

MINUTES
Green Meadow Building Committee
Monday, July 10, 2023, 5:00 pm
Remote Meeting

Pursuant to Chapter 2 of the Acts of 2023 signed into law by Governor Healey on March 29, 2023, several pandemic-related relief provisions suspending certain provisions of the Open Meeting Law, G.L. c. 30A sec. 20 were further extended until March 31, 2025. All members of the public are invited to join the meeting virtually either by computer (internet) or phone as noted at the beginning of each meeting.

Meeting Called to Order via Roll Call at 5:04 pm

Brian Haas - Absent
Jennifer Gaudet - Present
Jerry Culbert - Present
Mary Brannelly - Present
Nicholas Kane - Present
Robert Rouleau - Absent
Anthony Midey - Present
Wayne White - Absent
Mark Anderson - Absent
Christopher DiSilva - Present
Justin DeMarco - Absent
Matthew Johann - Present
Greg Johnson – Present
Hilary Griffiths – Absent
Mike Stevens - Present

Ken Neuhauser (NV) - Present
Charles Gobron (NV) - Present

Project Team Members Present:

Phil Palumbo, Colliers Project Leaders; Al Esteves, Colliers Project Leaders, Chris LeBlanc, MVG; and Frank Tedesco, MVG.

Others Present:

Orian Greene and Katie Moore.

Documents presented during meeting:

The meeting included presentation of a PowerPoint agenda and supporting slides presented by Phil P. and Mary B. These are attached to these meeting minutes.

School Building Committee Meeting Minutes Approval

Jerry C. made a motion to accept the 6/12/23 SBC Meeting Minutes. The SBC Meeting Minutes were approved unanimously via Roll Call.

Feasibility Study Budget & MSBA Reimbursement

Phil P. presented the status of the Feasibility Study Budget indicating that there have been no new invoices since the last meeting. The anticipated remaining balance from the \$1M feasibility study is approximately \$149,100.

A total of \$468,848 representing roughly 84% of the Maximum Total Facilities Grant have been reimbursed by the MSBA to date.

MSBA Project Scope & Budget Agreement

Phil P. indicated that the budget approved by the MSBA was similar to the budget submitted to the MSBA. The formal MSBA documents for Owner signature are anticipated in the next week or so.

Nick K. recommended showing how GMES reimbursement rate compares to other MSBA projects.

Community Outreach Update

Mary B. presented the plan for community outreach going forward. Discussion items included:

1. Phil P. indicated that he is working with the OCP on a flyer that is acceptable to them.
2. Jennifer G. put together a database of residents interested in knowing more about the project and is working on setting up an Instagram account. The intent of the database is to send occasional informational emails.
3. Nick K. and Mary B. attended the farmers market on Saturday and signed up about 30 residents on the database.
4. Mary B. expressed the need for additional help with the outreach effort.
5. Brian H., Jerry C., and Mary B. will attend a coffee session at the Senior Center on 8/18/23.
6. The Community Forum will take place on 8/19/23 at the GMES School from 10:00 AM to 1:00 PM.
7. Additional outreach opportunities include Octoberfest on ~~October 30th~~ **September 30th**, BASEC, advertisement in the Action Unlimited newspaper, Market Basket, Baseball

games at Crowe Park, Condominium Complex, Boys & Girls Club, and the Public Library.

8. Mike S. suggested a dedicated website in addition to Instagram and Facebook.
9. MVG to put together large posters and a rolling PowerPoint Presentation to be displayed at various locations.
10. Colliers to investigate whether a PAC is needed to donate money as it relates to the Octoberfest event.

Project Timeline

Phil P. presented the Project Timeline with a placeholder SBC Meeting on 8/7/23.

New / Other Business

- The SBC to meet with the Finance and School Committee.
- Jerry C. suggested coming up with the tax implication in the event of a “No” vote. Ken H. noted that the impact on property value will be substantially bigger than the tax increase. Jerry C. also pointed out that the disruption to students in this scenario should also be stated.
- Mary B. indicated that changing the narrative first describing what it would take to renovate the school and then offering the possibilities with the new school may be more effective.
- The Fowler school addition implications should be presented at the August Selectboard meeting. Some concerns with this option would include:
 - Dissimilar needs for elementary and middle schools
 - Not necessarily more affordable
 - Vast revamp of the current educational programming

Next Meeting Dates

Monday, August 7th, 2023, at 5:00 PM, SBC Meeting.

Meeting Adjourned via Roll Call at 5:57 PM.

GREEN MEADOW ELEMENTARY SCHOOL

TOWN OF MAYNARD, MA

SCHEMATIC DESIGN

July 10, 2023



Project Leaders





Meeting Agenda

- I. Meeting Called to Order via Roll Call
- II. Approval of Prior Meeting Minutes
- III. Feasibility Study Budget Update
- IV. MSBA Project Scope & Budget Agreement Update
- V. Community Outreach Update
- VI. Project Timeline Update
- VII. New / Other Business
- VIII. Adjourn Meeting via Roll Call



Project Leaders



GREEN MEADOW ELEMENTARY SCHOOL

BUILDING PROJECT



Feasibility Study Budget Update

Town of Maynard

Green Meadow Elementary School

Financial Status Report (\$'000's)

Date: July 10, 2023

	A	B	C	D1	D2	D	E	F	G
	Budget			Contracted Project Costs			Anticipated Costs		Remaining Balance (C - F)
	Project Budget	Approved Transfers	Approved Budget with Transfers	Paid	Unpaid	Total Contract	Planned, but not Contracted	Anticipated Total Costs (D + E)	
Budget developed as of 3/12/2021									
I. Feasibility Study Agreement									
<u>A.</u> OPM Feasibility	\$ 250.0		\$ 250.0	\$ 198.6	\$ -	\$ 198.6	\$ -	\$ 198.6	\$ 51.4
<u>B.</u> AE Feasibility	500.0		500.0	500.0	-	500.0	-	500.0	-
<u>C.</u> Environmental & Site	150.0		150.0	134.4	1.8	136.2	-	136.2	13.8
<u>D.</u> Other	100.0		100.0	16.1	-	16.1	-	16.1	83.9
Total Feasibility Study	1,000.0	-	1,000.0	849.1	1.8	850.9	-	850.9	149.1
Total Project	\$ 1,000.0	\$ -	\$ 1,000.0	\$ 849.1	\$ 1.8	\$ 850.9	\$ -	\$ 850.9	\$ 149.1



Project Leaders



GREEN MEADOW ELEMENTARY SCHOOL

BUILDING PROJECT



MSBA Reimbursement for Feasibility Study Update

Project Details	Contract Details	Budget Details	Payment Requests	Prior Requests	Audit Details	Finance	Audit Adjustments
District Name	Maynard	School Name	Green Meadow				
MSBA ID	201901740010	Budget Phase	FSA Budget				
Procurement Type	Undetermined	Total Project Budget	\$1,000,000				
Project Type	Core Program	Board Approved Final TFG Date					
Project Scope	New Construction	Estimated Max Total Facilities Grant (95% Amt)	\$556,300(\$528,485)				
FSA Effective Date	3/12/2021	Maximum Total Facilities Grant	\$556,300				
PFA Effective Date		Total MSBA Payment Amount (to Date)	\$468,848				
PFA Bid Date		Percent of Total Facilities Grant Paid (to Date)	84.28%				
Reimbursement Rate	55.63%	Project Phase	Approved Project Vote Pending				



Project Leaders





MSBA Project Scope & Budget Agreement

BUDGET SUBMITTED TO MSBA

CONSTRUCTION BUDGET

\$66.9M

TOTAL PROJECT BUDGET

\$83.6M

MSBA SHARE

\$29.47M (35%)

LOCAL SHARE

\$54.13M (65%)

BUDGET APPROVED BY MSBA

CONSTRUCTION BUDGET

\$66.9M

TOTAL PROJECT BUDGET

\$83.6M

MSBA SHARE

\$29.43M (35%)

LOCAL SHARE

\$54.17M (65%)

GREEN MEADOW ELEMENTARY SCHOOL

BUILDING PROJECT



MAYNARD PUBLIC SCHOOLS

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GREEN MEADOW ELEMENTARY SCHOOL PROJECT FAQ

Maynard is a Green Community – will GMES strive to be a Net-Zero Energy project? What are the sustainability goals for the project, and what measures will be taken to achieve them (efficient HVAC systems, etc.)?

The GMES project will aim to deliver a building that reaches the highest sustainability benchmark that is attainable within the project budget and ultimately approved by the Green design alternative being considered by the Stretch Energy Code, which is the Committee will elect to certify the which are used to evaluate high-g systems will be fully integrated into the design/point will be pursued.

Canopy to be preserved – how do we intend to preserve and protect existing trees (if any) and to what extent are these strategies for this project?

How do we intend to incorporate feedback from various stakeholders? This goal is important to the project and we will give special consideration to preserving the existing site than would be the case for a new site. The design and site are being evaluated to ensure that they accommodate the School's goals as well.

Is the site suitable/usable site?

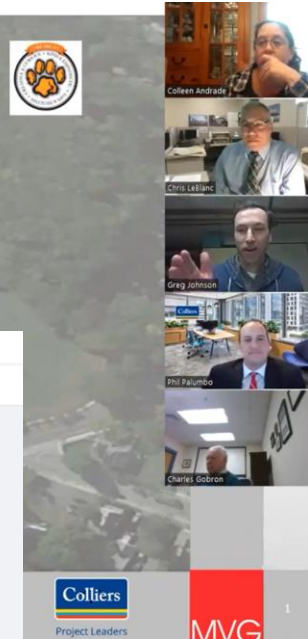
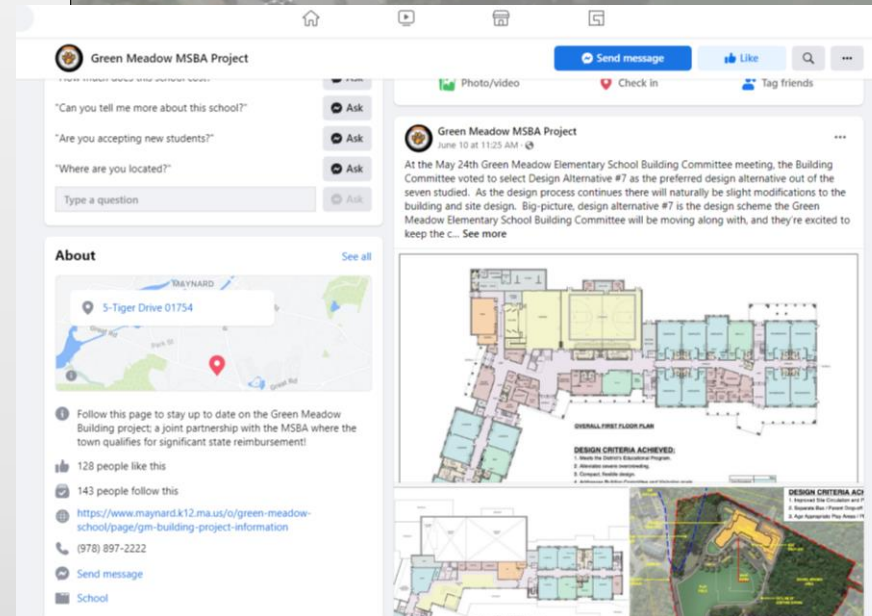
Do we propose a multi-story building?

Are there any short-term issues before they can be resolved?

How do we develop a plan of action to determine the timeline until such time that a proposed design is ready to be implemented?

Community Outreach Update

- June 23rd Comm. Outreach Subcommittee meeting
- Flyers
- Instagram Project Page
- Database of Voters
- Coffee Talks at Senior Center, Oak Ridge Condo's, etc.
- Saturday Community Forum in August
- PAC startup
- Octoberfest event (10/7)
- Selectboard Presentation



Project Leaders





Project Timeline

- **July – October: Community Outreach**
- **July 10th: SBC Meeting**
- **August 7th: SBC Meeting**
- **August 15th: Selectboard Presentation**
- **October 10, 2023: Special Town Meeting**
- **November 7, 2023: Debt Exclusion Vote**



Project Leaders



GREEN MEADOW ELEMENTARY SCHOOL

BUILDING PROJECT



Visit us on Facebook @

<https://www.facebook.com/Green-Meadow-MSBA-Project-104657698834049>



Visit us on the Web @

<https://www.maynard.k12.ma.us/o/green-meadow-school/page/gm-building-project-information>



Thank You....



Project Leaders

