

SBC MEETING NOTES

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PROJECT TITLE: RICHER ELEMENTARY SCHOOL

Meeting Date:	May 16, 2017	SBC Project Meeting # 03
Prepared by:	Tieshia Walton – Daedalus Projects Inc	2017 SEP - 5 P 12:40

<u>Attendees:</u>	<u>Affiliation</u>
Arthur Vigeant	Mayor, City of Marlborough/SBC Chair
Nicholas Milano	City of Marlborough
John J. Ghiloni	School Building Committee Member/ Commissioner of Public Works
Douglas Scott	School Building Committee Member/ Building Commissioner, City of Marlborough
Jim Fortin	School Building Committee Member
Denise Ryan	School Committee Member
Joseph Trolla	School Building Committee Member
Patrick Mauro	School Building Committee Member
Maureen Greulich	Superintendent, Marlborough Public Schools
Thomas Gatzunis	Daedalus Projects, Inc. (DPI)
Tieshia Walton	Daedalus Projects, Inc. (DPI)
Michael Pagano	Lamoureux Pagano & Associates (LPA)
Peter Caruso	Lamoureux Pagano & Associates (LPA)
William Senecal	Lamoureux Pagano & Associates (LPA)
Paul Cacciola	Lamoureux Pagano & Associates (LPA)

Item	Description: New Business	RESP/STATUS
3.01	Motion made by Chairman Vigeant to approve the 3/27/2017 and 5/2/2017 meeting minutes seconded by John Ghiloni. Motion passed unanimously.	RECORD
3.02	<p>SBC MEETING:</p> <ul style="list-style-type: none"> The PDP will be submitted to the MSBA on June 14th. All documents that must be inserted into the submission must be to LPA by June 8th. The PDP will be given to the OPM on June 13th for delivery to the MSBA the following day. The Richer no build solution entails bringing the building up to code. LPA does not think this option will benefit the City, but will do a further study on an Add/Reno K-4, 675-student option. The current Richer site is not suitable for a K-5 school. Cost estimates are required by the MSBA during the Schematic Design, Design Development and Construction Document phases of the project. 	DISTRICT/CITY /DAEDALUS/LPA
3.03	<p>ALTERNATIVE SITES:</p> <ul style="list-style-type: none"> LPA ranked four sites, High School Fields, South Street, Broadmeadow Street, and 146-154 Williams Street as detailed on the attached presentation. A score of five being the best ranked. LPA recommends South Street and Broadmeadow Street be removed from consideration. The high school ranked number one. LPA thinks there is enough land with the support of the conservation commission to build a two-story, k-5, 610-student school building, with a connection from the driveway to the parking lot to minimize disruption to the wetland. 397 Williams Street is under P & S with an estimated purchase price of \$8 million. The property has a good foundation to develop as a school. Sections may have to be torn down, but there is a lot of interior space. LPA will further study. Doug will meet with the Fire Department to find the building plans. 	RECORD

	<ul style="list-style-type: none"> • 146 Williams Street is prime farmland with an automatic Environmental Notification Form requirement. There are currently buildings on the "prime farmland" • South Street is prime farmland with an automatic Environmental Notification Form requirement. Tony Raiano is open to starting a program at the farm for students but wants to stay in the farming business • Broadmeadow Street is prime farmland with an automatic Environmental Notification Form requirement. • The Mayor and Ed Clancy spoke to Bob Jackson at 146-154 Williams Street about the property being open space and a school and he is not interested in selling. • The calls made to the owner of Broadmeadow Street were not returned. • The 397 Williams Street property is under Purchase Sale & Agreement and an extension was granted until June 30th. • LPA will list Richer, High School and 397 Williams as alternate sites in the PDP. There will be a note added that 397 Williams Street is not for sale at this time. 	
3.04	<p>BUDGET:</p> <ul style="list-style-type: none"> • DPI did an estimate on a similar 100,000 square foot school project where the Total Project cost was \$55-60 million. • At this time construction cost are \$430 per square foot with a 21% soft cost and 4% escalation times two for the two year project duration • The MSBA does not reimburse for land acquisitions. MSBA allows only 8% of construction cost for site work. For sites requiring major site work, the Owner bears cost over MSBA allotment. 	DISTRICT/CITY /DAEDALUS/LPA
3.05	<p>ADJOURNMENT:</p> <ul style="list-style-type: none"> • Motion made by Superintendent Maureen Greulich to adjourn the meeting seconded by John Ghiloni at 5:48 p.m. Motion passed unanimously. 	RECORD
3.06	<p>ATTACHMENTS:</p> <ul style="list-style-type: none"> • SBC Presentation attached for reference. 	RECORD

Respectfully submitted
August 30, 2017



Mayor Arthur G. Vigeant
Chair

A TRUE COPY
Attest:

City Clerk
Marlborough, MA 01752

