.

SMMA Invoice #005355 dated July 10 for professional services from May 29 – June 26, 2020 for hours associated with the feasibility study in the amount of \$34,850.00.

On a Motion made by Sheldon Berman and seconded by Andrew Flanagan, the West Elementary School Building Committee approved the SMMA Invoiced dated July 10, 2020. On a roll call vote, the motion for the SMMA invoice was approved on a 12-0 vote.

Preferred Schematic Report (PSR) Update

Mr. DeFilippis stated that all members should have seen the resubmitted PSR to MSBA related to the mechanical penthouse change. The renderings have been altered along with the costs and so we have reset the timeline. A vote must be taken by the School Building Committee (SBC) and they will resubmit the complete package. MSBA will then comment on the package and then we will get in line for the FAS meeting – it could be on July 22 or August 5th. At the Facilities Assessment Subcommittee (FAS) meeting, MSBA will go thru how the building relates to the grounds, how they areas relate to one another and how it ties to the educational plan and costs.

The Chair asked if there were any comments or questions at this point and there were none.

On a Motion made by Sheldon Berman and seconded by Susan McCready the West Elementary School Building Committee approved to have PMA Consultants resubmit the revised Preferred Schematic Report (PSR) to the Mass School Building Authority (MSBA). On a roll call vote, the motion was approved on a 12-0 vote.

The Chair brought up the upcoming West Elementary SBC forum and whether we should move the July 14th forum date to July 20 or 21st. It was decided to hold the forum on Mon, July 20th at 7PM. We do

need to hold the forum before the proposed July 22nd FAS meeting, so we can let MSBA know we have put out information to the public. The Superintendent supports this decision since it will give us time to finish up the proposed FAQs to be done and placed on the new SBC website. This would also give the Committee more time to publicize the forum and to have the website up. Ms. Roos feels it's a good idea to advertise the forum thru various outlets, PACs/PTOs, School Committee Face Book page, social media outlets, etc. The invite will go out separately with links to the website or some indication that there are documents that will be available to view before the SBC forum.

The Chair asked the Committee what they think should be discussed for the forum agenda. She would like to talk about the FAS Presentation on the flexitorium, the project costs and the size of the building. The goal should be discussion and the relevancy to enrollment and the future generations. Ms. Finnegan said we should start with the need, then size, then design and end on the project costs. It is important to set the stage and have a systematic approach to this. Dr. Berman pointed out that one of the questions in the FAQ is related to the Bancroft project and the similarities/differences in costs. He will share an early West Elementary power point with Ms. Finnegan so that there is one power point to present at the forum. There are two schools that will be part of this larger building and that needs to be stressed.

Mr. DeFilippis will give some statistics on escalation costs. There is a question on enrollment figures which differ from the demographer's study vs. MSBA's numbers that need to be addressed. The MSBA study took into consideration new construction coming online (new families moving in, etc.). The Town Manager said he would present what has come online and what's in progress and what they see in the future for projects – with a focus on the West Elementary School project. Ms. McCready stated the real estate turnover rate is also important and how the school districts are set in the town. Ms. McCready feels this will happen in the future. Ms. Finnegan said Bancroft Elementary school was built for an enrollment of 680 although the population was not that at the time. However, West Elementary hosts many district programs. Ms. McCready said it would be good to educate the public on this point about district programs held at West Elementary. Mr. Johnson added a school shouldn't be opened at capacity enrollment. Ms. McCready said that since West Elementary has been open for 52 years and the number of developments in this part of the town has been remarkable. Dr. Berman said the other elementary schools are in good shape so the district shouldn't have to rebuild those schools and that we will be able to get rid of the modulars at Sanborn, for instance. Ms. Spruce requested a slide that displays current capacity at each school and why we think we need a school of this size given the demographers projection of a declining enrollment. We need to have good explanation on this subject. We could ask Ms. Nicosia to show the number of rooms and closet space, she has built for the district over the last 5 years to accommodate educational needs. Ms. Nicosia said there is an overcrowding at Sanborn which is why we have modular. These modulars have passed their "end of life" stage.

The forum will be 90 minutes - the presentation should only be about 30 slides/40 minutes tops. Questions and Answers would follow the presentation. Mr. Rollins asked about how the project would be funded in light of the current state of the economy. The Town Manager replied that Covid-19 has presented operating constraints on the budget. The primary revenue source which comes from property taxes represents about 80% and this can only increase by two-and-a half percent (2 ½) which then funds all the town's operations and other projects. To approve funding in addition to what we fund normally – the concern is what the average taxpayer will be able to pay – normal increases plus what the project will increase each taxpayer's bill. A tax calculator may be posted on the town website so that individuals may have an idea of what the costs could be. Ms. Finnegan noted at the end of schematic design is when a budget is set. The Chair reminded the members this is not a Town meeting. It is to give the community a project overview of where it stands at this point. Dr. Berman added it's important to highlight that there have been reductions to the project now which have brought the costs

down. The costs are 155.5 million and the reductions to date are about 3.5 million dollars which will be inserted at the next phase.

The Town Manager wanted to know what the MSBA reimbursement could be, Mr. Defilippis said it would be in the low 20s. However, the numbers are fluid. The Town Manager models what the town share could be responsible for. The Committee will allow the community to submit questions before the forum as it will give people more opportunities to participate. Ms. Spruce asked if there are any standards on enrollment capacity. Ms. Finnegan said there are none, no school has opened with less than what was planned – it is always seems to be on the plus side.

Selection of Next SBC Meeting date(s) and main subject.

The next meeting could either be July 23 or Aug. 6. Ms. Finnegan asked not to meet on July 23 if there is no FAS meeting with MSBA on July 22nd. They should have a FAS meeting date next week.

Mr. Johnson asked about feedback from the Conservation Commission. Ms. Finnegan said they will meet on July 21st meeting with Conservation and there will be a physical site now done.

Adjourn

On a Motion made by Sheldon Berman and seconded by Paul Rollins, the West Elementary SBC voted to adjourn the meeting of July 9, 2020 at 8:36AM. On a roll call vote, the Committee voted 12-0 to adjourn.

Respectfully,
Alison Phelan, Recorder

CERTIFICATION

Town Clerk and Chief Strategy Officer
Austin Simko

Date:

Town Stamp: