

MINUTES
Warrant Committee Meeting
April 12, 2021

Warrant Committee Members	Participating remotely: Sharon Tatro (Chair), Ed Vozzella, Robert Sliney, Jeremy Marsette, Amanda Hall and Newton Thompson Absent: Kristine Barton
Guests	Kristine Trierweiler, Town Administrator Nicholas Milano, Assistant Town Administrator Michael Quinlan, Chair, Dale Street School Building Committee Timothy Bonfatti, Member, Dale Street School Building Committee
Meeting Location	By remote participation via Zoom
Meeting Times	Meeting convened: 7:03 pm Meeting adjourned: 8:40 pm
Approval of Previous Meeting Minutes	<ul style="list-style-type: none"> ● Minutes for April 5, 2021 were unanimously approved by those Warrant Committee Members in attendance.
Operational Budgets (including votes taken)	<ul style="list-style-type: none"> ● FY2022 Operating Budget dated 4/5/2021
Warrant Articles (including votes taken)	<p>Warrant Articles approved unanimously by Warrant Committee members in attendance:</p> <ul style="list-style-type: none"> ● Article 14 “Water & Sewer Enterprise Funds” <p>Note: Above Article numbers are as of Warrant drafted March 31, 2021.</p>
List of all documents and exhibits used	<ul style="list-style-type: none"> ● Attachment 1 - Questions from Warrant Committee Members regarding the Dale Street School Building Project and Responses from Michael Quinlan (Chair) and Tim Bonfatti, Dale Street School Building Committee
Other Business	<ul style="list-style-type: none"> ● None
Follow-ups	<ul style="list-style-type: none"> ● None
Dates for Meetings including WC	<ul style="list-style-type: none"> ● Warrant Committee Meetings: <ul style="list-style-type: none"> ○ April 19 - No meeting (School vacation) ○ April 26 - Regular meeting ○ May 17 & 18 - Annual Town Meeting
Names of people participating remotely and why	All Warrant Committee members and invited guests participated remotely; see above for names of attendees.
Other	<ol style="list-style-type: none"> 1. Sharon Tatro opened the meeting at 7:03 pm and stated that tonight’s meeting objectives are to: 1) discuss the Dale Street School project with School Building Committee Chair Mike Quinlan and Committee Member Tim Bonfatti; 2) review any changes to

FY2022 Operating and Capital Budgets; and 3) discuss the status for the 2021 Annual Town Meeting Warrant and review any outstanding vote-ready warrant articles.

2. DALE STREET SCHOOL PROJECT DISCUSSION:

- a. Sharon introduced Michael Quinlan and Tim Bonfatti from the Dale Street School Building Committee who gave an overview of the project status to date, referenced their responses to questions submitted by Warrant Committee members prior to the meeting; and addressed other questions raised during the meeting.
- b. Mike Quinlan started the discussion by giving a brief history of the project, noting that replacement of the existing Dale Street School building has been under consideration over a long period of time and was already in discussion starting in 2011-2012 when he joined the Permanent Building Committee.
 - i. After the submission of a Statement of Interest (“SOI”) to the MSBA in 2012, the MSBA invited the Town into the school building program in 2014.
- c. Mike noted that the results of a public survey showed a plurality favored a Dale Street renovation and liked the 3-5 grade configuration, although deeper review by the building committee showed that the Dale renovation would not be less expensive and that keeping the school at Dale Street would constrict the site and consume field space.
- d. Mike noted that the project is currently in the schematic design phase leading to the next round of cost estimating in the May/June time frame.
 - i. He further noted that the project timeline is such that the proposal needs to be voted on by November to be in compliance with the MSBA process.
- e. Mike pivoted to the question of what becomes of the Dale Street building if it is abandoned for the Wheelock site.
 - i. He noted that the Permanent Building Committee is beginning to review reuse scenarios including: 1) mothballing; 2) demolition; or 3) immediate reuse by the Park & Recreation Department, among others.
- f. Bob Sliney asked for further detail about the site work costs and enrollment numbers used in the analysis.
 - i. Mike noted that the Wheelock site is more expensive to develop because it is a larger site to accommodate both needed utilities and traffic flow.

	<ul style="list-style-type: none"> 1. Site work is approximately 50% of the cost differential between the two sites. ii. Mike noted that a disadvantage of the Dale Street site is that it cannot accommodate the anticipated traffic flow and the post-development density is much higher than at the Wheelock site. iii. Regarding enrollment numbers, Mike referred the Committee to his response in Question #5, in Attachment 1, but noted that the School Building Committee did revisit the enrollment numbers with the MSBA, who stood by their higher projected enrollment numbers required for the project. g. In light of the Citizens Petition to keep Dale at Dale, Sharon Tatro asked Mike and Tim to lay out the worst case scenarios going forward. <ul style="list-style-type: none"> i. Mike noted that the MSBA will drop our current submission if the Town seeks to build a school using lower enrollment numbers. ii. A new SOI would take 4-5 years to get through the MSBA review process in order to be re-invited into the program; and a new School Building Committee would need to be empaneled for a Dale at Dale project. iii. Mike cited the following outcomes if the Dale Street School Building Committee proposal to move to the Wheelock site is voted down at Special Town Meeting in the fall (none of them attractive): <ul style="list-style-type: none"> 1. Live with what we have, already beyond its useful life; 2. Submit another SOI and await an invitation from the MSBA (approximately 4-5 years out); 3. Build a new elementary school without MSBA funding to minimum enrollment estimates; 4. If the vote is only 65% ($\frac{2}{3}$ vote is required to pass), we might be able to address concerns raised at Town Meeting and request MSBA permission to re-vote - albeit for the same project. 3. WARRANT ARTICLE REVIEW AND DISPOSITION: <ul style="list-style-type: none"> a. Article 14 "Water and Sewer Enterprise Fund Budgets" <ul style="list-style-type: none"> i. This article requests the Town to vote to raise, appropriate or transfer from available funds money for the Water and Sewer Enterprise Funds
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	<p>to meet FY22 direct and indirect operating expenses and capital outlays.</p> <ul style="list-style-type: none"> ii. Newton Thompson provided an overview of direct and indirect expenses for each enterprise and the projected sources of funding, including user fees free cash and other available funds. iii. Jeremy Marsette inquired about the current level of free cash in each enterprise, to which Nicholas Milano replied that current free cash in the Water Enterprise Fund was approximately \$800,000 and in the Sewer Enterprise Fund was approximately \$750,000. iv. There being no further discussion, a motion was made and seconded to approve Article 14 as submitted; the Article was approved unanimously by all Warrant Committee members in attendance. <p>4. OPERATING BUDGET REVIEW:</p> <ul style="list-style-type: none"> a. Kristine Trierweiler, Town Administrator, reviewed the latest update to the FY22 Operating Budget. <ul style="list-style-type: none"> i. The only change to the budget was a shift in insurance line items of \$27,048 from Workers Compensation Insurance (decreased from \$274,761 to \$247,713) to Property & Liability coverage (increased to \$238,201 from \$211,153). ii. There being no other changes, Town Finance noted that the bottom line did not change and as a result, it was agreed that there was no need to re-vote the FY22 Operating budget. <p>5. There being no other business, a motion to adjourn the Warrant Committee was made, seconded and voted unanimously by a roll call of all Committee members present.</p> <p>6. The meeting adjourned at 8:40 pm.</p>

Respectfully Submitted: Newton H Thompson

Approved minutes to be sent to: nmilano@medfield.net

ATTACHMENT 1

Questions from Warrant Committee Members regarding the Dale Street School Building Project and Responses from Michael Quinlan (Chair) and Tim Bonfatti, Dale Street School Building Committee

(Prepared for the Warrant Committee Meeting on Monday, April 12, 2021)

1. Can you provide an overview of the MSBA process including what are the benefits and what are the constraints; for example we understand the MSBA requires a building that accommodates 575 students which seems high relative to the current enrollment.

a. The MSBA is a complicated process so it's difficult to answer this briefly. There's some detail from 2018 here:

https://core-docs.s3.amazonaws.com/documents/asset/uploaded_file/468878/Feasibility_Process_Presentation.pdf

b. We can discuss certain aspects of it, but the gist of it is that the MSBA was formed to help municipalities throughout the Commonwealth build efficient and cost conscious schools that achieve education goals and will serve as assets for a minimum of 50 years. With that time frame in mind, municipalities must make some projections for enrollment so that schools don't end up undersized over the first 10 or 20 years after it opens. The MSBA and the district do separate projections about enrollment and then the MSBA ultimately decides what the design enrollment will be. As part of this process, the MSBA listens to the Town's reasoning in addition to the projections the District has secured through their own demographer. In developing these projections, many factors are included. The most common outcome is that the Districts in the program argue for higher enrollment projections to secure more funding and more capacity built into their buildings. Medfield is one of only a handful of communities where the MSBA's projections were higher than the District's. In justifying this, the MSBA referred mainly to Medfield's large "Birth-to-kindergarten" ratio. This statistic measures the number of new births as compared to the number of enrollments in Kindergarten 5 years later. It analyzes how kids enter Medfield's school system. A high birth-to-kindergarten ratio means a larger amount of kids that enter our school system move to town post birth but before they turn 5. New births are easier to project. Given the attractiveness of Medfield and its school system, this is not surprising that many residents wait until their first child is ready to enter K before moving to town. We had some discussions with the MSBA as we also felt it seemed high and our enrollment projects were lower. The MSBA stood by their projections and asked us if there was any new materially relevant information for them to reassess and we did not.

2. What actions have been taken to review the enrollment numbers with MSBA, is there any possibility of revisiting? Do we know what the cost of the 575 is in terms of incremental space? Are there other areas where the town and the MSBA have differences, does this impact costs of the project? What benefits come from MSBA to justify additional costs?

- As noted above, multiple conversations were had with the MSBA and the Town put forth its own demographic projections. The MSBA has been burned in the past where enrollment projections for towns with high birth-to-k ratios were too conservative. In Hopkinton, they saw a surge in enrollment during construction of an elementary school and had to add classrooms to the project during that construction to meet the needs of the Town before it opened. In terms of

Medfield, obviously the larger the enrollment, the larger the cost, but in looking long term, having that space gives the town more flexibility: if that growth does arrive, we can handle it; if that growth doesn't show up or contracts, there still could be a possibility of utilizing the new school for 3 grades in lieu of 2, but that would require enrollments to stay flat or contract. Medfield saw diminishing enrollment from 2010 through 2016. Given that this period was about 5 years after a period of significant economic distress (2008-2011) due to the "great recession" it is not surprising there were less births and thus lower enrollment 5 years later. Since 2016, Medfield's enrollment has increased by 6%.

3. Since you are both in the business can you characterize how you view the proposed building in a range of basic requirement to "taj mahal" as compared to other towns with Medfield's reputation and ranking as a premier school district?
 - a. Our current budget in line with what we are seeing in the marketplace today. Currently, we have (4) elementary schools in our office that share similar time-frames and are at similar places in the process: Ashland (which is slightly ahead of us having secured their appropriation in January, Westwood (which has completed schematic design, so slightly ahead of us, but won't be seeking funding approval until the fall) and (2) schools for Wellesley (one in the MSBA program and one not). For purposes of comparison, I'll only include the Wellesley project that is in the MSBA program to make it fair.
 - b. Ashland \$638/SF \$67M Construction (635 enrollment, 105K SF, \$105K per seat)
 - c. Westwood \$620/SF \$70M Construction (560 enrollment, 113K SF, \$125K per seat)
 - d. Wellesley \$674/SF \$54M Construction (365 enrollment, 80K SF, \$148K per seat)
 - e. Medfield \$628/SF \$62M Construction (575 enrollment, 98K SF, \$107K per seat)
 - f. Note: all the above are pursuing Net Zero and Net Zero Ready and utilizing geothermal for the base HVAC system so this is as close to an apples to apples comparison as would be possible.
 - g. What you can see here is that Medfield is at the low end of this spectrum both in terms of cost/SF and cost/student seat. We hope to lower these further before the Special Town Meeting.
4. With your experience in school construction projects are the estimates for cost per square foot for construction and site costs in proportion to construction costs of other town school projects? What is the process of refining the estimates prior to submission to MSBA in June?
 - a. The cost per SF question is addressed in the previous response along with a comparison to other towns.
 - b. In terms of process, the design team will be wrapping up a schematic design pricing set by the end of April and then we will have the estimators update the pricing in May. Once that is complete, we will look one last time at reducing costs before finalizing the numbers to be presented to the MSBA and then the Town.
5. If the town were to determine the MSBA requirements are too costly is there a realistic alternative for the town to build a school on its own, how would this impact size, costs and timing?

- a. The Town could choose to build on its own. The first major impact would be the loss of \$17-18M in funding from the state. For reference, with the MSBA we're projecting \$107K per seat for 575 kids. If we went alone and just removed the MSBA's portion, we would be removing approximately 130 seats. So without any savings to the Town, we'd be looking at a max size for the school of 445 seats. Our current enrollment is approximately 400 for grades 4-5. So if we were to reduce further to save the Town money, we'd be approaching an area where there is ZERO growth built into the school. In other words, if we made the poor decision to build a new school with no growth built in, we would save ourselves approximately \$6 million. A relatively insignificant amount when you consider the issues we might face if we see ANY growth. This would be very short-sighted in my mind.
6. Where is the process now, and what are the next steps? We understand the MSBA has accepted the Wheelock 4-5 location based on the support of the School Committee and Board of Selectmen, is this a final decision or are there opportunities to request further evaluation of an alternative site?
- a. The MSBA typically expects Town's to vote on the option that they've submitted and has been voted on by the MSBA. We fully expect that if the Town chose to reevaluate the site it would mean starting the whole process over. We would withdraw from the program and have to resubmit an SOI and wait to be selected. A process that is likely to take a minimum of 4-5 years to get back to the beginning. The MSBA cannot tie up funds indefinitely while Towns waffle on what they want to do while other communities wait for their chance to receive funds. We know of no communities that have chosen to reevaluate their site selection after they've submitted a PSR and had it approved by the state. Functionally, this would mean a new SBC as this current SBC has dedicated significant time and effort to put forth what they believe to be the best option and did so unanimously. The BoS and School Committee would need to change their mind as well as they also voted unanimously. It is our opinion that the best option for the Town is to build the school at Wheelock and that the Town should have their say in the fall at Special Town Meeting. If that vote should prove unsuccessful, we're in no different a position than if we decided to reevaluate the site this Spring.
 - b. Our options are as follows:
 - i. Continue on this current course and vote the project in Sept.
 - ii. Withdraw from the MSBA program and pursue a school on our own that would meet little to no growth needs for a nominal savings.
 - iii. Do nothing and live with Dale as it is.
7. What are the risks of delay in the process and the costs?
- a. Not sure what context this question is being asked in.
 - b. Assuming this is about a failed vote, as noted above, we could pursue a school on our own that is smaller and provides nominal savings at the risk of future problems that would be significantly more expensive or we go to the "back of the line" and have to start the process over including appropriating more money in 4-5 years minimum for a new Feasibility study.
 - c. We can discuss in more detail Monday.

8. Can you provide a summary that shows the estimated costs of the Wheelock site, the Dale New Building and the Dale Renovate/reuse, with guidance on the major factors that contribute to the different estimates.

PRELIMINARY ESTIMATE MSBA REIMBURSABLE: 4-5 GRADE CONFIGURATION							
Design Schemes	Dale Street Site				Wheelock Site		
	A	B1	E1	E1.3	G1	J1	
	Base Repair	Add/Reno 4-5	New Const. 4-5	New Const. 4-5	New Const. 4-5	New Const. 4-5	
Estimated Total Project Costs	\$38,903,750	\$80,443,903	\$72,384,752	\$72,075,878	\$77,331,308	\$76,381,618	
Estimated Total MSBA Reimbursement	TBD	\$(20,500,000)	\$(17,700,000)	\$(17,600,000)	\$(17,900,000)	\$(17,800,000)	
EST. PROJECT COST TO MEDFIELD (Total Project Cost less MSBA Reimbursement)	\$38,903,750	\$59,943,903	\$54,684,752	\$54,475,878	\$59,431,308	\$58,581,618	

- a. A couple things to note here. The Add/Reno is the most expensive (and most disruptive option) while also the option that brings the most reimbursement.
- b. The Wheelock option for new builds is more expensive than Dale for the following reasons:
 - i. Site work: The current design affects a far greater area of the larger Wheelock site. In order to make the site work well and address some existing issues with the Wheelock school, we are proposing reworking a significant amount of the paved area at Wheelock. While this costs more, it would improve the traffic flow and take work that we would need to address as part of our Capital Maintenance program eventually (deteriorating driveways and drop off loops at Wheelock). This additional work to help the Wheelock building is estimated to be in the \$2.5M range.
 - ii. Infrastructure: A portion of the water line that feeds this area is inadequately sized to accommodate two schools at the site. We would need to upgrade the size of this pipe for approximately a 1-mile run. This work is estimated to add an additional \$1M.
 - iii. Traffic signaling: We are carrying \$500K for offsite improvements to address traffic. We are carrying the cost of a traffic light to be safe, but we don't feel it will prove to

be needed. We are proposing stop signs and some roadway re- striping. If that is the approach we take, I would expect this number to be reduced by \$300-\$400K.

- iv. Replacement field: We are carrying now a replacement field to replace the one this building would sit on. This work is approximately \$1.3-\$1.4M.
- v. The biggest chunk of the delta is sitework. The reason the new builds at Dale are less expensive is because it is a much smaller site. While this saves money, it also means that there is less ability to accommodate the school bus and parent drop off traffic ON the site. This would lead to more bus and parent traffic spilling into the Adams Street neighborhood during peak pick-up and drop off times because there just isn't adequate space to have a new building and all of the drop-off loops that we would need and the larger Wheelock site can afford. And just a reminder that we would be addressing a problem that Wheelock would face in the future if we don't build there now.

9. Also allowing the costs are still being refined, and tax impacts are a very preliminary, can you provide a range of the approximate impact to a town taxpayer for the bond service over the life of a 30year bond, do any of the alternatives provide a significant cost differential?

- a. We are still working with Town Hall to provide a detailed analysis on tax impact. It obviously is fluid as it not only depends on the project cost but fluctuates with interest rates. We can discuss this in more detail, but the conversation will likely be had more towards the late summer when the picture is clearer.

10. Why has the building committee concluded that the perception among some that the renovate/reuse of the existing Dale is the best, least expensive option, is not supported by their analysis?

- a. I'm a little unclear on the wording here, but the chart above explains that the Add/Reno option is the MOST expensive option both in terms of total cost and in terms of Town cost. There is not an option that is an Add/Reno that is the "least expensive".

11. How has the committee addressed open space, infrastructure, storm water, environmental, archaeological and traffic concerns in reaching the decision to build on the Wheelock site?

- a. Open space: Medfield ranks 35 out of 294 Massachusetts municipalities in terms of protected open space and recreation lands. The Wheelock property that the school sits on is not protected open space or recreation lands. A new building at Dale or at Wheelock would be built on a field. The statewide average for open space and recreation lands is 18% of land area. Some of our surrounding communities are as follows:
 - i. Millis 6%
 - ii. Westwood 9%
 - iii. Dover 14%
 - iv. Sherborn 15%
 - v. Walpole 15%

vi. In Medfield we are at 29%!

vii. The largest landowner in Medfield is the Trustees of Reservations who own over 1300 acres of protected lands

viii. The Town of Medfield owns over 950 acres of open space.

ix. Using 4-5 acres to build a school that supports the public education of our Town's children doesn't seem to me to be a big sacrifice. We are not selling it to a for-profit developer or putting in something that the entire Town will not be able to use. We're proposing a public school.

b. Water/wells/infrastructure: I've noted it multiple times that this project poses no significant risk to our drinking water and is permitted as-of-right without any special permit or design modifications. The Water Dept had a third-party engineer write their own evaluation and came to the same conclusion. Unless the US EPA, Mass DEP and our own Town By-laws are all wrong, our drinking water is safe.

c. Archeological: An archeological survey is being completed in April/May and we hope to have results then, however, it should be noted that the area we are proposing the new school is behind the existing school. When we did a test boring to determine the makeup of the soils and subsurface conditions, we found the first 4 feet to be fill. What that tells us is that when the Wheelock School was built, that entire field was disturbed, and soils were brought into level it. So, it is highly unlikely any artifacts will be found in that zone. Other areas like the proposed new field are in areas that have likely seen less disturbance. If artifacts are found in these areas, they will be removed prior to construction.

12. Does the addition of the Wheelock school add to higher operating costs, other than the costs for the bond, principal and interest? Are there cost synergies that may come from having the single campus of 2-5?

a. I'm a little unclear on what "the addition of the Wheelock school" means, but I'm going to assume you're asking about the operating costs of the new building vs the existing building?

b. In terms of staffing, that would be a question for the School District, but my understanding is the staff size would vary based on enrollment, meaning we wouldn't hire additional staff unless the enrollment justifies that.

c. There likely are cost synergies of having a 2-5 campus, but the operational budget is better discussed with Dr. Marsden.

d. Functionally however, there are MANY educational synergies associated with having a campus of 2-5 instead of a campus of PK-1 and 4-5. Wheelock students would be able to transition much easier and would also have a new gym and stage space that could be utilized for that school as well as the new one. More detail on this later in this document.

13. It has been asserted that the Wheelock selection comes with costs that would not occur at Dale Street, such as infrastructure, traffic mitigation, field replacement, wastewater and environmental considerations, have these items been considered in the site selection?

a. Yes, as noted in other answers here.

14. What has been the process employed by the committee during the evaluation of the Wheelock site to ensure public input? Open meetings, surveys, public feedback and dialogue? What were the conclusions drawn from this process? How can people be assured that proper consideration was given to questions and concerns since there have been assertions that this was predetermined to select Wheelock location.

a. Site selection was a regular topic in our public meetings over the course of 10 months. We held 10 public meetings and 2 public forums. We solicited feedback via a digital survey.

b. Public input was welcomed at all project meetings. As the SBC came to its recommendation, some citizens disagreed with our selection and chose to write letters to the BoS voicing their disagreement. The BoS chose to further delay their vote on the recommendation and asked us to do another public forum on the topic. We held 2 more public forums. After hearing all the public input, the BoS voted unanimously to support our recommendation.

c. The “predetermined” accusation is a false one. The concept of building at Wheelock is not a new one, however. Tim Bonfatti remembers a conversation from the 90’s with Bob Maguire around building at Wheelock. The PBC did some analysis as part of the public safety building in 2012/2013 which looked at the possibility of moving Dale to the Wheelock site. I’ll readily admit that having looked at it in 2012/2013 the concept made strong sense to me. In analyzing it further as part of this project, it only reinforced my opinion. The reason this concept has been discussed for so long is because it makes the most sense. Only (3) members of the PBC remain on the PBC from 2012/2013. To say that we predetermined it and convinced the other (6) voting members, the (5) School Committee members and the (3) Selectmen to rubber stamp that decision is a bold, if ill-informed claim.

15. While there are a number of sources that provide an overview of reasons Wheelock is preferred to Dale (the FAQ page 12 on school Committee website and section 3.3.4 of the Preferred Solution Analysis page 204 filed with the MSBA), there is still skepticism in the minds of some. Reading the summaries provided it appears the main consideration is the Dale site is too tight for a new building that is two stories and half again the size of the existing school. Can you share your thoughts on this and why in your experience and judgement the Wheelock site is preferable use of available open space in Medfield.

a. The Wheelock site is preferable for two main reasons: Educational Benefits and Physical Benefits.

b. Educational:

i. Transitions: currently our elementary school kids make (3) building and site transitions in 5 years between 1st grade and 6th grade. They hopscotch from the Dale/Memorial site over to Wheelock, back to Dale/Memorial then to the MS/HS campus. While a new school at Dale would not change a thing, a new school at Wheelock reduces the change of site transition by one as kids would be on the Wheelock site for 4 consecutive years.

ii. Shared Staff/Resources: Having a single campus where kids can move through elementary for 4 consecutive years allows programs and staff to continue with the

same kids for a longer period. Specialist teachers would be able to work in both a new school and Wheelock more easily without having to jump in a car is preferable.

- iii. PK-1 (Memorial) and 4-5 (Dale) do not share similar programs due to the big jump in age and development. 2-3 (Wheelock) and 4-5 could utilize cross programming especially as it relates to SPED. Currently our SPED programming can only focus on 2-year windows. With 4 consecutive grades on a single site, that programming could span 4 years.
- iv. Outdoor learning: Outdoor learning is getting more and more integrated into Elementary Education. Utilizing a site like Wheelock to develop that program further would be a big asset to the schools.

c. Physical:

- i. The Dale/Memorial site is 18 acres and has a lot coverage (buildings and paved areas) of 38%. If we built a new building on it, it would jump to 52%. This is the kind of density we'd expect to see in Cambridge or Somerville, not in a Town like Medfield. This would lead to the site having (2) elementary schools and Parks and Rec and be left with very little field space.
- ii. The Wheelock site is 48 acres and has a current lot coverage of 11%. If we build a new school there, it would increase to 22%.
- iii. Also as noted previously, since the site is large enough at Wheelock, we can accommodate all the bus and car traffic for pick-up/drop-off ON the site without spilling into the neighborhood. A new school at the Dale field would lead to some bus/car traffic spilling off the site into the Adams Street neighborhood.

16. Although the future use of the Dale property is not in the scope of the school building committee, since you Mike are also chairman of the town building committee, can you provide any insight on possible uses of Dale building by Park and Rec, what costs may arise in the transition and what would the effect of Park and Rec moving to Dale be on the Pfaff building, the Dale Property and deferral of discussions for a new multi-million Park and Rec facility?

- a. The PBC is exploring the potential reuse of the Dale building for Parks and Rec. We currently feel that if the school moves to Wheelock, we could move P&R into the old Dale for very minimal cost. Despite Dale being in rough shape, it is still an upgrade for P&R as the Pfaff is far worse off. We would propose using the savings we have left over from the Public Safety project (\$500-600K) to accomplish this as well as to demo the Pfaff. This provides a short-term solution to Parks and Rec's needs while also keeping us from having to either mothball the Dale building or demolish it. Longer term, we would propose renovating/partially demolishing the Dale building once we start to see other debt service roll off the books...(DPW debt in the early 2030's) unless the town wanted to look at it sooner.

17. Can you speak to the consideration that you as members of the building committee give in the decision to prioritize projects in the context of the overall needs of the town. For example, some have questioned the timing of the school project in the year \$12m will be appropriated for a bond issue for the water treatment facility. As veterans of the town's building history can you address the

question is this the right time to take on the tax burden of a new school? Can you comment if factors such as costs to maintain and operate a school originally built in 1941 come into the decision and how several bond service costs will be coming down as the bond costs for the elementary school come onto the books?

a. In terms of timing, there are some aspects to the timing of this project that were outside of our control. While we've known we would need to replace/renovate the Dale school for over a decade, we needed the MSBA to invite us into their program since we didn't feel building on our own made the best financial sense. They invited us a little earlier than we expected (due to them coming and visiting the building and recognizing the severity of the issues we face with that building). However, we do feel the town is well-positioned financially for this project. We are very close to having the lowest debt level we've had in 2 decades as the debt from the 3 School Project (Memorial/Blake/HS) of the late 90's/early 2000's comes off our books. Interest rates also remain at historically low levels which makes it beneficial to borrow at this time as opposed to a high interest rate environment. There's never a "good" time to ask people to raise their taxes, but we feel we are in a good position financially to make this ask. The WTP project was also something the PBC does not control the timing on and will be paid for by the Enterprise Fund, not the tax levy. It's not ideal to time these two projects up closely together, but they are both needed and continuing to kick the can down the road has risks in itself.

18. The initial consideration of school sites involved six locations, can you summarize how the two sites were selected and was considering any site other than Dale street contested as conflicting with the direction from the town meeting when funds were appropriated?

a. The warrant article does not state in any way that a replacement school must be on the Dale Street site. It references the existing school and notes it's address as required, but it does not state in any way that a replacement of the school needs to be located on that site, so there is no conflict in our mind.

b. When embarking on the site selection process, we started with the entire town. We then tried to focus on sites that the Town owned because we wanted to avoid using eminent domain (which some towns use to acquire land for school construction). We then narrowed our search further by looking at sites that were a minimum of 10 acres, a minimum size we felt could accommodate a new school. We also eliminated sites that had complex legal or regulatory hurdles (Article 97 land, the MSH, etc...). This narrowed our list to 6 sites. It didn't take much analysis to show that 4 of those 6 did not make sense for a new school for various reasons. We then spent months analyzing the 2 sites (Dale and Wheelock) before coming to our recommendation to the BoS.

19. Since you were involved in the formulation of the committee can you provide background on the process forming this building committee and provide any insight on the Article requesting a bylaw change?

a. In my experience, Towns that embark on MSBA projects typically appoint SBC's through their executive authority: Mayor, Town Manager, City Councils...In our case, the BoS. The BoS typically appoints all committees except for the WC. But every Town does things slightly differently. In our Town, the PBC is charged with oversight of all municipal building projects. In municipalities where a PBC type committee exists, they are typically appointed to the SBC

and then other roles the MSBA requires are filled with other members. In the interest of assuring input from stakeholder committees, we added a WC member, SC members, a BoS member, members of the school administration and town administration. I sought the BoS' consultation and they approved the formation of the SBC.

- b. If someone wants to form a committee to review and write a new by- law on how we will form future committees, have at it.