

## Town of Southborough, Massachusetts

## Neary Building Committee

March 17, 2025

7:30 PM

## Virtual Zoom Meeting

Pursuant to Chapter 20 of the Acts of 2021, An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency, signed into law on June 16, 2021, this meeting will be conducted via remote participation. No in-person attendance by members of the public will be permitted.

Neary Building Committee:

**Members Present:** Roger Challen, Mark Davis, Denise Eddy, Andrew Pfaff, and Jason Malinowski

**Members Absent:** Chris Evers and Kathryn Cook

Ex-Officio

**Members Present:** Gregory Martineau Superintendent of Schools, Stefanie Reinhorn, Assistant Superintendent of Teaching and Learning, Keith Lavoie Assistant Superintendent of Operations, Rebecca Pellegrino, Assistant Superintendent of Finance, Kathleen Valenti, Neary School Principal, and Mark Purple, Town Administrator

**Members Absent:** Steven Mucci, Principal of Woodward School, and Brian Ballantine Town Treasurer/ Finance Director

## I. Call Meeting to Order

Jason Malinowski called the Neary Building Committee meeting to order at 7:31 pm.

## II. Approval of Meeting Minutes from February 20, 2025

Jason Malinowski asked for a discussion and a vote.

*Jason Malinowski moved, Denise Eddy seconded, and it was unanimously voted by roll call, "To approve the February 20, 2025, meeting minutes as presented."*

MOTION TO APPROVE  
MEETING MINUTES

Roll Call

*For: Andrew Pfaff, Mark Davis, Roger Challen, and Jason Malinowski*

*Opposed: None*

*Abstained: None*

## III. Discussion of Public Outreach

Jason Malinowski shared that the Communications Subcommittee has been meeting regularly. Their goal is to outline planned outreach and gather input from the full Committee before the Town Meeting. Jason has reached out to the moderator to hold a pre-town meeting, and the moderator is considering different rules, such as allowing longer speaking times and multiple speakers.

One of the open forums will feature the Department of Public Works Superintendent and Tim from Parr, discussing site considerations while coordinating around Mark Davis's availability. The second forum will focus on educational benefits, led by the school administration on April 8th and April 10th. The third session will be a finance-specific forum covering costs on March 31st and April 5th. The intention is to hold these as open public meetings. Mark Davis suggested hosting a session to review the deficiencies of the current building and stressing the significant costs associated with maintaining it over the next five years. He also proposed opening the school for tours, possibly during the April vacation, and Superintendent Martineau suggested opening the building from 4:00 PM to 6:00 PM before the Town Meeting on April 7th. Andrew Pfaff proposed setting up a table at the Kinder Group Easter egg event on April 12th.

Roger Challen raised concerns about the community suggesting alternatives that diverge from the current plan. Jason Malinowski emphasized that there is only one option available for the Massachusetts School Building Authority (MSBA) funding. Any alternative proposals would require a new application and could lead to cost increases. Denise Eddy stressed the importance of comparing costs between renovating Neary School and building a new school. She pointed out potential budget savings from a new, more efficient building. Jason clarified that the utilities for Finn School would still need to be paid. Mark Davis mentioned a bench and a small garden called the Linda Moran Memorial Garden. He believes the Committee should either save or replace it and replicate it in another location on the site, suggesting that this could be a positive statement on the website. The Arrowstreet team will evaluate the site and offer suggestions.

The Committee will continue to review the website. If they encounter questions not addressed on the website, they should email those questions to Jason Malinowski. The goal is to ensure the information is neither oversimplified nor overly detailed. There were suggestions for adding more visuals to the website to showcase the spaces.

- IV. Meeting Schedule – Jason Malinowski will schedule a few placeholders for the Committee to review.
- V. Public Comment (None at this time)
- VI. Other business that may properly come before the Committee (None at this time)
- VII. Adjournment

Jason Malinowski requested a motion to adjourn.

*Jason Malinowski moved, Roger Challen seconded, and it was unanimously voted by roll call, "To adjourn."*

MOTION TO ADJOURN
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*Roll Call*

*For: Mark Davis, Roger Challen, Denise Eddy, Andrew Pfaff, and Jason Malinowski*

*Opposed: None*

*Abstained: None*

Jason Malinowski adjourned the meeting at 8:18 pm.

Respectfully submitted,

Mariana Silva, Central Office Administrative Assistant

Office of Superintendent

List of documents used at this meeting:

1. Neary Building Committee Agenda of March 17, 2025
2. Neary Building Committee Meeting Minutes of February 20, 2025

**Town of Southborough, Massachusetts****Neary Building Committee****March 17, 2025****7:30 PM****Virtual Zoom Meeting**

May be watched or may participate in the meeting remotely with the meeting link at: <https://ma-southborough.civicplus.com/674/Virtual-Meetings>

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Agenda (all items may have one or more votes taken to the extent action is required):

- I. Call Meeting to Order
- II. Approval of Meeting Minutes from February 20, 2025
- III. Discussion of Public Outreach
- IV. Meeting Schedule
- V. Public Comment
- VI. Other business that may properly come before the Committee
- VII. Adjournment

Jason W. Malinowski, Chair

Town of Southborough, Massachusetts

Neary Building Committee

February 20, 2025

8:30 AM

Virtual Zoom Meeting

Pursuant to Chapter 20 of the Acts of 2021, An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency, signed into law on June 16, 2021, this meeting will be conducted via remote participation. No in-person attendance by members of the public will be permitted.

Neary Building Committee:

**Members Present:** Roger Challen, Mark Davis, Denise Eddy, Kathryn Cook, Andrew Pfaff, Chris Evers, and Jason Malinowski

**Members Absent:**

Ex-Officio

**Members Present:** None

**Members Absent:** Gregory Martineau Superintendent of Schools, Stefanie Reinhorn, Assistant Superintendent of Teaching and Learning, Keith Lavoie Assistant Superintendent of Operations, Rebecca Pellegrino, Assistant Superintendent of Finance, Kathleen Valenti, Neary School Principal, Steven Mucci, Principal of Woodward School, Mark Purple, Town Administrator, and Brian Ballantine Town Treasurer/ Finance Director

- I. Call Meeting to Order  
Jason Malinowski called the Neary Building Committee meeting to order at 8:42 am.
- II. Approval of Meeting Minutes from February 13, 2025 and February 20, 2025 (not at this time)  
Jason Malinowski asked for a discussion and a vote.

*Jason Malinowski moved, Denise Eddy seconded, and it was unanimously voted by roll call, "To accept the February 13, 2025 meeting minutes as presented."*

MOTION TO APPROVE MEETING MINUTES
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Roll Call

*For: Kathryn Cook, Mark Davis, Chris Evers, Denise Eddy, Roger Challen, Andrew Pfaff, and Jason Malinowski*

*Opposed: None*

*Abstained: None*

- III. Approval of Outstanding Finance and Communications Subcommittee Meeting Minutes  
The Finance Subcommittee and Communications Subcommittee will review and approve the minutes from their previous meeting during their next scheduled meeting.

- IV. Schematic Design Report – Review and authorize OPM to submit to MSBA  
Jason Malinowski asked for a discussion and a vote.

*Jason Malinowski moved, Kathryn Cook seconded, and it was unanimously voted by roll call, “The Margaret A. Neary School Building Committee vote to approve the schematic design submission and authorize Skanska USA Building, as Owner’s Project Manager, to submit to the MSBA (Massachusetts School Building Authority) on behalf of the District.”*

MOTION TO APPROVE  
SCHEMATIC DESIGN  
REPORT

Roll Call

*For: Kathryn Cook, Mark Davis, Chris Evers, Roger Challen, Denise Eddy, Andrew Pfaff, and Jason Malinowski*

*Opposed: None*

*Abstained: None*

- V. Review and approval of project update release

Jason Malinowski suggested that the chairs of the Finance Subcommittee and the Communications Subcommittee work together on a release that includes financial metrics for the community. However, they are open to the idea of holding a separate meeting to review the release if necessary. The Committee has agreed that the first option is more efficient. They will draft a communication, and if any Committee members have significant feedback, a meeting will be scheduled to discuss it.

*Jason Malinowski moved, Roger Challen seconded, and it was unanimously voted by roll call, “The Committee authorize the Communications and Finance Subcommittee chairs through a project update release based on the latest schematic design and estimated project funding.”*

MOTION TO APPROVE  
PROJECT UPDATE  
RELEASE

Roll Call

*For: Kathryn Cook, Mark Davis, Chris Evers, Roger Challen, Denise Eddy, Andrew Pfaff, and Jason Malinowski*

*Opposed: None*

*Abstained: None*

- VI. Meeting Schedule – To be determined based on communication planning.

- VII. Other business that may properly come before the Committee (None at this time)

- VIII. Adjournment

Jason Malinowski requested a motion to adjourn.

*Jason Malinowski moved, Roger Challen seconded, and it was unanimously voted by roll call, “To adjourn.”*

MOTION TO  
ADJOURN

Roll Call

*For: Kathryn Cook, Mark Davis, Chris Evers, Roger Challen, Denise Eddy, and Jason Malinowski*

*Opposed: None*

*Abstained: None*

Jason Malinowski adjourned the meeting at 8:51 am.

Respectfully submitted,

Mariana Silva, Central Office Administrative Assistant

Office of Superintendent

List of documents used at this meeting:

1. Neary Building Committee Agenda of February 20, 2025
2. Neary Building Committee Meeting Minutes of February 13, 2025
3. Schematic Design Report

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