

**ACTON-BOXBOROUGH REGIONAL SCHOOL DISTRICT
School Building Committee (SBC) Approved Minutes**

RJ Grey Junior High School Library
16 Charter Road, Acton, MA 01720

October 11, 2017
7:00 p.m.

Members Present: Mary Brolin, Amy Krishnamurthy, Bill McAlduff, Marie Altieri, Bob Evans, JD Head, Adam Klein, Lynne Newman, Katie Raymond, Mac Reid, Damian Sugrue, Chris Whitbeck.

Members Absent: Peter Berry, Dennis Bruce, Rob Bukowski, Jason Cole, Brian Griffin, Ted Kail, Steve Mielke, Maria Neyland.

Other: Dave Verdolino, Karen Coll, members of the public.

1. Call to Order – Mary Brolin called the meeting to order at 7:05pm.

2. Minutes – Mac Reid moved, Amy Krishnamurthy seconded, and the minutes of the 9/13/17 Building Committee meeting were unanimously approved. Approved minutes from the 9/11/17 SBC Working Group Meeting were shared with the committee.

3. Update of School Committee Actions

The School Committee voted to appropriate \$1.3MM for the feasibility study and design process, as well as the wording of the article to be included in the Town Meeting warrants. The MSBA is very specific about the wording of these items,

4. MSBA Update

Our maintenance history and capital data have been submitted to the MSBA; we may be able to get additional reimbursement points based on this information. Bill McAlduff explained that all districts start with a base reimbursement rate of 31%, but there are a number of ways that can generate extra points for higher reimbursement rates:

- Socioeconomic factors
 - Community Income Factor (per capita income relative to the statewide average)
 - Community Property Wealth Factor (per capita property valuations relative to the statewide average)
 - Community Poverty Factor (proportion of low-income students relative to the statewide average)
- Incentive Points
 - Newly formed regional school districts. Our district was formed in July 2014; we will need to determine how recently a district needs to be formed to qualify for these points.
 - High-efficiency green school program
 - Best practices for routine and capital maintenance
 - Overlay zoning, which is not applicable to Acton-Boxborough
 - Renovation or re-use of existing facilities (physical structure only)
 - Establishment of a maintenance trust (a very high standard)
 - The Model School program

At ABRSD, our mission is to develop engaged, well-balanced learners through collaborative, caring relationships.

WELLNESS - EQUITY - ENGAGEMENT

There are also two approaches to working with contractors on a project:

- Design-Bid-Build
- Construction Manager at Risk, which would bring in the construction manager at an earlier point in the process

OPMs and designers should be familiar with the incentive opportunities. The committee will explore the incentive opportunities as well as the two options for working with contractors at a later time.

Marie Altieri said that MSBA had agreed to accept our updated enrollment numbers, which were much higher than projections, and to extend the October 3rd deadline until we could provide them with our 10/1 enrollment data. Marie asked both NESDEC and the Ashtons to update their projections. Marie expects to meet with the MSBA within a few weeks.

The differences from our earlier projections are significant. Last year, enrollment had been projected to go down by 500 students over the next 10 years; now enrollment is projected to go up by 100 students over that time period. The primary factor behind this demographic shift is a significant increase in housing sales in both towns. Some town leaders have described this remarkable change as a 'watershed moment.'

Members noted that a number of factors were combining to create an increased urgency to address our school buildings, including the aging of the facilities, the lack of overall space, and the lack of space that is appropriate for current and anticipated educational needs. Some of our buildings are not in compliance with DESE guidelines.

5. Outreach Plan

Mary will make a presentation to the Boxborough Board of Selectmen on October 16th; they will vote on the proposal that night. Information was presented to the Acton Finance Committee on October 10th and will be presented to the Boxborough Finance Committee on October 17th.

The first community forum is Tuesday October 17th. The forums held at elementary schools will begin with a tour, followed by a brief 15-20 minute presentation. There will be time for questions, perhaps handled by a panel of committee representatives. A tour sheet will be developed so that, if there is more than one group, the tours will be consistent. The presentation and flow can be adjusted over time as we see what types of questions come up. Bill, Marie and JD Head will go to as many of the forums as possible.

Marie is working on the presentation for the forums and will have a draft ready soon. She showed the debt service slide to the Acton FinComm and found it a very effective graphic, showing the debt decreasing and then dropping off in 2026. The FinComm asked a number of questions about whether Boxborough residents would be as committed to supporting this project as Acton residents. Members agreed that the Acton and Boxborough debt service schedule slides should be shown in both towns. We will also develop a slide on capital investment at Blanchard, showing both past and anticipated future investment.

JD is working with Dan Drinkwater at the high school to develop a video. The goal is to show the general conditions of Douglas, with shots from the roof so the full property can be seen including pedestrian access, safety, traffic flow, and accessibility. They filmed storage areas, crowded classrooms, the art modular, and the library, and will add the cafeteria. JD will draft an outline of the narration, then send it to Chris Whitbeck, who can add anecdotes such as the teacher on crutches who was unable to access the bathroom, as well as a brief introduction. The video needs to stand alone so that it can be posted to the website.

Oktoberfest will be on Saturday, October 14th. We will have a table and hand out flyers. We can advocate for people to come to the information sessions or Special Town Meetings, but members were reminded that

they cannot advocate for the building project in any venue for which district funds have been used, including Oktoberfest. Coffees will not begin until after the first community forum on October 17th. They will include handouts of the presentation and a general overview, followed by a Q&A session.

Marie is developing an information sheet about the project for the back of the community forum flyers. JD will add the social media addresses to the front. We need 300 paper copies of the flyer for Oktoberfest and will send it electronically to families before the first community forum. Beth Petr will send the flyer out to the groups she sent information to prior to the DMPRC forums last spring.

Adam Klein has brought the social media sites live, and has already received questions. The sites have reached 1,500 people within a week. Clips from prior presentations and other documents are being shared, and people are directed to the website for more complete information, including an FAQ section. Adam and Katie Raymond will monitor the sites to be sure we are responsive to questions, although not all questions need to be answered in that format; we can say that we will be answering them in the forums. The goal of the social media is to motivate people to go to a forum and then to go to the special town meetings.

6. Prepare for Special Town Meetings 12/4/17

Both town meetings have big agendas; Acton is planning on two nights. There are a number of controversial issues on the warrants.

Katie has approached a Douglas parent, who has agreed to work on a GOTV (get out the vote) committee. This will be important both for the 12/4 town meetings and for the next phase of approving funds for construction. At the forums, we should keep an eye out for people who seem interested in getting involved, especially Douglas and Gates families. Chris will start having conversations with some families as well. It will also be important to reach out to Boxborough residents, possibly through the Blanchard PTF.

7. Adjourn – Before adjourning, the community members present were asked if they had questions or comments, but they did not. Amy Krishnamurthy moved, Mac Reid seconded, and the meeting was adjourned at 8:41pm.

Respectfully submitted,
Karen Coll

Documents Used:

- Agenda
- Minutes from 9/13/17 Meeting
- Language for Special Town Meeting Warrant Article and Motion, School Committee Vote
- Flyer: Special Town Meetings and Community Forum Dates
- Signup Sheet to Present/Attend Public Forums and Other Informational Events

Next Building Committee Meetings:

- November 8
- December 13
- January 9 (Note: Tuesday)
- February 14
- March 14
- April 11