**Carver Elementary School Building Committee**

**November 2, 2015 - 7:00 P.M.**

**Carver Town Hall**

**Minutes of Meeting**

Members Present: Heather Sepulveda, Sarah Stearns, Mike Milanoski, James O’Brien, Dan Ryan, Peter Gray, Ruby Maestas, Andrew Soliwoda, Dave Siedentopf, John Cotter, Richard Ward.

Members Absent: Elizabeth Sorrell, Jon Delli Priscoli,

PMA Present: Chad Crittenden, Walter Hartley, Chris Carroll

HMFH Present: Matt LaRue.

Others Present: Scott Knief, Adam Holmes, Kristin Moore.

1. **Acting Chair Sarah Stearns** called the meeting to order at 7:00 pm. Sarah then led the committee in the Pledge of Allegiance. Mr. Ward will be joining the meeting shortly.
2. **10-01-15 Meeting Minutes**

Discussion of minutes.

**Motion made by Dan Ryan to approve.**

**Seconded by James O’Brien.**

**Unanimous vote to approve minutes of 10/1/15.**

Sarah invited Scott Knief to join the committee as Liz Sorrell is absent this evening.

1. **Overview of Meeting Agenda** by Sarah Stearns.

1. **Community Outreach.** Sarah noted that members have been reaching out to the community to review important information (i.e., town meeting and vote). Heather Sepulveda spoke about tri fold flyers that have been handed out recently. The flyer is filled with valuable information. Heather has also been using Facebook to remind the community about the upcoming events and a lot of other valuable information. Banners will be going up to remind the community about the November 19th forum. Marquis at the schools will be used to post upcoming events. James spoke about recent outreach to South Meadow Village, Pinetree Village, Council on Aging, Lions Club. The sub-committee is trying to reach everyone. There has been a great response thus far. He feels there haven’t been a lot of negative comments. Heather feels it is important to continue to get out accurate information.Scott did attend the Pinetree Village meeting. In general, he feels there has been positive support.

Key dates:

November 9, 10, 12, 13 (8-4) tours of elementary school. Drop in visits/tours.

November 18 MSBA vote

November 19 community forum

November 20 last day to register to vote

November 23 through December 11 – absentee ballots. Deadline is 12/11/15 by noon.

December 1 Town Meeting at 6:30 pm at CMHS Auditorium

December 12 Ballot vote

Mike spoke about a question that has come up a lot: the size of the school. MSBA has a detailed analysis of how communities are changing. MSBA did provide a projection of the town growth. Should there be a need for future expansion; a wing of the building has been designed to allow additional expansion for unforeseen growth. Chad added that MSBA does allow for 15% growth. There are contingencies to allow for future growth. John Cotter asked about any experiences with schools being built, people move to town. Scott talked about tax implications of new fire and police stations. Mike responded that the town has fully funded the construction of new fire station. It is being built within the tax base. This is also true for a new police station. Tax burdens will not be raised. The elementary school cannot be funded through the tax base. The roof and heating systems at the CMHS will be replaced all within the tax base.

Andrew Soliwoda asked about the exact methods of social media. Heather Sepulveda replied that the Facebook page is called the Elementary School Building Project. Anyone can join this group. She spoke about a group of parents doing a lot of community outreach. Heather can direct anyone to that group.

1. **MSBA Feedback**

Project Scope and Budget Meeting was held on 10/21/15. The budget was submitted to MSBA and they will review it for about two weeks. Total project cost is $51.953 million. No new ineligible costs. Meeting was quick. MSBA noted that we moved through this process very efficiently. Mike thanked everyone for this.

Scope and Budget. Security meeting of August 27th. MSBA would like a copy of the meeting minutes.

Doors through classrooms. Items that have been previously submitted; they want it resubmitted. Mass Historic letter satisfies their request. They asked for detail in schedule. They are looking for proprietary items. We do not have any at this time. Medical area has a bathroom – they want square footage moved out of that area and moved to net area. Responses will be submitted to MSBA.

All good news from MSBA. Next big step is the MSBA vote on 11/18/15.

Ruby asked about the health office area restroom. Chad clarified that the restroom will physically stay in that area.

Current master schedule was handed out to the committee. Chad gave a brief overview of this schedule. Mike spoke about our atypical agreement with MSBA. We have to wait until we get the final vote before reimbursement. We are trying to avoid unnecessary costs (i.e., bad winter). That is why we are looking to accelerate some of the funding for the project. If we can have designers start immediately, we can get packages out sooner. Any money we spend between now and the vote is technically at risk money. The Board of Selectmen is reviewing this now. Once project is approved, all of this money will be reimbursed. Trying to get foundation in before winter. Mike feels we should go through with this now. That is the challenge we are faced with right now. He welcomes comments from the committee. Heather asked what estimate would be in costs. Mike estimated $175,000 - $180,000. We would be spending it anyway. Sarah asked if this project doesn’t get approved does the Town have to pay this? Yes, Mike replied. Heather asked how much it would save if we did this now. Chad estimates $196,000 to operate for two months in winter conditions. This cost would be reimbursed by MSBA. Dan Ryan asked what would be done in the next 6 weeks? Chad replied that site work, site prep could be done. John Cotter asked if this is delayed to March or April, would occupancy date change? Chad replied that it will not impact the occupancy date. James feels we should pour foundations sooner rather than in the winter. Dan added that this is a risk of losing $180,000. There was discussion from the committee regarding the pros and cons of starting earlier. Mike added that the Board of Selectmen will make this decision. He noted that there would be an article to put money back to where it came from. It would be money at risk. Sarah asked if Michael would update this committee after the vote from the Board of Selectmen tomorrow night.

1. **Key Dates**

Town Meeting – December 1, 2015 at 6:30 pm at CMHS

Town Vote – December 12, 2015, 8 am to 6 pm (times still need to be confirmed).

1. **PMA Schedule Update**

Next Steps

Design Development Start Date

1. **Public Comment Period**

Donna Forand of South Meadow Village. She asked about the future expansion; the heating system would that be able to fit with the expansion. Chad replied that these mechanical systems will be able to accommodate the expansion. She feels this information should be shared with the community. Taxes are going up but in reality it amounts to two large cups of Dunkin Donuts coffee a week. She feels this should be shared as well. Mike spoke about inflation factor. Town saves money to open earlier than later. She asked why not start in July. Chad spoke about the timeframe from MSBA. She feels this information also needs to be shared with the community. Let them know, we are trying to save the Town money. James noted the November 19th forum to try and get people to come to get all of the facts.

Lynn Dolan thanked Heather and the committee for all of the work that has been done so far. People are saying this is the third time, if we don’t get this now, will MSBA never offer to help again? Mike replied that MSBA is making this a bit more challenging for us. They won’t reimburse us anything until we get a positive vote. We have 120 days from 11/18 to get an affirmative vote from the Town. The longer we wait, the project price will go up. Will school be condemned if we don’t build a new school? Mike replied that we are not in jeopardy of condemning the school in the near future. Costs are increasing though to do repairs. Dave Siedentopf added that all local state and federal inspections are met. Dave added that these buildings have been maintained. MSBA is very aware that these buildings need to maintained. Mike added that we are building a school that will last for 75 years. James O’Brien added that these buildings have gone way beyond their life.

Mrs. Dolan spoke about promoting the yes vote. How are we hitting the middle group? Richard Ward added that we are doing outreach everywhere we can. James suggested getting those people to come to the forum. Sarah spoke about the video. Tours will take place next week.

Ruby spoke about the heat problem. She reiterated that the heating system is working.

Donna Forand, one more question. After school is open, is there enough funding to keep the school funded? Yes.

Richard Ward asked about Community Outreach. Met with South Meadow Village. Good response. Met with Board of Directors at Cranberry Village. Met with Pine Tree Village. He has a meeting on November 9th at Meadow Woods. He also met at Waterview Village. A presentation will be set up there soon. He will also return to Cranberry Village.

1. **New Business**

Next meeting: Forum on November 19th.

Community Outreach Subcommittee meeting prior to the forum? Chief Duphily and Chief Weston should be invited to the Forum.

Building Committee Meeting: Monday, December 7th at 7:00 pm at Carver Town Hall.

Heather asked about stand up vs. sit down desks. Matt noted that furniture will be discussed at a late date in project.

Mike Milanoski – 1.9 million for recreation components to be funded by CPA Committee. The CPA Committee unanimously voted in favor as requested by the Building Committee. This will need to go to a vote. This is one of their priorities. Vote will be at December 1st Town Meeting.

Cost to Town is 26 million, town will need to borrow $23 million. 25 year borrowing will amount to $42 million, level debt service of 1.7 million. Average annual tax increase for 25 years is $359 (less than a dollar a day).

BOS approved two tax agreements. BOS voted to allocate $100,000 per year to debt service of school. Mike added that we are trying to reduce this further.

Motion to adjourn by Dan Ryan at 8:50 pm.

Second by James O’Brien.

Unanimous.

Respectfully submitted,

Kelly Yenulevich

Building Committee Recording Secretary