

**Capital Planning Committee
School Research Subcommittee
January 25, 2022
Virtual Meeting held via Zoom**

Voting Members Present: Jason Malinowski (Chair), Kathy Cook, and Keturah Martin

Non-Voting Members Present: Greg Martineau (joined at 1:27 PM) and Keith Lavoie

At 1:05 pm, Mr. Malinowski called the meeting to order

Approval of Meeting Minutes – January 7, 2022, January 10, 2022, and January 20, 2022

The draft minutes for the January 10, 2022 meeting were not prepared yet. Mr. Malinowski asked if there were any proposed edits to the January 7th or January 20th meeting minutes.

Mr. Malinowski moved to accept the meeting minutes from January 7, 2022 and January 20, 2022, with the edits noted above. Ms. Martin seconded.

Roll Call Vote (3-0): Cook, aye; Martin, aye; Malinowski, aye

Chair's Update - Update on Town Space Needs Study

Mr. Malinowski and Ms. Martin shared their comments related to the Capital Planning presentation related to the Town Space Needs Study presentation on January 20, 2022. Key topics discussed were: 1) the upcoming February 9th School Committee meeting where the topic of closing a school will be discussed more broadly by the School Committee and 2) location of School Administration Space (Woodward, Town House, or Trottier). Ms. Cook had not had a chance to watch the meeting yet.

Superintendent's Update - MSBA SOI Neary School

Mr. Martineau was not present for this part of the agenda. Mr. Lavoie covered the update and noted that MSBA had indicated they expect to give an update the week of January 31st on whether the Neary Statement of Interest will proceed or not in the current phase.

Review of MSBA Cost Analysis

Ms. Cook brought Jon Lemieuex from Vertex into the discussion. Mr. Lemieuex gave his background including prior service to the town and schools. She started by indicating that there is no clear conclusion at this point. Ms. Cook clarified that the latest MSBA rate for Southborough is 38.37 %, prior to consideration of extra points for energy efficiency and maintenance plans. Mr. Lemieuex cautioned that all numbers that would be discussed in the presentation are 20 – 30,000 foot approach and are assumption based.

Five scenarios were presented: No MSBA Funding, MSBA acceptance immediately in March 2022, MSBA acceptance with 6 month delay, MSBA acceptance with 12 month delay, and MSBA acceptance with 18 month delay. For purposes of the project and based on other project, Mr. Lemieuex estimated that the estimated effective reimbursement rate after cost caps would be approximately 20 % less, or 18.4 % total investment. A 4 % cost escalation rate was used. From a timeline perspective, the use of MSBA funding and process would add at least two years to any potential construction being completed.

Mr. Martineau questioned the impact of borrowing and interest rate fluctuations given that it was not factored into the analysis. Ms. Cook opined that it was not relevant and would be somewhat speculative. Mr. Malinowski offered that he believed the town could model potential impacts at a variety of interest rates and noted the dramatic reduction from the Town Meeting presentation for Public Safety to the ultimate results of the final bonding.

Ms. Martin questioned whether we had the ability to model renovations. Mr. Lemieux mentioned the cost per square foot could be the same as new construction, but would be subject to higher MSBA reimbursement, but could also present additional costs such as temporary space during construction. Ms. Martin also asked about the project timelines that were presented. Mr. Lemieux opined he thought it was not aggressive and outlined some of the starts and stops in the MSBA process, such as the Designer Selection process. Mr. Martineau confirmed that the same firms typically bid on MSBA and non-MSBA projects.

The Committee generally agreed that other factors/variables outside of Neary needed to be added to the model for further consideration.

Final Report for February School Committee Meeting

Due to the length of the prior conversation, the Committee agreed to meet February 4th to continue review of the presentation and also discuss the next steps in light of the pending MSBA decision.

Ms. Martin offered to draft communication for the weekly School newsletter outlining the topics that would be discussed at the February 9, 2022, meeting to provide adequate public notice.

Public Comment

None

Other business that may properly come before the Committee

None

Adjournment

At 2:37 pm., Mr. Malinowski made a motion to adjourn; Ms. Martin seconded.

Roll Call Vote (3-0): Cook, aye; Martin, aye; Malinowski, aye

Minutes submitted by: Jason Malinowski

Documents Referenced During Meeting:

- 1) Draft Meeting Minutes – January 7, 2022 and January 20, 2022
- 2) MSBA Introduction Slides
- 3) Neary Elementary School Spreadsheet of MSBA Bonding Scenarios
- 4) MSBA Draft Memo from Kathy Cook