

**Town of Millbury  
R.E. Shaw School Feasibility Committee  
Regular Session Meeting - 14  
Minutes**

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TOWN CLERK  
2019 JUL -3 PM 2:48  
MILLBURY, MASS.

**Date:** February 6, 2019

**Present:** Mr. Plante, Chairperson, Mrs. Nietupski, Vice Chairperson, Mr. Myers, Superintendent, Mr. Bedard, Business Manager, Mr. Tarka, Ms. Ryan, Mrs. Teixeira, Mr. Wiltshire, Mr. Halacy, Mrs. Friedman, Mr. Despres, Mr. Pine, Mr. Tuccio, Mr. O'Connor, Mrs. Boulanger

**Hill International:** Mr. Billings, Mr. Naughton, Ms. Leduc

**T2:** Mr. Peter Turowski, Mrs. Libby Turowski,

**Absent:** Mr. Marciello, Town Manager, Mrs. Decatur, Mr. Kuphal, Mr. Wiltshire, Mrs. Teixeira

**Time:** 6:00 pm

**Location:** Millbury Jr./Sr. High School Media Center

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- **Call to Order**

Mr. Plante brought the meeting to order at 6:00pm.

- **Approval of Minutes from the January 30, 2019 meeting**

Mrs. Nietupski made a motion to approve the minutes from the January 30, 2019 meeting seconded by Ms. Ryan. All approved.

- **Old Business**

- a. **Report from the Public Forum**

Mr. Myers stated that on January 30<sup>th</sup> a Public Forum was held. He stated that there was a fairly good turnout.

Mr. Turowski stated that he gave a presentation of all the options. He stated that he put site plans in the back of the room and had community members put a green sticker on the options they preferred and to make comments on why they chose that option. Mr. Turowski reviewed the comments with the Feasibility Committee. He stated that Option C5 got the highest number of votes, Option C3 got 4 votes, and the Reno-options did not receive any votes.

- b. **Update on Geotechnical Exploration**

Mr. Turowski stated that three borings were done on January 22. He stated that only 3 could be completed due to snow and cold. Mr. Turowski stated that generally rock was not encountered within the expected excavation depth and was encouraged by the findings

- c. **Review Options and Evaluation Matrix**

Mr. Myers stated that the Visioning Committee reconvened to prioritize the aspects of a new or renovated building on an evaluation rubrics provided by the MSBA.

	Base Repair	Option 0 Base Repair	Option A Add/Reno	Option B Add/Reno	Option C3 New	Option C5 New
Education Program Score	12	16	16	38	51	56
Building Score	9	20	20	21	40	43
Site Score	9	18	18	19	29	32
Logistics Score	8	8	6	5	16	19
Total Score	38	62	60	83	136	160

Highest possible score would be 160

Mr. Myers stated that the Visioning Committee chose Option C5 new construction with grade 3-6 configuration as the best option. He stated that the Educational Program Score was highest in Option C5.

**d. Review of Options and Concept Estimates or Probable Cost**

Mr. Turowski had a Powerpoint presentation to review phasing for each option. He stated that Option C5 would be completed in two phases. Phase 1 will take 16 months for completion and phase 2 which would be demolishing the existing building will take 4 months to complete. He also stated that there are alternates:

1. Flat Roof Option
2. High School Size Fields
- 2A. Artificial Turf and Field Lighting
3. Photovoltaic Array on Roof

It was stated that Option C5 phasing has students in a completed school in 16 months verses the Reno/Add options would take 36 months for all students to be in a completed school. A discussion took place regarding where students will be during a renovation. One option is for one grade to remain in the existing building after walls have been constructed to keep the students safe. Other grades will use portable classroom pods. Mr. Naughton stated that the MSBA does not reimburse the cost to rent classroom pods or for construction to keep students safe in the existing building.

Mr. Billings stated that the systems that would be used in each option have been sent to two cost estimator firms. He stated that they received the final estimates today and have completed the process of reconciliation, which is that the estimators received the same scope of work. Mr. Billings stated that estimators provided a range of costs depending on today's market.

He stated that the total cost is \$28,300,000 for the first option which is giving the existing building a facelift, it is not improving the site or the program. The cost of this option is not reimbursed from the MSBA because it is not changing the educational program and we are not fulfilling the mandates in the Statement of Interest.

Mr. Billings stated that the first option that the MSBA would reimburse the Town is Option O which fills the base mandate of the Statement of Interest. This would be a major renovation, increase classroom sizes and accommodate programmatic requirements. The total cost is between \$47,000,000 and \$48,000,000.

Mr. Billings stated that Option A is a renovation and addition for grades 4-6 and is very similar to Option O. The total cost is between \$51,400,000 and \$51,900,000.

Mr. Billings stated that Option B is an extensive renovation and will expand the building to include grade 3. The total cost is between \$59,700,000 and \$59,500,000. Mr. Billings stated that this option would be a 3 year process and the cost between the soft costs and total costs are a much larger percentage due to the work that would need to be done to make the existing school safe for students to be in during renovation.

Mr. Billings stated that Option C3 is a new construction grade 3-6 building. He stated that this would be a 20 month process, covering only one school year and two summers. The total cost is between 55,600,000 and \$57,300,000. Mr. Billings stated that there were alternate options. He stated that if a flat roof instead of a sloped roof the savings would be \$300,000. He stated that the high school sized fields would be a cost of \$300,000, however, if artificial turf is used the cost would be \$1,100,000. He stated that the cost to add 95KW photovoltaic is \$350,000. The cost of the photovoltaic would have a bout a nine (9) year payback period.

Mr. Billings stated that the final Option is C5 a new construction, with grades 3-6. He stated that the total cost is between \$56,000,000 and \$58,000,000. The flat roof alternative is at a higher savings at \$1,200,000. The cost of the high school fields are a little less at \$301,000 the cost would be the same as Option C3 to add artificial turf. The 95KW photovoltaic is the same as Option C3.

Mr. Billings stated that a new construction option is significantly less expensive than a renovation/addition option, because of the costs of temporary classrooms and renovations needed to make the existing school safe for students to be in the building during renovation. He stated that once the new construction is completed they will remove the existing building and put the new ball fields in that space.

Mr. Pine stated that he and Mr. Decatur met with Hill International and Turowski<sup>2</sup> prior to this meeting to review the cost estimates in more detail. He stated that he and Mr. Decatur feel comfortable with the estimates provided to move on with the process. He also stated that it will cost the town more money to do the repair only of the existing building than it would to build a new building. He also stated that there are no guarantees that the water issues will be solved if a reno/add option is chosen. A brief discussion took place.

**e. Schedule Review**

Mr. Turowski stated that the Preferred Schematic Report will be submitted to the MSBA on February 20, 2019. Mr. Turowski stated that there are six Feasibility Committee meetings scheduled during Schematic Design Phase. He stated that Turowski<sup>2</sup> will be developing a working plan with topics to be discussed at the upcoming meetings. He stated that they will be doing a lot of background work, meeting with staff and small groups at the school to talk about specific needs for rooms. He also stated that he is formulating working groups, which could consist of Committee members, school staff members and outside community members. Mr. Turowski stated that a list of working groups will be sent to the members. A representative from each group would report on the suggestions formulated in each working group. Mr. Turowski stated that they would decide at the March 20<sup>th</sup> which member of the Committee will participate in working group.

- **New Business**

- a. **Vote on Preferred Option**

Mr. Halacy made a motion to submit Option C5 to the MSBA, seconded by Ms. Ryan. All approved.

Mr. Tarka stated that he would like to discuss the possibility of adding Central Office as an annex to the new Shaw School building. Mr. Myers stated that he along with the Business Manager, the Curriculum Coordinator, a conference room and three support staff are located in the current space. However, there is not a space for the Director of Pupil Services, special education support staff, and the storing of records. Ms. Ryan is located in a large classroom in the high school. The space that is now being used as Central Office would make a great place for local TV public access, which is now using a classroom in the high school.

A discussion took place regarding adding Central Office to the new Shaw School and the number of square footage needed. Mr. Billings stated that the MSBA is not opposed to this plan, however, the cost will not be reimbursed. It was determined that a meeting to discuss this option is scheduled for March 6<sup>th</sup>.

- **Public Comment** – There was no public comment.
- **Next Meeting** March 6, 2019 6:00pm MHS Media Center
- **Adjournment** – Mr. Halacy made a motion to adjourn the meeting, seconded by Ms. Ryan. All approved.

Respectfully submitted,

*Donna Freitas*

Donna Freitas

Executive Assistant to the Superintendent

Approved:

R. Reddy

G. G. G. G.

M. S.

Miriam Friedman

Michael J.

Paul Halasz

Scott Decker

Phet R.

W. B. W.

James B. W.

James B. W.

**Email Attachments:**

Minutes from February 6, 2019

Agenda 2.62019