

MINUTES
Green Meadow School Building Committee
Monday, September 25, 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 5:00 pm

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

Charles Gobron (NV) - Present
Katie Moore (NV) – Present
Cavan Stone (NV) – Present
Robert Savoie (NV) - Present

Project Team Members Present:

Phil Palumbo, Colliers Project Leaders, Frank Tedesco, MVG, and Chris LeBlanc, MVG

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 (SBC) Meeting Minutes Approval

Jerry C. made a motion to accept the 9/5/23, as edited, SBC Meeting Minutes. The SBC Meeting Minutes were approved unanimously via Roll Call.

Approved SBC Member List Changes

Jerry C. indicated that he provided the SBC members with the Town and MSBA approved, updated SBC member list based on the changes presented at the 9/5/23 SBC meeting and ultimately approved by the Select Board at their 9/5/23 meeting.

Feasibility Study Budget & MSBA Reimbursement Update

Phil P. presented the status of the Feasibility Study Budget indicating that the only changes to the budget since the SBC met last are:

1. Moving \$27.9K for the approved Schematic Design energy modeling as a contract amount within the "Other" budget line item
2. Maintaining the \$4,375.00 for the Town-Wide Mailer in the "Planned but Not Contracted" column in the "Other" budget line item

The anticipated remaining balance from the \$1M feasibility study is approximately \$118,600.

A total of \$470,378, representing roughly 55% of the approximately \$850K spent to date, has been reimbursed by MSBA. The 55% is in-line with the project's Feasibility Study reimbursement rate.

Community Outreach Update

Phil P. indicated that the Community Outreach Subcommittee met a couple weeks ago and developed a Town Meeting presentation which was then emailed out to the SBC. Phil P. then stepped the SBC through the presentation. Below are the comments that were made by SBC members:

1. Nick K. indicated it would be good if on the MSBA slide the topic of MSBA's policy regarding their space requirements and having a threshold in place which tends to enforce an appropriately sized building as opposed to a larger than necessary building was highlighted.
2. Josh M. indicated to highlight, on the "GMES Maintenance" slide, the MSBA requirement for a preventative maintenance plan by the District along with MSBA's post-occupancy evaluation of the new building once it's been occupied for three years post substantial completion.

3. Mary B. asked if we could provide print-outs of the Town Meeting presentation at Town Meeting. Phil P. indicated he would coordinate with OCPF on this and get back to the SBC on their response.
4. Discussion was had regarding the summary slide listing the “Proposed Project” attributes and the “Existing Building” attributes versus the slide in which the “Base Repair/Code Upgrade” scope is presented. After discussion, it was decided to remove the “Proposed Project” / “Existing Building” summary slide, and move the “Base Repair/Code Upgrade” slide back into the body of the presentation. It was also discussed to shorten the content within the “Base Repair/Code Upgrade” slide to potentially just images, and Josh M. will speak to this slide.

Phil P. indicated he would make the discussed changes to the presentation and send it out to the SBC.

Mary B. then spoke about the upcoming, local events her and other SBC members are attending to get the word out on the project and the upcoming Town Meeting and Debt Exclusion Vote.

The topic of having an “Open House” in-between the Town Meeting and Debt Exclusion Vote was discussed. The best day and time to have it is still TBD. It was also discussed to have a tour of the school recorded by WAVM and posted online for folks to view at their leisure.

Project Timeline Update

- October 10, 2023, Town Meeting
- November 7, 2023, Ballot Vote

New / Other Business

When does the tax impact start for the residents?

Nick K. indicated there’s been residents asking him when would the project tax impact hit the Maynard residents. Greg J. indicated the tax impact will hit the residents once the Town is required to pay for the bond. He indicated he would follow-up with a more definitive timeframe and have that information ready in the event it’s asked at Town Meeting.

Dust and Noise Control Measures

Nick K. asked if having monitoring measures and quality control requirements in place for dust and noise control is standard for a project like this. Phil P. indicated, yes.

How long are the two Town Meeting articles before the Green Meadow School article?

Josh M. indicated he’s been asked what’s the anticipated timeframe for the two Town Meeting articles that are prior to the Green Meadow School article on the agenda. Greg J. indicated he’s not sure, but he thinks the two articles could move pretty efficiently, say

5mins for each.

Next Meeting Dates

Monday, October 16, 2023, at 5:00 PM, SBC Meeting.

Meeting Adjourned via Roll Call at 6:06 PM.

Approved 10/16/2023

GREEN MEADOW ELEMENTARY SCHOOL

TOWN OF MAYNARD, MA

FUNDING THE PROJECT

September 25, 2023



Project Leaders





Meeting Agenda

- I. Meeting Called to Order via Roll Call
- II. Approval of Prior Meeting Minutes
- III. Approved SBC Member List Changes
- IV. Feasibility Study Budget Update
- V. MSBA Project Scope and Budget Agreement Update
- VI. Community Outreach Update
- VII. Project Timeline Update
- VIII. New / Other Business
- IX. 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: September 25, 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	-	134.4	-	134.4	15.6
<u>D.</u> Other	100.0		100.0	16.1	27.9	44.0	4.4	48.4	51.6
Total Feasibility Study	1,000.0	-	1,000.0	849.1	27.9	877.0	4.4	881.4	118.6
Total Project	\$ 1,000.0	\$ -	\$ 1,000.0	\$ 849.1	\$ 27.9	\$ 877.0	\$ 4.4	\$ 881.4	\$ 118.6



Project Leaders



GREEN MEADOW ELEMENTARY SCHOOL

BUILDING PROJECT



MSBA Reimbursement for Feasibility Study Budget

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	Design/Bid/Build	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)	\$470,378					
PFA Bid Date		Percent of Total Facilities Grant Paid (to Date)	84.55%					
Reimbursement Rate	55.63%	Project Phase	Approved Project Vote Pending					



Project Leaders



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 design 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 the design team intend to preserve and protect existing trees (if any) and to what extent are these trees being preserved for this project?

ing to incorporate feedback from various stakeholders, this goal is important to the design team. We will give special consideration to preserving the existing site than would be the case for a new site. The design team and site are being evaluated to ensure that the design accommodates the School's goals as well.

usable site?

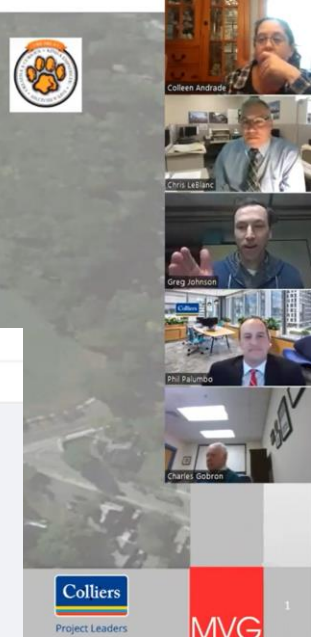
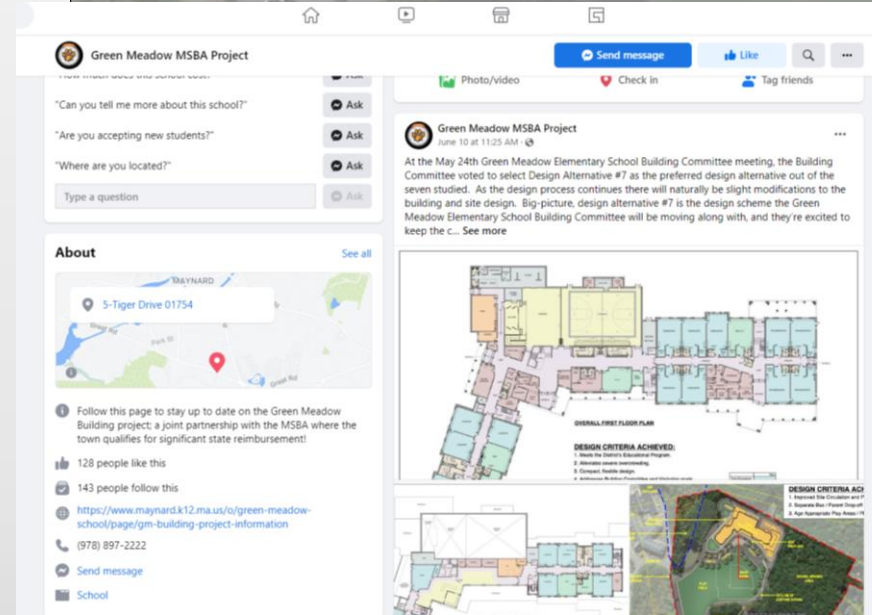
propose a multi-story building

any issues in the short term before they start construction?

develop a plan of action to determine the timeline until such time that a proposed

Community Outreach Update

- Aug. 15th Selectboard Presentation
- Aug. 17th School Comm. Presentation
- Aug. 28th Fin. Comm. Presentation
- Saturday 8/26 Community Forum
- Sept. 18th Outreach Subcommittee Mtg
- Flyers
- Instagram Project Page
- Database of Voters
- Coffee Talks at Senior Center, Oak Ridge Condo's, etc.
- PAC startup
- Octoberfest event (9/30)



Project Leaders





Project Timeline

- **July – October: Community Outreach**
- **October 10th, 7pm: Special Town Meeting at Fowler School**
- **November 7th, 8am – 8pm: Debt Exclusion Vote at Fowler School**



Project Leaders



GREEN MEADOW ELEMENTARY SCHOOL

BUILDING PROJECT



- October 10th, 7pm: Special Town Meeting at Fowler School
- November 7th, 8am – 8pm: Debt Exclusion Vote at Fowler School

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



TOWN MEETING PRESENTATION NEXT

GREEN MEADOW ELEMENTARY SCHOOL

BUILDING PROJECT



TOWN MEETING PRESENTATION

October 10, 2023



JERRY



Project Leaders



GREEN MEADOW ELEMENTARY SCHOOL

BUILDING PROJECT



GREEN MEADOW ELEMENTARY SCHOOL BUILDING COMMITTEE

Jerry Culbert-Chair (*Community Representative*)

Greg Johnson (*Town Administrator*)

Brian Haas (*School Superintendent, MPS*)

Robert Savoie (*Dir. of Building Facilities*)

Robert Rouleau (*Principal, GMES*)

Jennifer Gaudet (*Community Representative*)

Katie Moore (*Finance Committee Member*)

Anthony Midey (*Community Representative*)

Nicholas Kane-Co-Chair (*Community Representative*)

Mike Stevens (*Select Board Member*)

Cavan Stone (*Finance Committee Member*)

Hilary Griffiths (*School Committee*)

Mary Brannelly (*School Committee Member*)

Justin DeMarco (*DPW Director*)

Chris DiSilva (*Select Board Member*)

Charles Gobron (*Special Projects Coordinator*)

Wayne White (*Business Manager, MPS*)

Mark Anderson (*Community Representative*)

Matthew Johann (*Community Representative*)

Ken Neuhauser (*Sustainability Committee*)

Josh Morse (*Community Representative*)

OTHER TOWN BOARDS / COMMITTEES APPROVALS of the PROJECT

Select Board

School Committee

Finance Committee



JERRY



Project Leaders





Our Mission: Partner with Massachusetts communities to support the design and construction of educationally-appropriate, flexible, sustainable, and cost-effective public school facilities.

- **Prescriptive Process to be Followed**
- **Checks and Balances Provided by MSBA**
- **MSBA has a Stake in this Project hence Quality Control Services from Them Throughout**
- **District's Held Accountable for Adequate Maintenance & Training Plan for New Building**
- **Real-Time Reimbursement**



JERRY



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THE PROJECT “WHY”

- Failing Mechanical / Plumbing / Electrical Systems
- No Air Conditioning when HOT; Space Heaters when COLD
- Overcrowding / Lack of Required Space to Meet Educational Program
- Energy-Inefficient / Deteriorating Building Envelope
- Non-Accessible Building and Site to People with Disabilities



GREEN MEADOW ELEMENTARY SCHOOL

BUILDING PROJECT



Deteriorating/Cracking Masonry



Exposed Steel Columns



Deteriorating Window Framing



ROB



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GREEN MEADOW ELEMENTARY SCHOOL

BUILDING PROJECT



Deteriorating Roof/Damaged Gutters



Lack of Natural Light/Ventilation



Missing Plumbing Fixtures



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GREEN MEADOW ELEMENTARY SCHOOL

BUILDING PROJECT



Deteriorating Paving at Play Areas



Tripping Hazards in Sidewalks



Non-Accessible Exterior Doors



ROB



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GREEN MEADOW ELEMENTARY SCHOOL

BUILDING PROJECT



- PROPERTY LINE
- 1 BUS DROP OFF
- 2 ONE WAY ENTRANCE ROAD: 24' WIDE
- 3 CAR DROPOFF: 12' WIDE
- 4 PICKLE BALL COURTS
- 5 GENERAL PLAYFIELD
- 6 NATURE PLAY
- 7 PLAY AREA
- 8 READING GARDEN/ OUTDOOR CLASSROOM
- 9 CROWE PARK
- 10 PARKING LOT - 116 TOTAL SPOTS
- 11 EXISTING PARKING LOT TO REMAIN
- 12 PRE-K PLAY AREA



Site Plan

BRIAN / ROB

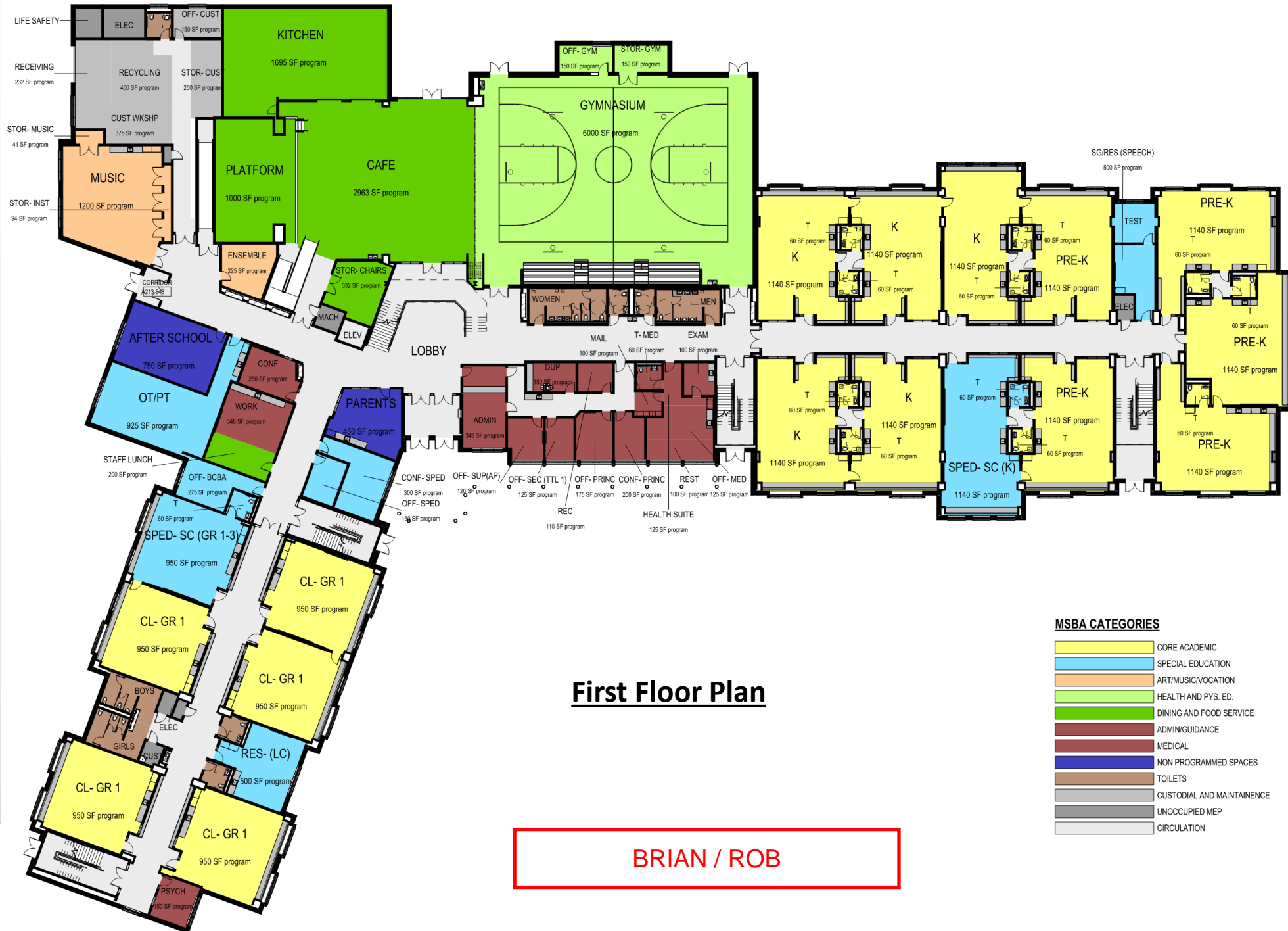


Project Leaders



GREEN MEADOW ELEMENTARY SCHOOL

BUILDING PROJECT



Project Leaders



GREEN MEADOW ELEMENTARY SCHOOL

BUILDING PROJECT



BRIAN / ROB

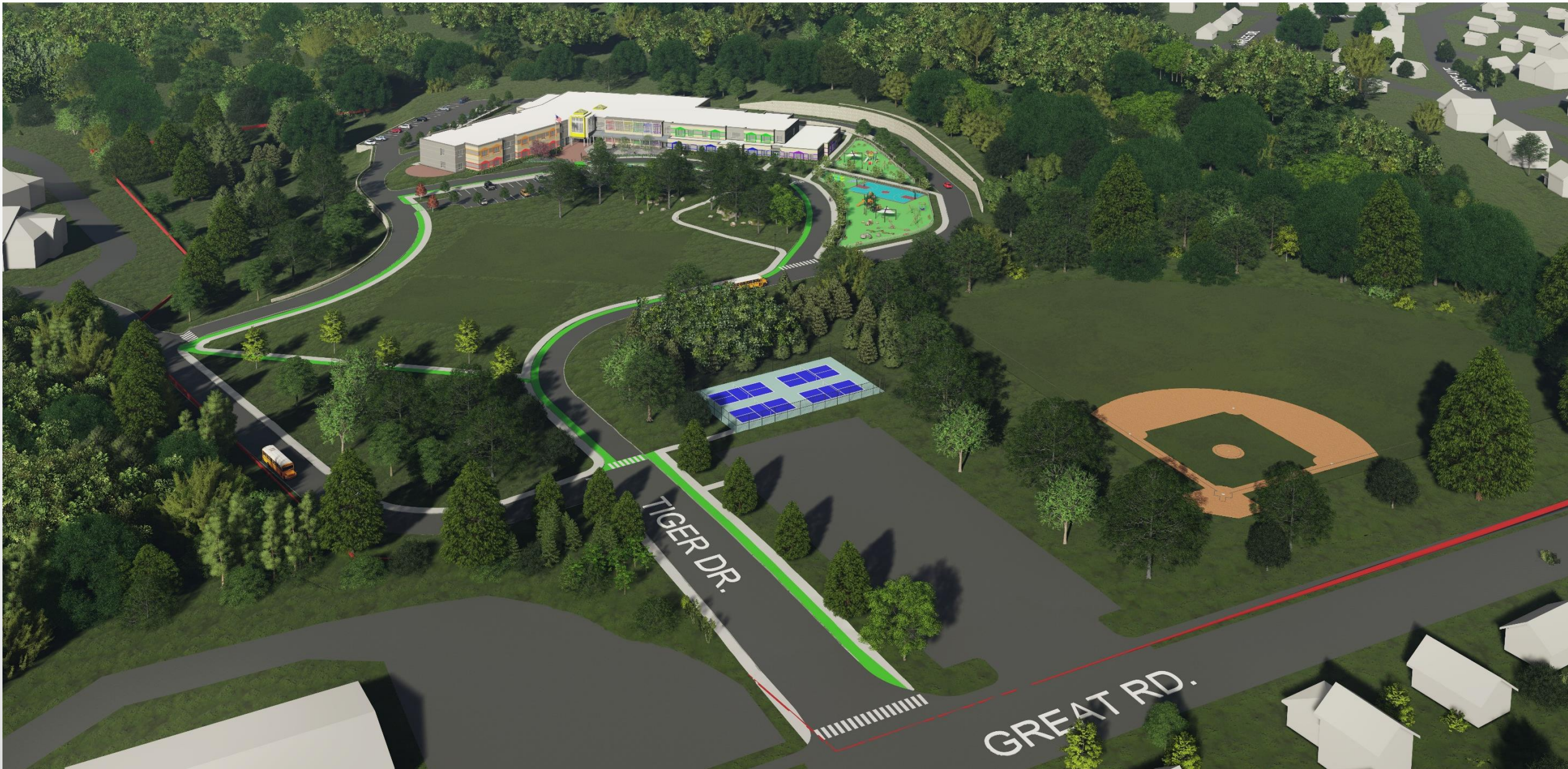


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GREEN MEADOW ELEMENTARY SCHOOL

BUILDING PROJECT



BRIAN / ROB

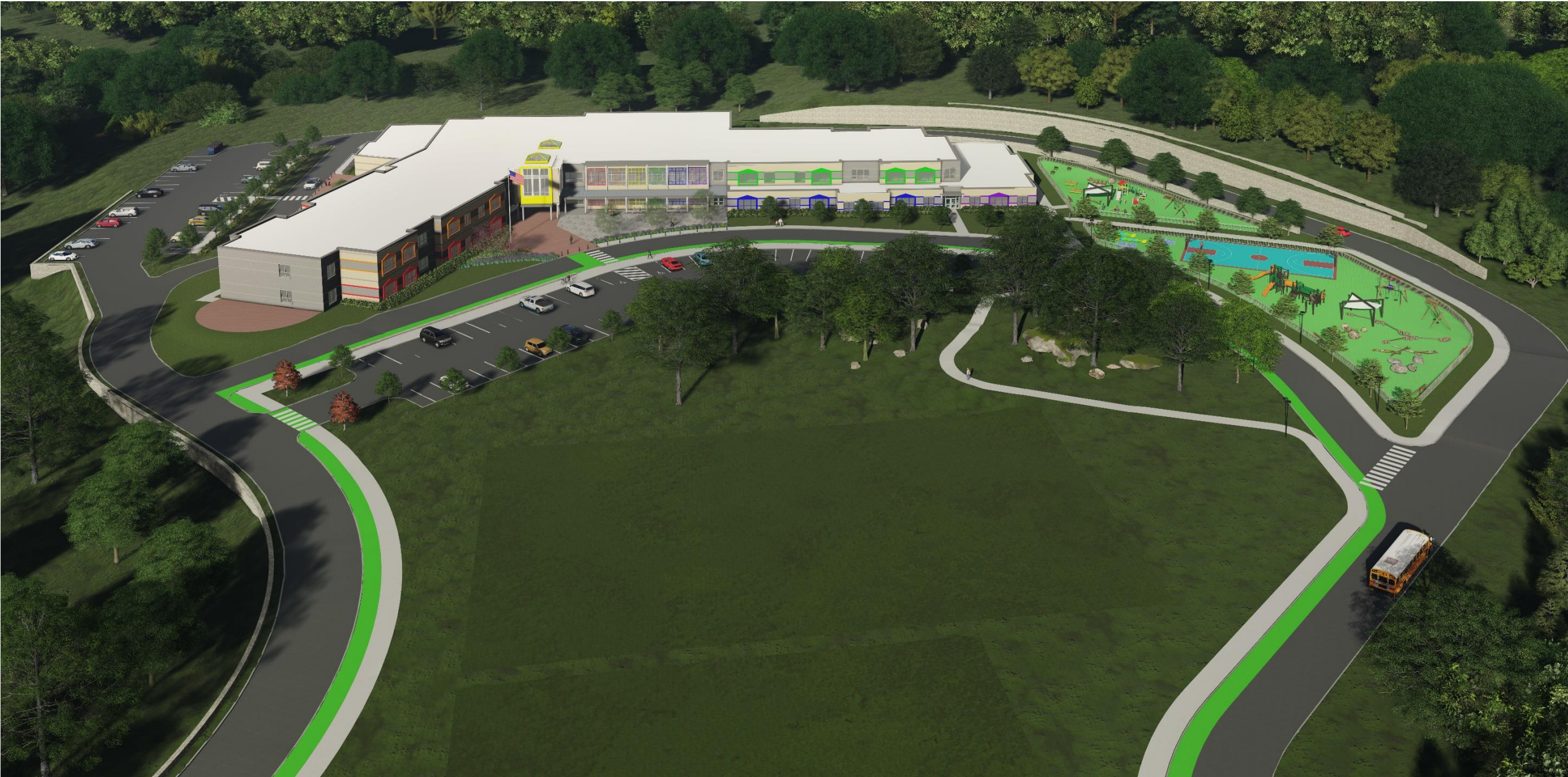


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GREEN MEADOW ELEMENTARY SCHOOL

BUILDING PROJECT



BRIAN / ROB



Project Leaders



GREEN MEADOW ELEMENTARY SCHOOL

BUILDING PROJECT



BRIAN / ROB



Project Leaders



GREEN MEADOW ELEMENTARY SCHOOL

BUILDING PROJECT



BRIAN / ROB



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LEED Gold Sustainable Features

- **Location and Transportation**
 - Electric Vehicle (EV) Charging Stations
 - Site Re-use for Development
 - Reduced Parking Footprint
- **Sustainable Sites**
 - Erosion and Sediment Control
 - Water Infiltration System
 - White PVC Membrane Roof
- **Water Efficiency**
 - Low-Flow Plumbing Fixtures
 - Drought Resistant Adaptive Plants
 - Water Meters
- **Energy and Atmosphere**
 - High-Performance Building Systems
 - On-Site Renewable Energy
 - Commissioning of MEP Systems
- **Materials and Resources**
 - Central Recycling Area in Building
 - Building Materials w/Improved Life-Cycle Impacts
 - 90% Construction / Demolition Waste
- **Indoor Environmental Quality**
 - Low-emitting VOC Materials
 - Indoor Air-Quality Management Plan
 - Building Flush-out Prior to Occupation
 - Sufficient Daylighting

Other Sustainable Features

- EUI 25 or less (Energy Use Intensity – a measure of a building’s gross annual energy consumption)
- Renewable Energy – Roof mounted Solar Panel System
- All-Electric Heating & Cooling System – Ground Source Heat Pump System
- Design will comply with the requirements of the Opt-In Code



JOSH



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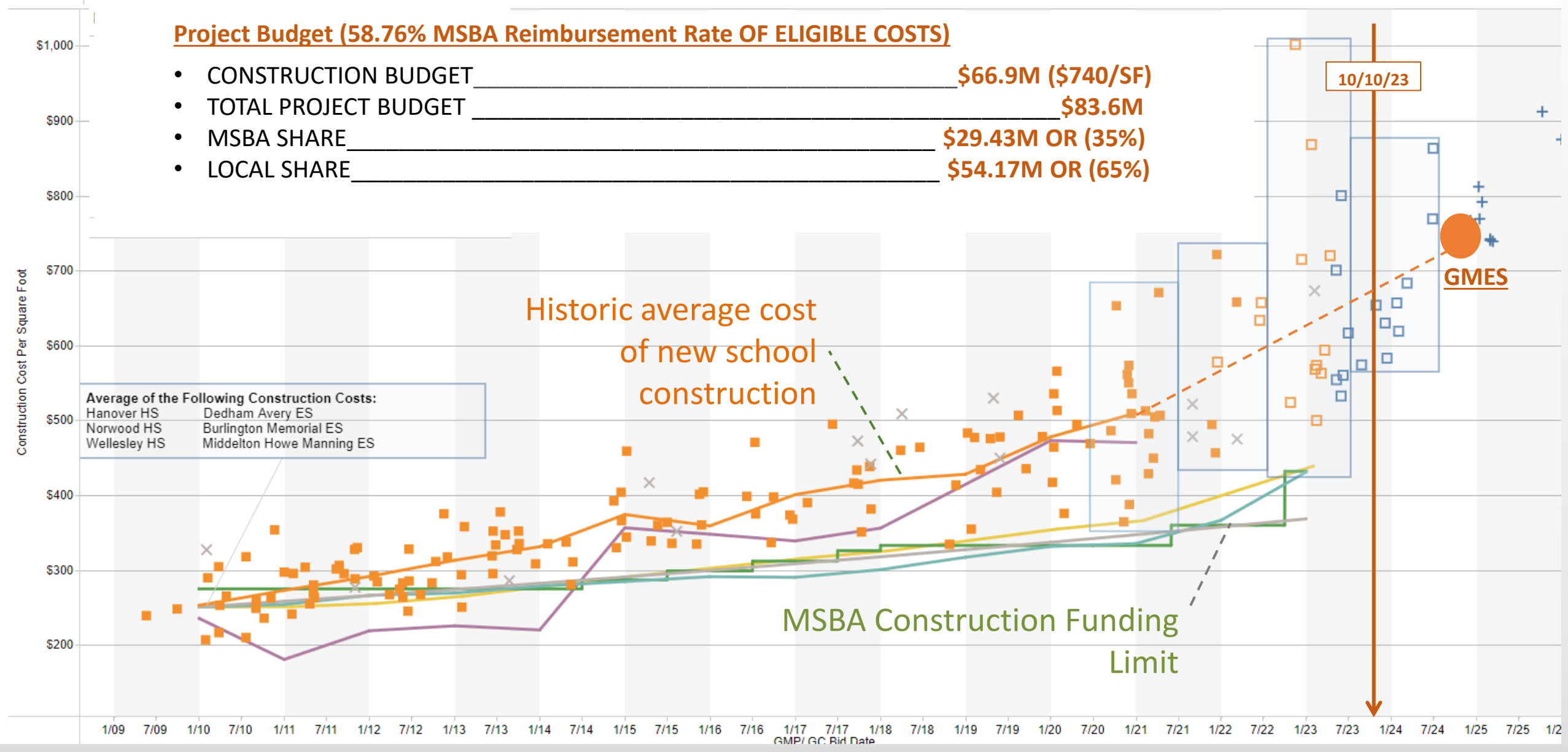
GREEN MEADOW ELEMENTARY SCHOOL

BUILDING PROJECT



Project Budget (58.76% MSBA Reimbursement Rate OF ELIGIBLE COSTS)

- CONSTRUCTION BUDGET _____ \$66.9M (\$740/SF)
- TOTAL PROJECT BUDGET _____ \$83.6M
- MSBA SHARE _____ \$29.43M OR (35%)
- LOCAL SHARE _____ \$54.17M OR (65%)



GREG



Project Leaders





ESTIMATED MAYNARD TAX IMPLICATIONS

Total Project Budget	\$83.6M
Maximum MSBA Grant	\$29.43M
Maynard Share of Total Project Cost	\$54.17M
Increase / \$100,000 Valuation	\$14.65/mth
\$300K Home Value	\$44/mth
\$400K Home Value	\$58.60/mth
\$500K Home Value	\$73.20/mth
\$600K Home Value	\$88/mth

- Values Based on 30yr Bond at 5% Interest Rate
- The above values are estimates and are subject to change

**PROJECT IS TARGETING ADDITIONAL \$5M IN UTILITY & FEDERAL INCENTIVES.
THE ADDITIONAL INCENTIVE MONIES RECEIVED WILL BE USED TOWARDS PAYING OFF
THE PROJECT BOND.**



GREG



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GMES MAINTENANCE

- **Staffing**
 - GMES: 2 day custodians and 2 night custodians
- **Annual State of the Buildings Report** by the Director of Facilities
 - Accomplishments
 - Issues being addressed
 - Short and long term upcoming projects
- **Budgeting**: Collaborative task amongst School District, School Committee, and Town
- **Building Inspections Plan**: Fire, safety, and health inspections done annually

MSBA MAINTENANCE REQUIREMENTS

- **Maintenance Plan for New Building**
- **Post Occupancy Evaluation**



BRIAN



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GREEN MEADOW ELEMENTARY SCHOOL

BUILDING PROJECT



Code Upgrade / Base Repair / Local Option



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BUILDING PROJECT



Special Election: November 7, 2023

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Visit us on the Web @

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



Thank You



BRIAN



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