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Capital Outlay Committee
Wednesday, September 14, 2016 / 8:30 A.M.

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Bourne Veterans' Community Center

TOWN CLERK BOURNE

239 Main Street, Buzzards Bay

Members present: Mary Jane Mastrangelo, John Redman, John O'Brien, Carol Lynch, Rick Mastria

Others present: Administrator Guerino, Superintendent Stephen LaMarche, Director of Business Services Ed Donaghue, School Committee Chairman Chris Hyldburg, Liz Carpentino, School Facility Building Committee Chairman James Potter, Representatives Joel Seeley and Ken Kovacs from Fransburgh Architects.

If anyone in the audience is recording or videotaping, they need to acknowledge such at this time. Michael Rausch – Bourne Enterprise.

Chairman Mastrangelo called meeting to order at 8:37 AM

Presentation by the School Facility Building Committee on Proposed new Elementary School

School Facility Committee Chairman James Potter reported that the Massachusetts School Building Authority (MSBA) has approved a grant for approximately \$15.23 million for the new proposed school. The Town received a letter on July 20, 2016 from the MSBA that they have voted to approve the Town of Bourne as part of its invitation for Feasibility Study, to proceed into the Schematic Design to replace the existing James F. Peebles Elementary School with a new District-wide grades 3-5 elementary school on the existing site. MSBA oversees all school projects, which is a multi-step a rigorous study and approval process.

Mr. Potter said the Committee hired Fransburgh Architects and introduced Owner's Project Manager Joel Sealy and Ken Kovacs who presented a power point presentation.

Peebles original construction was in 1953 and the annex was added in 1959.

Need for a new building for the following reason:

Site: poor drainage on the site, traffic and HC accessibility.

Exterior: cracks, leaks and lack of insulation.

Interior: is worn out, broken and needs replacement.

Mechanical: electrical & plumbing systems are antiquated, inefficient and poor temperature control.

Systems to be addressed in the near future:

Brick Veneer potentially breaking away from the building

Further settling of the addition

Limited areas covered by sprinkler system

Major ventilation concerns in the cafeteria, gymnasium and kitchen

Process in 3 steps:

Submit to MSBA a Design Development proposal by 12/12/2015

Submit to MSBA a Project Scope Report proposal by 06/02/2016

Submit to MSBA a Schematic Design proposal by 09/29/2016

School Facility Building Committee held the following Community Outreach Meetings:

Held 24 meeting

8 Community Forums

1 Town Meeting

4 Board presentations: Board of Selectmen; Finance Committee; Counsel on Aging; Capital Outlay Committee.

Proposal is also on the Town of Bourne web page

New Peebles Elementary School will have grades 3-5 (460 students)

Bournedale Elementary School has pre-kindergarten – 2

Bourne Middle School 6 – 8

Bourne High School 9 – 12

Site Benefits:

Simplifies phasing/construction

Highly visible “front” entrance

Academic Campus

Clean Circulation routes

Discussed current and proposed bus routes. High School starts at 7:15 A.M. Travel Analysis – Trip duration impact:

Grades	Cape Side Residents	Off Cape Residents
Pre-K (at Bournedale)	no change	no change
Kindergarden (at Bournedale)	no change	no change
1 (at Bournedale)	*add 15 minutes	no change
2 (at Bournedale)	*add 15 minutes	no change
3 (at Peebles)	no change	*add 15 minutes
4 (at Peebles)	no change	*add 15 minutes
5 (at Peebles)	no change	no change

Mr. Joel Seeley said the Special Town Meeting to vote on the proposed school is October 17, 2016 and the Town election will be held on December 6, 2016. Voters will be voting to total cost of the project.

Design and Construction schedule:

December 7, 2016 - Detailed design work will start on if approved.

October 2017 - Commence bidding

November 2017 – Commence construction

August 2019 – Open new Peebles School

November 2019 – complete demolition and site work

Project cost:

Gross square footage: 72,680 sf
Cost per square footage: \$550. Sf

Construction cost: \$30.96 million

- Building \$25.24 million
- Hazmat/Demo \$1.62 million
- Site work \$4.1 million

Soft cost: fees & expenses: \$5.49 million
furniture, fixtures & \$1.38 million
equipment
contingency \$2.17 million

TOTAL \$39.99 million
Grant reimbursement \$15.15 million
Cost to Bourne \$24.84 million

*Estimated cost subject to change as project is refined in the Schematic Design Phase

This will be a 20 year bond with a conservative 5% interest rate.

Based on an average home assessed valuation of \$398,944 an average residence taxes will increase by \$178.51 or \$14.88 per month or .049 per day. Chairman Mastrangelo and Administrator Guerino will be meeting with Finance Director on Monday, September 22, 2016 on impact to taxpayers and bonding.

Mr. Redman asked if we can use CPC funds for tennis courts. This will be looked into as this may be possible. When this goes before the votes, need to vote total cost of project. MSBA will reimburse on 8% of site work.

MSBA is the state authority that administers and funds a program for grants for Massachusetts school projects. All reimbursable and eligible costs and are treated the same across the commonwealth.

Administrator Guerino asked is there is a difference on prevailing wages? Mr. Seeley said no, MSBA doesn't have a difference in factors or region.

Next Step:

Administrator Guerino received articles in draft form and has been forwarded to Bond Counsel.

Series of meetings:

Presentation to Capital Outlay on 9/14/2016

Presentation to Finance Committee on 9/9/2016

Community Forum #9 at Peebles Elementary School on 9/20/2016

Submit Schematic Design documents to MSBA on 9/29/2016
Presentation to Council on Aging on 10/06/2016
Special Town Meeting on 10/17/2016
MSBA Board Meeting on 11/09/2016
Special Election Ballot vote on 12/06/2016

Chris Hyldburg spoke about the conditions of Peebles School that we send our children to everyday. Safety becomes a challenge every day. Over the last 5 years, over \$600,000 has been spent. We can either 1) do nothing or continue to keep monitoring safety issues 2) fix Peebles School or 3) replace Peebles School and work with 2014 Feasibility Study.

Can't take kids out of Peebles School and put in other schools. They have educational needs and need to make sure what's built meets all needs.

Bourne had a tremendous growth spurt in 1950–1960 mostly due to Joint Base Cape Cod. In 2008 the town did a study on development of Peebles. Cost to replace in 2009 was \$28.5 million and in 2016 to replace is \$39.91 million. More importantly, with the MSBA we can build a school for less than we could in 2009.

Administrator Guerino said we have 2 major projects before us and they both are necessary. Board of Selectmen voted 5-0 to put forward and are supporting both projects.

John O'Brien gave history on Peebles School.

Both Town Meeting and ballot vote is needed to go forward.

John Redman made a **MOTION** and **SECONDED** by Carol Lynch to approve \$39.91 for the construction of a new Peebles Elementary School. **UNANIMOUS VOTE**

Approval of minutes:

John Redman made **MOTION** and **SECONDED** by Carol Lynch to approve the minutes of February 3, 2016 as submitted. **UNANIMOUS VOTE** [John O'Brien abstained]

John Redman made a **MOTION** and **SECONDED** by John O'Brien to approve the minutes of February 24, 2016 as submitted. **UNANIMOUS VOTE**

John O'Brien made a **MOTION** and **SECONDED** by John Redman to adjourn meeting at 9:47AM. **UNANIMOUS VOTE**

Respectfully submitted by:

Debbie Judge
Recording Secretary