**Carver Elementary School Building Committee**

**Minutes of Meeting - Thursday, April 9, 2015**

**7:00 P.M.**

**CARVER TOWN HALL – SELECTMEN’S CHAMBERS**

1. **Members Present:** Liz Sorrell, Ruby Maestas, Heather Sepulveda, Dan Ryan, Andrew Soliwoda, Richard Ward, Jon Delli Priscoli, Peter Gray, Dave Siedentopf, Sarah Stearns, James O’Brien,
2. **Members Absent:** John Cotter.
3. **PMA Present:** Walter Hartley, Chad Crittenden, Chris Carroll.
4. **HMFH Present:** Devin Canton, Eric LaRue, Laura Wernick**.**
5. **Chair Dick** Ward called the meeting to order at 7:05 P.M. He then led the committee in the Pledge of Allegiance.
6. **03-23-15 Meeting Minutes**

Discussion of minutes from 3/23/15. PMA has some additions and clarifications. He went through these with the committee.

Motion made by Dan Ryan to approve minutes as amended.

Second by Liz Sorrell.

Minutes voted unanimously as amended. (James O’Brien and Ruby Maestas abstained) 7 for, 0 against, 2 abstained.

1. **Overview of Meeting Agenda**

Dick Ward gave a brief overview of the meeting agenda for this evening.

1. **General Update (PMA)**

Well Investigations (Plan A – preferred option). Chad Crittenden gave an overview of the Well Investigation slides. They have met with DEP to go over well locations; the meeting was very positive. The preferred well option is shown in the slide; it will require an easement from the abutter. Plan B for Well: this well would need to be installed and running before construction begins. The buffer was a little concerning for DEP.

Sarah asked what distance is from edge of septic, 70 feet from septic Chad replied.

1. **Schedule and Cost Review (PMA)**

Progress Update & Key Dates

Slide shown and reviewed regarding construction costs.

Slide then shown regarding inflation/escalation.

Option B3 from 2011 and turned into today’s dollars:

Preliminary Construction Costs and Soft Costs review of slide.

Option B3 (from 2011) $41,134,652

Option B3 (escalated 4 years) $51,418,315

Option A $45,469,477

Option C1 $43,024,118

Option E2 $42,780,680

Mike Milanoski had questions regarding 2015 concepts. He asked if all costs were included in these estimates. Chad replied that this slide is just construction costs. Next slide will review all costs. They have also included reimbursables from MSBA.

Soft costs – structured as a percentage of construction costs.

He then discussed total potential ineligible costs of $11 million. The district would have to pick up this cost.

Dan Ryan. $45 million was total cost with $18 million as Carver’s share in 2011. Chad discussed the MSBA 3011 budget form. Concerned that we would have had to ask Town for a substantial amount more.

Matt LaRue discussed the ineligible SF costs due to inefficiencies of design.

John Deli Priscoli – we are still saving $2 million in district share for this project.

Chad Crittenden – clarified costs for options to the committee. C1 is the least expensive option.

Dan Ryan, concerned that we are now asking Town for $26 million; $18 million in 2011 was difficult for the Town. Is the $26 million affordable to residents?

John clarified that the real number is $28.7 million for the Town share for B3.

James O’Brien discussed that in 2011 that was the problem, costs were unsure. Residents didn’t feel stable with that number.

Dan Ryan, concerned that $26 million isn’t affordable to the taxpayers. Are we making sure that C1 is going to be affordable?

Mike Milanoski, these are very important questions but they are regarding affordability. We need to discuss this later in the meeting. Once we negotiate with MSBA, price will never go up.

John Delli Priscoli thanked Dan Ryan for his work on the committee from 2011. Everyone has to realize the impact of not building this school; home values will decrease. He feels this is what needs to be presented.

Mike Milanoski – talked about 2011. What lessons have we learned from what happened in 2011? Are the designers and architects working on this? Chad, replied that we are estimating right now; we do not have a detailed design; we are using conservative numbers; he feels we will not be asking the Town for $26.5 million.

Mike Milanoski would like to know PMA’s level of confidence that C1 will not increase? Chad feels there are ways to bring the cost down. This committee will be given options to bring the amount down.

Slim to none to none chance of cost going up, Chad replied to Mike Milanoski.

Laura Wernick, MSBA has not raised their cost for square footage in three years. It’s a difficult threshold to meet right now; because they haven’t increased the square footage.

Chad added that MSBA has recently increased from 2.75 to 2.87

Mike Milanoski described the three step process that we are in presently. Chad confirmed this. Carver will need to confirm value engineering options. We want to fit their program so that Carver will get the maximum reimbursement.

Chad discussed the MSBA schedule. Preferred Schematic Option to be voted on and vote to approve preferred schematic report

We are on target.

MSBA hasn’t confirmed the meeting yet. They will let us know. (Potentially after 4/29 or after 5/16)

1. **Conceptual Design Presentation by HMFH** of the three options.

**Option A** - Add/Reno (use existing well; GJC bldg. as renovated portion; new addition to the west). Advantages: minimizes amount of disposal of materials; retains history; two story option; keeps the well in existing location. Disadvantages: longest schedule; least energy efficient; highest cost; least spatially efficient of the three designs;

**Option C1 –** new construction; creating a new well on site. Advantages- optimal solar orientation; two story design; keeps a large part of site open; less disruptive to continued operation of school; least cost to Town. Disadvantages: has a larger footprint; requires a new well;

**Option E2 -**  new construction; well in new location; two wing three story building. Advantages: energy efficient; smallest footprint of three options; leaves greatest amount of open space; less disruptive to operation of school; lowest project cost; higher cost to town: Disadvantages: three story is not good for educational plan; little higher than what is expected in this community.

Dave Siedentopf added that maintenance of a three story building would be more than a two story. Long term maintenance costs (i.e., elevator, more stairs, more custodial closets).

Talked about snow drifting in multi-level.

Ruby Maestas has concerns with moving students and time on learning. Currently have problems with two buildings; students lose 5 to 9 minutes now traveling between two buildings; third floor will add time; students carrying instruments; time is the big piece for her. That is a big concern.

Sarah Stearns, asked about C1 – media center being long and narrow. Matt Larue discussed the media center being more like a learning commons area. Wider corridor space for activities to take place as to connect three wings; this is just a concept now. Will be developed more in the next phase. Liz Sorrell added that the staff wanted to explore the idea of this learning commons area. Students to be engaged in learning right outside their classroom doors. Very appealing to connecting all parts of the curriculum. Interested in exploring this idea. Members of this committee and staff would be invited to go tour a school in New Hampshire.

James O’Brien, feels C1 is very suitable for what we need. More sense to be looking at a two story building.

Jon Delli Priscoli feels the best option is C1, town’s tab is actually less than a 3 story.

Mike Milanoski voted C1 as preferred option. Could this option be able to have solar panels on roof? One consistent level of roof would be ideal for solar panels.

Andrew Soliwoda feels a 3 story school would look out of place. He asked about Hanover receiving energy incentives recently. Chad replied to this; he feels they received money in a grant from the Government.

Richard Ward asked public for their questions and comments.

Steve Pratt, 16 Weston Street - Apologized for his comments from last meeting. Has had time to review costs. Differences from original B3 to now. Again apologized for his reaction. Looking forward to choosing a preferred option.

Ron Clarke, 3 Boulton Street, selling this to community is his conern. Reminder, there was a lot of confusion last time. Eliminated some of concerns (police, fire, CMHS renovations). He feels we are on right track.

Ruby Maestas-supports two story building. There are children dealing with illnesses; children on third floor getting to nurse; that concerns her. Impact to children on a daily basis; two stories would minimize that.

Casey Rogers, 16 High Street. Concerned with three floors of children at the end of the day with dismissal.

Jon Delli Priscoli feels this is more transparent this time around. What is the alternative? There is none, we have to do it.

Dan Ryan made a motion to select Option C1 as preferred schematic option. Jon Delli Priscoli seconded.

Option E2 as second, Option A as the third. 10 – 0 in favor.

Dan Ryan asked about PSR. Chad replied that they are in the processing of finalizing everything for submittal.

Dan Ryan made a motion to authorize for PMA to submit PSR to MSBA. James O’Brien second motion. Unanimous vote, 10-0.

Peter Gray and Andrew Soliwoda…not voting members. That is why they are not voting.

Mike Milanoski; this is a three step process.

Best preferred option

Work with MSBA with cost estimate

To continue to do value engineering

Cost for taxpayers based on a 25 year bond: $407 per average household, based on a $28 million figure.

James O’Brien wants us to stay focused on business in town as well.

Mike Milanoski, we need to continue this open and transparent process. The uncertainty will be gone.

Jon Delli Priscoli feels that one step would be to get some real estate professionals here to share with us the positive effects this will have in the Town. What is full impact to homeowners and businesses in this town?

Chad referenced a report that was written about ten years ago regarding Massachusetts schools built and that those communities saw an increase in property values of 2.2%.

Jon Delli Priscoli added that it is so important that we tell the whole and transparent story and answer all questions.

Heather Sepulveda asked what is home value that was used to get the $407 figure? Mike Milanoski will get that information to the committee.

Liz Sorrell added that the past president of Real Estate Association lives in Carver.

Dan Ryan, what we learned from previous experience. 1). Get numbers down 2). Are we really looking into the budgets? 3). Are we looking at all the ways to save money? 4). Are there other creative things we could do?

Jon Delli Priscoli feels the Town has been working on this. Great suggestion Dan.

James O’Brien, December vote? When are we going to schedule a forum so we can share information with public? We need a plan to share this information.

Chad Crittenden, they will get feedback from MSBA. C1 option; then develop more detailed cost estimates; lots of scenarios; between June 3 and November 18, this is the schematic design phase; by 11/18,

Richard Ward feels we should do an outreach to Mobile Home Parks.

Richard Ward, can we go with plans to show residents?

Liz Sorrell suggested that now that we have a design, we should reach out to Chance Court resident to show them what we are going to do to buffer them. James suggested added Mama Mias and other businesses as well.

Matt LaRue added that this is a work in progress; it will be more defined over time; costs will come at the end of schematic phase.

September is when we will have cost estimates.

Liz suggested meeting with Chance Court either there or at school. Middle of May would be a good time to do this.

Heather asked where we could post these designs? Liz suggested putting them all over Town. We can have them at Town Meeting.

Mike Milanoski feels we should do a one hour cable show to give history of how we got to where we are today. PMA could put together a one page flyer showing the steps of how we got to option C1. Have this ready for Town Meeting.

Laura agrees we should go to community; get feedback; helpful for HSFM and community.

Next meeting: Monday, May 4, 2015 at 7 pm at Carver Tow Hall (tentatively with a back up of 5/18/15). Dan Ryan made a motion to approve. James O’Brien second. Unanimous.

Tentative 5/19 5/20 5/21 to meet with Chance Court and surrounding businesses.

Mike Milanoski told the committee that the average 2015house value of $255,614 is what the $407 increase in taxes is based on.

Motion made by to adjourn meeting at 9:10 pm by Dan Ryan.

Second by

Respectfully submitted,

Kelly Yenulevich

Recording Secretary