Carver School Building Committee

Monday, May 5, 2014

Minutes of Meeting

1. Members Present: Liz Sorrell, Dan Ryan, Ruby Maestas, Barry Struski, Sarah Stearns, Heather Sepulveda, John Cotter, Richard Ward, Michael Milanoski, James O’Brien, Jon Delli Priscoli, Dave Siedentopf.
2. Members Absent: Patrick Meagher.
3. Others Present: Steve Pratt, Jay John, Mary Ross
4. Meeting Called to Order at 7:00 pm by Barry Struski. He welcome everyone to the meeting of the Carver School Building Committee.
5. Minutes of Meeting of 4/21/14. Motion made by Richard Ward and second by Dan Ryan. Minutes were approved, unanimous.
6. Overview of Meeting Agenda. Mr. Struski gave a brief overview of the agenda for this evening’s meeting.
7. Communications Report – Heather Sepulveda. Copy of report handed out. Fact sheet to be put out – electronic version would be best way. Would like some new updated photos. Building’s current condition – age of each bulding, where the problems are, cost to fix items. This is a working documents. Where we are in the MSBA process. When should this be completed by. Second page – ideas ..communications Facebook, Twitter. Heather doesn’t mind posting this info on these sites. Fact sheets..quarterly or monthly? Q & A Session. New U-tube video. When should we have this completed by? We need a PR person…a go to person that public can go to to ask questions. Sarah stated these are some great ideas.

When should 1st fact sheet go out? Sooner the better. Ruby thinks within the next couple of weeks. How should it be shared with public? Mike Milanoski…Maybe a presentation a Town Meeting with handouts. Barry will present at Town Meeting. MM..perfect opportunity for this. Powerpoint would be an option for Town Meeting as well. MM…set up website or email address to set up a mailing list. Citizens can send out information. Richard Ward … next meeting …can we present that Fact Sheet on CCAT. June 2..Town Meeting. Overlay process at SBC meeting in June?

Dan Ryan suggested adding years that buildings were built instead of ages of building. Site source of numbers…what year was the study done? We need to show town the maintenance figures. John Cotter asked how these estimates were done. Dave…these are just rough figures. Source? Experience from Dave.

Communications ideas….Heather would like thoughts of committee members. Does everyone like the ideas? Please fill in blanks on dates of completion. Social Media..Heather posted meeting and agenda for this meeting. One to two sentence informational posts. MM suggested coordinate posts with chairman. Mr. Cotter suggested adding a comment section so the public can interact. Liz suggested reactivating the blog. IT does require constant monitoring. Liz mentioned that is was pretty active. Heather suggested Facebook could do this as well. Sarah was concerned about the danter on Facebook. Liz mentioned with the blog, the editor can delete items. Barry mentioned that questions can be brought to committee, discuss and get answers. Concerened about getting the wrong information out. Citizens should get accurate answers, MM…log questions, keep running tally of questions coming in. Liz …send questions to [carverschoolbuildingcommittee@carver.org](mailto:carverschoolbuildingcommittee@carver.org). Move forward with Facebook. Richard Ward,,,describe process to people. Quarterly fact sheets? Monthly? MM thinks quarterly would be best for now. Town Meeting would be the first fact sheet. Second fact sheet would be September. By the next meeting, Heather will have the fact sheet for everyone.

Cranberry and South Meadow Village…offer informational sessions there. Last time, a Building committee meeting was held there with a Q and A.

U tube video—date of completion? Ruby will assist with this. MM suggested it get done before school gets out. It does take a few weeks to be edited. Video can be done in a couple hours. Short, sweet. Promote it at Town Meeting…don’t show it a meeting.

BOS Meetings – update info here.   
Newspaper articles…Kathy Gallerini….work with her to fact check it before it goes to press. Fact sheets will help her.

Barry will be spokesperson at town meeting.

1. Review of Highlights of Collins Report-Dan Ryan. Summary of this report. The Town Building Study committee was put together to look at conditons of all town buildings and get some options. Four top that needed: primary, elemtnary, police and fire station. Capital Building Stabilization Fund was created. Committee recovened in march, 2013. Master Plan. What did it say about layout of town. It had not been updated. This lead to the idea of going to the Collins Center. First, public safety buildings. Second, to assist with school. Purpose was to be factual and explore all ideas. Brainstorm to solve problems. They were very thorough and gave us a lot of info. Page 5..overview of MSBA funding process. They updated latest information. Identified different modules. Points…page 6..area to explore upon…social/economic situations in Carver. MSBA does rely on this information. Page 10…summary of appropriation requirements. Very important.

Summarized the activities to date. This is a good history for everyone. The Collins Center was asked to validate the need, the site and the funding. When the TBSC go involved and discussed the need, they talked to residents. Mnay meeting with residents that opposed the project. The Town wants to know how this project will be funded. Looking at the whole budget for the Town. Residents were concerened about minimizing the burden to the taxpayer.

These points are very important. Does not provide for academic.

There are a lot of good facts in this report.

Mr. Ward…this is overwhelming need. There is a higher need now than 2 4 or 6 years ago.

Carver is still in the MSBA’s list of top needs in Massachusetts.

Barry…what is the ranking of our school? Page 15…1st paragraph. The lowest possible rating. 62 out of 1817 received worst ratings. Carver is very low.

Liz ..MSBA is reluctant to say we are one of five schools in state.

Jon - Perspective people moving to Carver….will be looking at this. Facts are there…are they deterring people from moving here? Property will become more valuable with a new school.

Jay John – there is a website, www.zillow.com. Gives rating of where town stacks with education.

Carver 4

Duxbry 9

Plymouth 6-7

Education for youth of Carver that is affordable for residents? Collins Center summarized the 22 options. The 3 chosen options were discussed with Option B3 as the one chosen.

We need updated population projections. Liz replied that the updated numbers will coming during Schematic.

New construction tends to be more precise with pricing.

Weigh out options renovations/new construction.

Page 32 timeline. Renovation could go 30 months. Liz wondered about this figure. Design Partnership gave us 27 months for a timeline. There is a breakdown in the report.

Consideration of the School Site: recommended to look at the site in depth.

Preliminary study was done on the possibility of siting school at different location…MS/HS site. We should approach each site with pros and cons. They need to be explored.

JDP...feels it would be important to determine the site first.

Liz replied that MSBA requires that information first.

Five years is a long time.

John Cotter asked about funding question at Town Meeting. MM replied, MSBA will fund both projects. We need to have money to hire OPM, look at sites. New site=building new. This site would have to be a renovation. Where would students go? MSBA doesn’t pay for the cost to house students during the building process.

Liz…if we can use MS/HS, the MSBA feasibility study would need to be done. They will reimburse for all new information.

Steve Pratt…Question is….is this the site we want to put a school on for the next 50 years? Should this be the site?

Page 36..37..Collins Center gave us a lot of information on pros and cons.

Funding considersations: page 40..showed maintenance expenses to date. What are the looming costs out there?

Page 41..42…ideas for funding.

Site issue needs to be resolved first then funding will need to be deterkined.

-Weigh merits of renovations

-Duxbury, Pembroke, Silver Lake, Rockland have all done renvoations

Traffic engineering study….two were done. They are certified and we have two.

Rockland did a one school solution for a two school problem. John Rogers..retired superintendent from there…he would be a great resource for us.

Dan…Any questions/comments for Dan?

Sarah…asking about talks with residents? She is wondering the response from the residents. They knew they would be paying by tax increases.

Barry mentioned how great it is with the make up of this board.

1. Timeline Review by Mr. Struski.

Mr. Struski…short window. This report shows when MSBA meets. Items need to be submitted by a certain date. Four items have been completed. There are still items that need to be submitted. The School Site Decision: needs to be made.

This is a good tool to reference.

1. Site Selection Information – Dave Siedentopf. JC Engineering. Review of Hazmat studies.
   1. Review of Meeting with JC Engineering (Wareham). Purpose – we need to make decision of location. Is MS/HS site an option. Drinking water and waste water. $7500 for scope. WWTP needs to undergo some updates. New WWTP would be needed at the high school….
   2. 2nd task…would 2nd school on property impact the plant?
   3. 3rd task..look at well. We have drinking wells. The discharge field would need to be relocated (whether we build a new school system or not). Two schools…can we add another well? Is there enough room? If we don’t have room for a second well, can we go for a modification to the existing well? DEP will make determination. Dave thinks two wells for two buildings would be the best option. FYI, there are two wells at the current elementary school.
   4. Dave needs this signed by someone to move forward with this.
   5. Mr. Ward…Wasterwater plant needs to be done now. If adding another school, would the cost double? DS..that is what this study will tell us. This study will tell us what size would be needed to be built.
   6. Steve Pratt. Elementary and Middle high schools are different in water usage. We do need an engineering study.
   7. John Cotter…would like scope from JC Engineering.
   8. Mike Milanoski…do we need to bid out to contractors? With limited land, DEP can modify certain things under certain conditions. He feels work should be bid out to get the best quality of work for the money. If it is put into the project, it will be reimbursed. He feels we, as the community should go to DEP first. Richard Ward – we are setting a precedence here. We need the public to know we are going for the best price on everything. Mike Milanoski suggested setting up meeting with Dave and DEP. JC Engineering did the study on the Waste Water Treatment Plant. Dan Ryan made a motion second by John Cotter to set up meeting with DEP, Michael Milansko and Dave. All in favor, unanimous. John has volunteered to attend the meeting. Dave, Sarah, Tinkahm, Mike and John.
2. Hazmat – Copies were handed out of the Hazardous Materials Survey. This report discussed all of the hazardous materials..especially asbestos, lead and pcb’s. Window calking, flooring, walls, ceiling, structural steel. They tried to identify all hazardous materials within the buildings. The school is safe now. Asbestos is encapsulated. Not an issue while the building is occupied. It would only be a problem if the building were renovated. Barry…is this an unknown factor? Do we know where all this is? Geotechnical Partnerships report was done in 2011. $475,000 to do environmental remediation for these two buildings…that was cost in 2011. Liz…there is a list of all studies that have been done.

Jon asked Dave about water. Is there water anywhere else available to us? Could we jump into town hall water? This could be a third option for us. This question should be asked at meeting with DEP.

1. Review of School Committee Report on Capital Asset Assessment. Handout. Liz put this together. Barry briefly gave a summary on this report. Option B3 –would open fall 2018. Lists high priority items that needs to be fixed. New building on a new site…fall 2019. Would need to continue to repair the existing structures.

Expenditures on B3. Feasibility study. Ended up costing 118,000.

Schematic design…$500,000. (possibility to get reimbursed)

53,000 on a green grant.

Septic…maybe reimbursed.

Septic engineering study..$3600

738,000 spent so far..maybe $100,000 more to do schematic.

Mike Milanoski is concerned that the numbers on this are not factual. Caution to this committee—we need to be very cautious when we release information.

Liz discussed a letter from MSBA December 2010.

Mike is concerned that this information is old. We need to have up to date information.

Dan Ryan is concerned that this committee should have reviewed this before it went out to public.

Mike Minanoski..this document is great if the correct info could be added.

We should be thinking about the future.

Breakdown of priorities. 2nd page.

John Cotter…model school program? Would costs be same for feasibility and schematic design?

Septic system that was installed would still work if new school was built on this location.

1. Pros and Cons to Consider in Site Selection – Sarah Stearns. Powerpoint presented to the committee. She discussed the pros and cons of each site.

Pros of This site….

Plenty of acreage, waste water system, grandfathered use, reuse foundation, MSBA incentive points, time and costs spent in past, systems would be 100% new, majority of buildings would be new,

Negatives….

Unknown obstacles, safety, school access constraints during construction, classroom availability, portion would be reused, location on Route 58,

Mr. Ward discussed the addition of sidewalks from Purchase Street lights to Library.

This information came from Collins Report.

Dan Ryan asked about the facade. Liz mentioned that the architects went through it….those walls and front of building could be re used. The foundation is solid enough to reuse. What is life expectancy vs new?

Steve Pratt. Tell town what the costs are. You need to tell taxpayers everything. This was one of the biggest issues from before.

MSBA doesn’t take part in the OPM selection process. Should this be put on agenda for next meeting?

RFP for OPM…..Liz will do this.

Heather…communications

Mike…DEP

Barry thanked everyone for their commitment to this committee.

John cotter asked if Rockland should be invited? Richard Ward seconded motion. Unanimous.

1. Upcoming Dates and Reminders

Next meeting date: May 19, 2014 at 6:30 pm.

1. Adjourn

Motion to adjourn meeting at 9: 55 p.m. by Richard Ward . Second by John Cotter

Unanimous.

Meeting adjourned at 9:55 pm

Respectfully submitted,

Kelly Yenulevich

Recording Secretary

Carver School Building Committee