

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

Superintendent's Conference Room 13
Administration Building

June 14, 2017
7:00 p.m.

Members Present: Marie Altieri, Rob Bukowski, Jason Cole, Bob Evans, Brian Griffin, JD Head, Ted Kail, Adam Klein, Amy Krishnamurthy, Steve Mielke, Maria Neyland, Katie Raymond, Mac Reid, Kristina Rychlik,

Members Absent: Peter Berry, Glenn Brand, Mary Brolin, Lynne Newman, Damien Sugrue, Chris Whitbeck,

Other: Beth Petr, members of the public

1. The SBC was called to order at 7:11 p.m. by Chair Kristina Rychlik.

2. Introductions/Review committee makeup - Kristina Rychlik

- Members introduced themselves and shared their backgrounds and expectations for the group.
- Committee Structure

This is a 20 member committee so 11 members will be a quorum. All members have voting rights. Many other Building Committees have subcommittees to do some of the work. A smaller working group of Kristina Rychlik, JD Head, Marie Altieri, Glenn Brand and Amy Krishnamurthy met to plan the first Building Committee meeting.

Amy Krishnamurthy moved, Maria Neyland seconded and it was unanimously,

VOTED: to establish a working group as a SBC subcommittee.

Jason Cole abstained and stated that it was because so many school staff were members. Kristina invited anyone to attend and noted that they are all open posted meetings. They plan to meet every other Tuesday 1 – 2:30. The purpose is for agenda planning, not decision-making. Different expertise will be needed at different times. It was asked if the entire group could be sent an email about the working group so they can consider attending.

Open Meeting Law webinar training sessions and slides are available. Kristina explained how the law applies to this group. As a public body, all discussions held and decisions made must be at an open meeting. Emails will be provided to everyone. ABBuilding@abschools.org is a way to communicate with all members. Please check emails once a day.

- Meeting Dates – second Wednesday of the month at 7:00 p.m. in the Junior High Library, and Special Town Meetings on December 4, 2017.

3. Public Participation – A member of the public to be wanted to be sure that Option 5 was not dropped.

4. Background Materials – Overview

Kristina reviewed the binder of material provided to each member.

5. Process review to date -

- a. Dore & Whittier Phase I: Site and Building Assessment (Existing Conditions Study) - Process and Recommendations – JD Head reviewed.

- b. Dore & Whittier Phase II: Master Plan and Space Needs Assessment - Process and Recommendations – JD Head reviewed.
- c. District Master Plan Review Committee (DMPRC) Process – Kristina will send the Q and A to the SBC to let them see what the public was asking about during this phase. They were also urged to check out the online forum presentation. More forums will need to be done, but in a different way that doesn't polarize the community. Kristina stated that the district needs a twin school and something that addresses the preschoolers. Bob Evans stated that specific proposals will be needed for the Town Meetings to be successful. The DMPRC would not make a decision on the Early Childhood Center. More feedback will be needed. The SBC will need to make some of those decisions for more details on what we are asking for in the feasibility study.

It was asked if a twin school would be covered under the approval that has been received for a Douglas project. JD explained that anything under one solid roof is considered one project. Because the Douglas / Gates property is one parcel the district can capitalize more reimbursement for civil site work. Under one roof there are some exceptions. If part of it was for Central Office / Administration, that part would not be reimbursable. Preschool is fully reimbursable so it would be good to include an Early Childhood Center or preschool classrooms. MSBA will only reimburse one project for a school district at a time, so the multi-phase projects are not good because they would not be reimbursed at the same time. Marie Altieri noted that there is a square footage requirement per school.

Option 5 is not moving forward because the MA School Building Authority (MSBA) does a cost estimate of renovation of Douglas alone so that is a version of option 5. The member of the public asked if there was a chance to ask them about the three options. (See Tab 8, page 5) The main reason it dropped off is because the third school would take 21 years to complete.

The group agreed that there were many things to learn from the experiences with the Parker Damon Twin School Building. One member said that the hope is to keep a small cozy school feeling, when two programs are part of the twin school. One risk of a three phase program is that the district would have to get approval from the MSBA multiple times, also the longer the district waits to address some of the issues, the more that has to be spent to keep using the older buildings. There are also inflation costs. The public member hoped option 5 would not be dropped without more thought.

6. MSBA review - Marie Altieri

- a. Process to date – 87 Statements of Interest were submitted and AB was one of 17 that were accepted
- b. Process moving forward – The district has 270 days to accomplish Module 1.
- c. Special Town Meetings in Acton and Boxborough will be held on 12/4/17
Jason Cole asked a question from the Acton Finance Committee - Is there any mechanism to hold the MSBA approval while we go through the current leadership transition. Marie said there is not.

Regarding assistance the MSBA would provide the District to get to more project details prior to the Special Town Meetings in December, JD said MSBA will give comparables, but essentially it is up to the Building Committee and the District to gather the information and make the decisions.

Marie pointed out that this is a five year project and the District is two years into it. MSBA reimbursement rates are based on wealth and formulas for each community. Our Design and Feasibility stage will be reimbursed at a base rate of 45.3% for AB, as soon as we start spending money. The December vote is needed for the remaining 54.7%.

The committee talked about where the funds would come from - School District Excess and Deficiency (E&D) funds or split between the two towns. This will need to be articulated in December. It is not in the FY18 budget, but it could be E&D, or an assessment to the two towns. This is one of SBC tasks to work with the School Committee to make that decision. Towns must vote the full amount to appropriate it from the funding sources. Our new Finance Director, David Verdolino, has managed a Building Project with MSBA recently so that will be helpful. David begins on 7/1/17.

The Committee talked about how the fall will be focused on community outreach. Consequently, a plan is needed by September, and the design issues and how to present them need to be decided in advance. It was stated that presenting two options to vote on at the Special Town Meeting in December would be a hard sell.

The Committee agreed to look at how other districts handled their projects at the next meeting. Scituate was mentioned as having gained approval for design and feasibility for multiple building and site options.

7. Marketing materials/Outreach review - Kristina Rychlik – next meeting
8. Logo – The new logo portrays one generation planting the tree and the older generation enjoying the shade.
9. Next Steps – A group will need to be formed to sell the override that is different from SBC. A land survey showed no town owned land in Acton that would be suitable. A survey needs to be done in Boxborough. All of this background is on the school website at <http://www.abschools.org/district/school-capital-and-space-planning>.

Jason asked if the historical data that the MSBA provided for the Parker Damon Building and the High School projects was available. What towns are similar to AB now and have a 45% base rate and what did they ended up with for a rate, would be helpful for December's Special Town Meeting. Jason and JD will start with our comparable communities list. Marie replied that we have some charts from MSBA but qualitative questions need to be asked so you are comparing apples to apples. Kristina suggested that Jason come back to the next meeting with a proposal about this if he wants it to be pursued.

The AB School Building Committee adjourned at 9:30 p.m.

Respectfully submitted,
Beth Petr

List of Documents Used: Agenda, Binder of Information

NEXT MEETINGS: July 12, August 9, September 13, October 11, November 8, December 13