



Board of Selectmen

Meeting Minutes of the Joint Dennis-Yarmouth Board of Selectmen / Finance Committee / Dennis-Yarmouth Regional School District School Committee Public Meeting January 3, 2018 ~ 5:00 PM

The public meeting was called to order at approximately 5:00 p.m. in the Station Avenue Elementary Cafeteria, 276 Station Avenue, South Yarmouth by D-Y School Committee Chair Joe Tierney. Present: Yarmouth Selectmen Mike Stone, Erik Tolley, Norm Holcomb, Tracy Post and Mark Forest; Yarmouth Finance Committee members Joe Goldstein, Ken Mudie; Dennis Selectmen Cleon Turner, John Terrio, Bob Mezzadri; Dennis Finance Committee members; School Committee members Phil Morris, Brian Sullivan, Andrea St. Germain. Also attending: D-Y School Superintendent Carol Woodbury; Assistant Superintendent Ken Jenks; Yarmouth Assistant Town Administrator, Chris Dwelley; Bob Bell and Dan Colley of Perkins Eastman; and Chad Crittenden of PMA.

1. Presentation of Building Options by PMA (Mattacheese Middle School) Owner's Project Manager

D-Y School Committee Chair advised that additional copies of the D-Y School Project packet were available. He introduced Educational Programmer and Planner Bob Bell and Project Manager/Architect Dan Colley from Perkins Eastman; and Owner's Project Manager Chad Crittenden from PMA Consultants who presented an update on the project.

Schedule: The Preliminary Design Program was submitted to the Massachusetts School Building Authority (MSBA) on November 21st. The Preferred Schematic Report is now in development, with the goal of refining the project to best meet the needs of the community. The meeting schedule was outlined. Of note: February 28th, selection of Preferred Solution by the School Building Committee (SBC); March 7th, final scope review by SBC; March 8th, local actions and approvals of Solution by Boards of Selectmen (BOS), Finance Committees (FinCom), and the School Committee; April 11th, cost discussion with the SBC; April 23rd, Joint BOS/FinCom/School Committee update. May 23rd will be the MSBA review; June 27th will be the MSBA vote.

Mr. Bell reviewed the Educational Program, Educational Space Plan, Alternative Sites, and grade configuration options. He also provided a summary of explanations to frequently asked questions regarding repairing versus renovating versus building new.

Mr. Chittenden reviewed the repair scope and threshold triggers for full code compliance. He also offered a comparative analysis of the Perkins Eastman report and the 2013 KBA report, noting that the KBA report was intended to help prioritize a repair schedule and was not prepared by an estimator. The Perkins Eastman report is significantly more detailed and was prepared by an estimator. It also included more detailed escalation figures. The repair-only cost for Mattacheese is estimated at just under \$42 million. The MSBA would not participate in funding because the repair project would not satisfy the Educational Program.

In a review of the Options, the addition/renovation projects were eliminated at the December 13th meeting of the School Building Committee. Five options remain, all new construction at either the Mattacheese site, the Wixon site, or the Station Avenue site. Mr. Chittenden provided average school construction costs, which for new construction is \$314/sf. The MSBA reimbursement rate formula and ineligible expenses were reviewed, followed by an explanation of cost scenarios, which run from \$61 to \$65 million for the district share, and \$41 to \$43 million from the State.

The consultants responded to questions. Dennis Selectman Cleon Turner clarified that the Wixon Middle School's assessed value is \$10 million. The proposed new school would include an auditorium and a cafetorium. Preliminary traffic studies have been done, with a more substantial study to be included in the next phase of development. There was discussion around the various costs, including the costs to the Towns for demolition, and/or renovation of Wixon and Mattacheese if a new school is built. Because the per capita property value in Dennis and Yarmouth is over \$400,000 (due to the high number of second/vacation homes) compared to the state-wide average of \$190,000, Mr. Turner explained that Cape town's receive less aid overall than other regions in the State. The State has suggested that Cape town's charge higher property taxes on vacation properties.

At approximately 6:15 p.m., the meeting adjourned.

Respectfully submitted,



Linda Dennehy

DISTRIBUTED MATERIAL AGENDA PACKET

- Dennis-Yarmouth School Project Presentation
- 2018 BOS Upcoming Agenda Items Schedule