

TOWN OF MILLBURY  
BOARD OF SELECTMEN MINUTES  
SELECTMEN MEETING ROOM

March 20, 2017

5:15 pm

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Selectmen Present: Chairman Francis B. King, Mary Krumsiek, Scott Despres  
Absent: Sandy Cristo, Jon Adams  
Town Manager David J. Marciello, Katie McKenna, Grey Myers, Jen Nietupski, *Susan Spencer-T&G*,

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Request from the School to place the feasibility study on the town election ballot.

Selectman Adams would prefer a renovation, but it is all in the numbers, it may not be feasible. What is inside of the school is what teaches the kids, not the building. Chairman King said that this is what the feasibility study will tell us.

Please see attached handouts\*

Superintendent Myers said that the MSBA would agree that it is economically feasible to renovate the building if at all possible. They solve all of the issues so that you don't need to touch it for another 40 years. The FAQ document is posted on the school website and was sent home with kids today in Elmwood & Shaw, and a document in the JR/High School email.

Selectman Krumsiek said that her fear is that it will not pass at the ballot; is there a backup plan. We have until November 2017 to get this though. He feels

Selectman Despres asked if the school building committee has been formed yet? Mr. Meyers said not yet; letters can be submitted until April 19<sup>th</sup>. This question goes to the election, it gets voted down, goes to town meeting and get approved, then they will ask for a special election and hope it passes there. Is there a chance we could do the feasibility study and then not get a new school? Yes that is one scenario, it could be voted down.

Mr. Meyers said that all the costs are subject to reimbursement by the state of around 53%.

Selectman Despres asked if you could have an estimate for the project before town meeting?

Selectman Adams said that the town's growth will require us to get this project done. Mr. Meyers said that we are at full capacity at Shaw school right now. Chairman King asked what the percentage of reimbursement will be? Base number is in low 50's; more points if we renovate; more points if we go green.

Motion by Selectman Krumsiek, seconded by Selectman Despres to approve the following question after consultation with legal counsel for the 2017 Ballot:

**Shall the Town be allowed to exempt from the provisions of Proposition two-and-one half, so called, the amounts required to pay for the bonds issued in order to conduct a Feasibility Study for the Raymond E. Shaw Elementary School?**

Motion carried unanimously.

Motion to adjourn by Selectman Krumsiek at 5:28 pm, seconded by Selectman Despres.

Motion carried unanimously.

Respectfully submitted,

Tish Hayes, Secretary

Francis B. King

*Francis B King*

Sandy J. Cristo

*Sandy J Cristo*

Mary Krumsiek

*Mary Krumsiek*

Scott Despres

*Scott Despres*

Jon Adams

*Jon Adams*

## Raymond E. Shaw Building Project: Frequently Asked Questions

### ***Q: How did we get to this stage of the project?***

On March 22, 2016, the School Department presented its rationale to the Board of Selectmen for partnering with the MSBA to address building deficiencies at the R.E. Shaw School. After discussion and several thoughtful questions, the Board of Selectmen agreed that the School Committee should initiate this process by submitting a Statement of Interest to the MSBA, which it did the following month. The Superintendent of Schools periodically updated the School Committee on the status of the Statement of Interest during its open meetings. On February 15, 2017, the MSBA Board of Directors unanimously approved the Statement of Interest and agreed to partner with Millbury to either renovate or build a new Shaw School. Of the 156 Statements of Interest submitted to the MSBA in 2016, the Shaw School was one of 65 projects that were accepted into the program, and one of only 17 projects approved for renovation or new construction.

### ***Q: What are next steps?***

Now that the MSBA has agreed to partner with us, the District may begin the process of forming a School Building Committee. The School Building Committee will then select a project manager, an engineering firm, and an architect to conduct a comprehensive Feasibility Study. The Feasibility Study will cost \$550,000 to complete and is subject to slightly more than 50% reimbursement from the MSBA. **In order to proceed, residents will be asked to consider approving a debt exclusion in the amount of \$550,000, which will appear on the Town's election ballot on April 25<sup>th</sup> and at this year's Town Meeting on May 2<sup>nd</sup>.**

### ***Q: Why do we need a new or renovated R.E. Shaw School?***

The Raymond E. Shaw School was constructed in 1975 and is typical of middle schools designed in that time period with respect to layout, construction materials, and programming. The school has seen few if any improvements and no additions or renovations since opening in 1975 and, despite the staff's ongoing efforts to ensure a safe and well-maintained learning environment, the Shaw School is no longer able to sufficiently meet our needs. The school's mechanical and electrical systems are original to the building and provide inefficient and inadequate service. The school is not fully ADA compliant and can only minimally meet the Section 504 requirements of students with environmental sensitivities who require strict temperature controls. The building lacks an automatic fire suppression system (sprinklers and standpipes). Of special concern is an ongoing issue of underground water seeping up through the foundation and pooling on floor tiles in certain locations, which causes wet conditions and slip hazards.

The Town is experiencing a significant increase in new housing starts, which will inevitably lead to a significant spike in school enrollment. While some additional enrollment can be accommodated at the Elmwood Street School and the Jr./Sr. High School, the Shaw School is at maximum capacity. Since original construction, there have been no repair or construction projects of any kind for the R.E. Shaw School that required borrowing or an override.

### ***Q: Could we fix the school building ourselves to make it last for another ten or more years?***

Partnering with the MSBA allows us to address all of Shaw's building deficiencies comprehensively at half the cost. If we were to address some of the more significant building issues piecemeal, none of the cost would be reimbursed; the Town would incur all costs associated with becoming ADA compliant, upgrading the electrical system, providing fire suppression systems, replacing the HVAC system, addressing the issue of groundwater permeating the foundation, and, if necessary, housing students in alternative venues while repairs are made.

***Q: Could we move grades 4-6 to the Jr./Sr. High School and build a new high school instead?***

The Town of Millbury could certainly consider an alternative project such as this, but would not receive reimbursement from the MSBA, which has declined to support this reconfiguration scenario. High school building projects are consistently much more expensive than elementary building projects and the MSBA is clear that it will only support the most financially responsible proposal as determined by a rigorous Feasibility Study. Without the support of the MSBA, Millbury would incur the full cost of any building project.

***Q: What is a Feasibility Study? \$550,000 for a Feasibility Study seems high. How did you arrive at that number?***

The Feasibility Study, which is conducted by the School Building Committee in partnership with a project manager, an architect, and an engineering firm, will evaluate the needs of the school and district and propose possible solutions. The process, which typically takes between 12 and 18 months, includes a comprehensive site survey, an environmental survey, a complete facilities review, a review of programmatic needs, enrollment projections, and design parameters. As a result of this research, the Committee will have a detailed schematic design proposal along with cost and timeline estimates. The estimated cost for the Feasibility Study is based on the average the cost of MSBA projects similar to Shaw's profile over the past three years. In addition, discussions with school districts that are currently in the Feasibility phase provided significant insight.

***Q: What if the Feasibility Study vote doesn't pass?***

Voters must pass the measure at both the election and the Town Meeting. If voters choose not to approve a debt exclusion to fund a Feasibility Study for the R.E. Shaw School project on April 25<sup>th</sup> and/or May 2<sup>nd</sup>, the School Building Committee may recommend another attempt through a special election and special Town Meeting. However, if a vote is not secured by November 27, 2017, the District will not meet pre-requisite requirements and the MSBA will rescind its decision to partner with us.

***Q: Does a "yes" vote for the Feasibility Study constitute a "yes" vote for a Shaw School building project?***

No. An affirmative vote for a Feasibility Study will simply allow the School Building Committee to work with a project manager, an architect, and engineers to determine whether a new or renovated building is appropriate and develop plans and cost estimates for a construction project. When the Feasibility Study is complete, voters will then be asked to consider approving the actual construction project at a future election and Town Meeting.

***Q: What is the MSBA and how does it work?***

Created by the legislature in 2004, the Massachusetts School Building Authority (MSBA) supports cities and towns to fund capital improvement projects for schools across the Commonwealth. The MSBA dedicates one penny of the state's 6.25% sales tax to help partially fund needed school construction projects. For more, please visit <http://www.massschoolbuildings.org/about>

***Q: What is Millbury's reimbursement rate from MSBA and how was it calculated?***

The R.E. Shaw School building project, including the Feasibility Study, is subject to partial reimbursement from the MSBA, which is currently *estimated* to be 53%. Our District's base reimbursement rate is calculated annually based on local socio-economic factors and certain factors related to the building process. For a full description, including the specific socio-economic and building factors, please see [http://www.massschoolbuildings.org/sites/default/files/edit-contentfile/Guidelines\\_Forms/Guidelines\\_Policies/RateCalculation.pdf](http://www.massschoolbuildings.org/sites/default/files/edit-contentfile/Guidelines_Forms/Guidelines_Policies/RateCalculation.pdf)

***Q: Does the MSBA work with Districts on a "first come, first served" basis?***

The MSBA grant program is based on urgency and need, consistent with its eight statutory criteria, and not the time of the Statement of Interest submission. Of the 156 Statements of Interest submitted to the MSBA in 2016, the Shaw School was one of 65 projects that were accepted into the program, and one of only 17 projects approved for renovation or new construction.

MILLBURY PUBLIC SCHOOLS  
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March 20, 2017

Dear Millbury Residents,

It is my pleasure to inform you that the Massachusetts School Building Authority (MSBA) has agreed to partner with the Town of Millbury and Millbury Public Schools to address key facility deficiencies of the Raymond E. Shaw School. This is very exciting news! In the coming years, we will be examining the needs of our students, the school, and our community. With the help of the MSBA, we hope to renovate or build a new R.E. Shaw School for the first time since 1975.

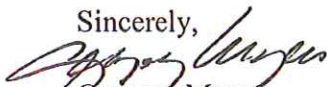
As a first step, the Millbury School Committee will form a School Building Committee made up of key stakeholders. This Committee will oversee the entire planning, design, and construction process. If you are interested in serving on this Committee, please send a letter of interest to the Millbury School Committee, 12 Martin Street no later than April 19, 2017.

In the first phase of the MSBA process, the Committee will partner with an engineering firm, a project manager, and an architect to conduct a Feasibility Study. This comprehensive study will evaluate the schools' structural, mechanical, and programmatic deficiencies, survey the school's campus, develop enrollment projections, and identify a shared vision for the future of the R.E. Shaw School. The Feasibility Study, which will take 12 to 18 months to complete, will cost approximately \$550,000. Millbury residents will be asked to consider approving a debt exclusion, **which will appear on the Town's election ballot on April 25<sup>th</sup> and at this year's Town Meeting on May 2<sup>nd</sup>**. This cost is subject to reimbursement from the state at a rate slightly higher than 50%.

At the conclusion of the Feasibility phase, the R.E. Shaw School will undergo a renovation or new construction project. The cost of the entire project is also subject to reimbursement from the state at a rate slightly higher than 50%.

You will have an opportunity to learn more about this project over the coming months, including open house events at Shaw to further explain the building process and provide tours of the school. Please visit the Millbury Public Schools website at <https://www.millburyschools.org> for key updates and other helpful information.

Sincerely,



Gregory Myers