

A blue arched sign with a gold border, supported by two wooden posts. The sign features the text "Welcome to" in a script font and "MAYNARD" in a large, bold, serif font. There are decorative gold leaf-like symbols on either side of "Welcome to". The sign is set against a background of green trees and yellow flowers.

*Welcome to*  
**MAYNARD**

# **Special Town Meeting**

**October 10, 2023**

***Fowler School***

***3 Tiger Drive • Maynard, Massachusetts***





# Town Moderator

**Dick Downey**

presiding over Special Town Meeting – October 10, 2023

## **Select Board**

Chris DiSilva, Chair

David Gavin

Justine St. John

Mike Stevens

Jeff Swanberg

## **School Committee**

Natasha Rivera, Chair

Maro Hogan, Vice Chair

Elizabeth Albota

Mary Brannelly

Hilary Griffiths

## **Finance Committee**

Jillian Prendergast, Chair

Katie Moore, Vice Chair

Khadijah Brown

Peter Campbell

Linda Holt

Cavan Stone

Nathan Wigfield

## **Town Administrator**

Gregory W. Johnson

## **Town Clerk**

Dianne M. Reardon





# **Zoning By-Law Update- NBOD**

## **(Neighborhood Business Overlay District)**

### **MOTION:**

Move to approve Article 1, as printed in the warrant ,  
except the words: "to do or act thereon."

### **PURPOSE:**

This article amends the Zoning Bylaw  
to allow indoor commercial kennels  
in the Neighborhood Business Overlay District (NBOD)  
by Special Permit.



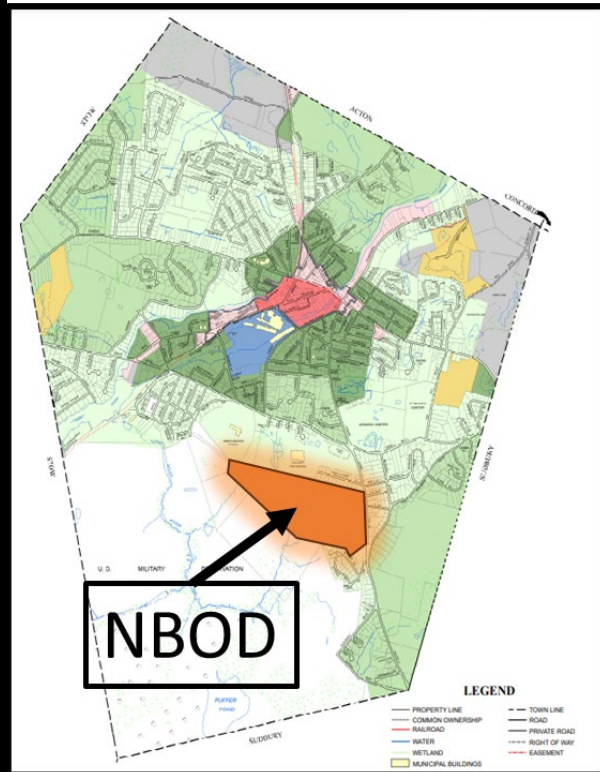
**Neighborhood Business District (NBOD)  
Proposed Amendment to the Zoning By-laws**

---

Town Meeting October 10, 2023  
Maynard Planning Board



# The Neighborhood Business Overlay District (NBOD) at Maynard Crossing





## **Process**

- NBOD is regulated by Section 9.3 of the Protective Zoning By-laws that allows certain primary and accessory business uses, usually through a Special Permit process.
- Capital Group (owner of Maynard Crossing) requested the town consider adding “Commercial Kennel” to allowed uses during a recent Select Board meeting.
- Planning Board oversees modifications to the Zoning By-laws and agreed to consider the request.
- Planning Board conducted a hearing in August/September, and voted to sponsor and recommend the change.



## **Facts**

- Commercial Kennels are currently allowed in the Business District and Industrial District through Special Permit by the Planning Board.
- If approved, Commercial Kennels will be an allowed primary use by Special Permit in the NBOD.
- Allowed space is limited to 7,500 square feet. All services exclusively indoors.





# **Transfer from Capital Stabilization for HVAC System Replacement at the Fowler School**

**Article #2**

## **MOTION:**

Move to approve Article 2, as printed in the warrant ,  
except the words: "to do or act thereon."

## **PURPOSE:**

To use Capital Stabilization funds  
to address emergency repairs in the HVAC system  
at Fowler School Auditorium.





# **Borrowing Authorization Through Debt Exclusion: Green Meadow Elementary School Building**

## **MOTION:**

Move to approve Article 3, as printed in the warrant ,  
except the words: "to do or act thereon."

## **PURPOSE:**

To fund the replacement of  
the existing Green Meadow Elementary School.



# GREEN MEADOW ELEMENTARY SCHOOL

## BUILDING PROJECT

## TOWN MEETING PRESENTATION

*October 10, 2023*



Project Leaders



# GREEN MEADOW ELEMENTARY SCHOOL

## BUILDING PROJECT



### GREEN MEADOW ELEMENTARY SCHOOL BUILDING COMMITTEE

Jerry Culbert-Chair (*Community Representative*)  
Greg Johnson (*Town Administrator*)  
Brian Haas (*School Superintendent, MPS*)  
Robert Savoie (*Dir. of Building Facilities*)  
Robert Rouleau (*Principal, GMES*)  
Jennifer Gaudet (*Community Representative*)  
Katie Moore (*Finance Committee Member*)  
Anthony Midey (*Community Representative*)  
Nicholas Kane-Co-Chair (*Community Representative*)  
Mike Stevens (*Select Board Member*)  
Cavan Stone (*Finance Committee Member*)  
Hilary Griffiths (*School Committee*)  
Mary Brannelly (*School Committee Member*)  
Justin DeMarco (*DPW Director*)



# GREEN MEADOW ELEMENTARY SCHOOL BUILDING PROJECT



## GREEN MEADOW ELEMENTARY SCHOOL BUILDING COMMITTEE

Chris DiSilva *(Select Board Member)*  
Charles Gobron *(Special Projects Coordinator)*  
Wayne White *(Business Manager, MPS)*  
Mark Anderson *(Community Representative)*  
Matthew Johann *(Community Representative)*  
Ken Neuhauser *(Sustainability Committee)*  
Josh Morse *(Community Representative)*

## OTHER TOWN BOARDS / COMMITTEES APPROVALS of the PROJECT

Select Board  
School Committee  
Finance Committee





# GREEN MEADOW ELEMENTARY SCHOOL

## BUILDING PROJECT



### Massachusetts School Building Authority

*Funding Affordable, Sustainable, and Efficient Schools in Partnership with Local Communities*

Our Mission: Partner with Massachusetts communities to support the design and construction of educationally-appropriate, flexible, sustainable, and cost-effective public school facilities.

- **Prescriptive Process to be Followed**
- **Checks and Balances Provided by MSBA**
- **MSBA has a Stake in this Project hence Quality Control Services from Them Throughout**
- **District's Held Accountable for Adequate Maintenance & Training Plan for New Building**
- **Real-Time Reimbursement**





# GREEN MEADOW ELEMENTARY SCHOOL

## BUILDING PROJECT



### THE PROJECT “WHY”

- Failing Mechanical / Plumbing / Electrical Systems
- No Air Conditioning when HOT; Space Heaters when COLD
- Overcrowding / Lack of Required Space to Meet Educational Program
- Energy-Inefficient / Deteriorating Building Envelope
- Non-Accessible Building and Site to People with Disabilities





# GREEN MEADOW ELEMENTARY SCHOOL

## BUILDING PROJECT



Deteriorating/  
Cracking Masonry



Exposed Steel  
Columns



Deteriorating  
Window Framing





# GREEN MEADOW ELEMENTARY SCHOOL

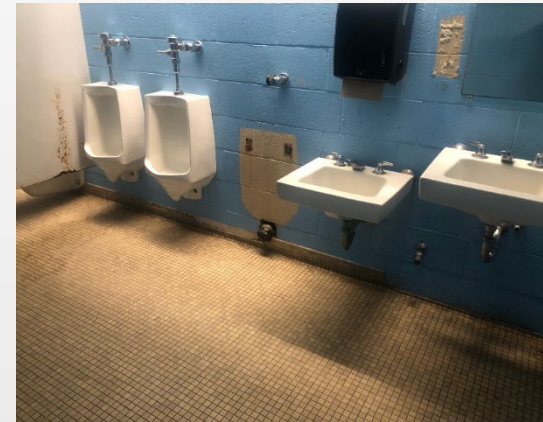
## BUILDING PROJECT



Deteriorating  
Roof/Damaged  
Gutters



Lack of Natural  
Light/Ventilation



Missing Plumbing  
Fixtures





# GREEN MEADOW ELEMENTARY SCHOOL

## BUILDING PROJECT



Deteriorating  
Paving at Play  
Areas



Tripping Hazards in  
Sidewalks



Non-Accessible  
Exterior Doors





# GREEN MEADOW ELEMENTARY SCHOOL BUILDING PROJECT



- PROPERTY LINE
- 1 BUS DROP OFF
- 2 ONE WAY ENTRANCE ROAD:  
24' WIDE
- 3 CAR DROPOFF: 12' WIDE
- 4 PICKLE BALL COURTS
- 5 GENERAL PLAYFIELD
- 6 NATURE PLAY
- 7 PLAY AREA
- 8 READING GARDEN/  
OUTDOOR CLASSROOM
- 9 CROWE PARK
- 10 PARKING LOT - 116 TOTAL SPOTS
- 11 EXISTING PARKING LOT TO REMAIN
- 12 PRE-K PLAY AREA



## Site Plan



Project Leaders







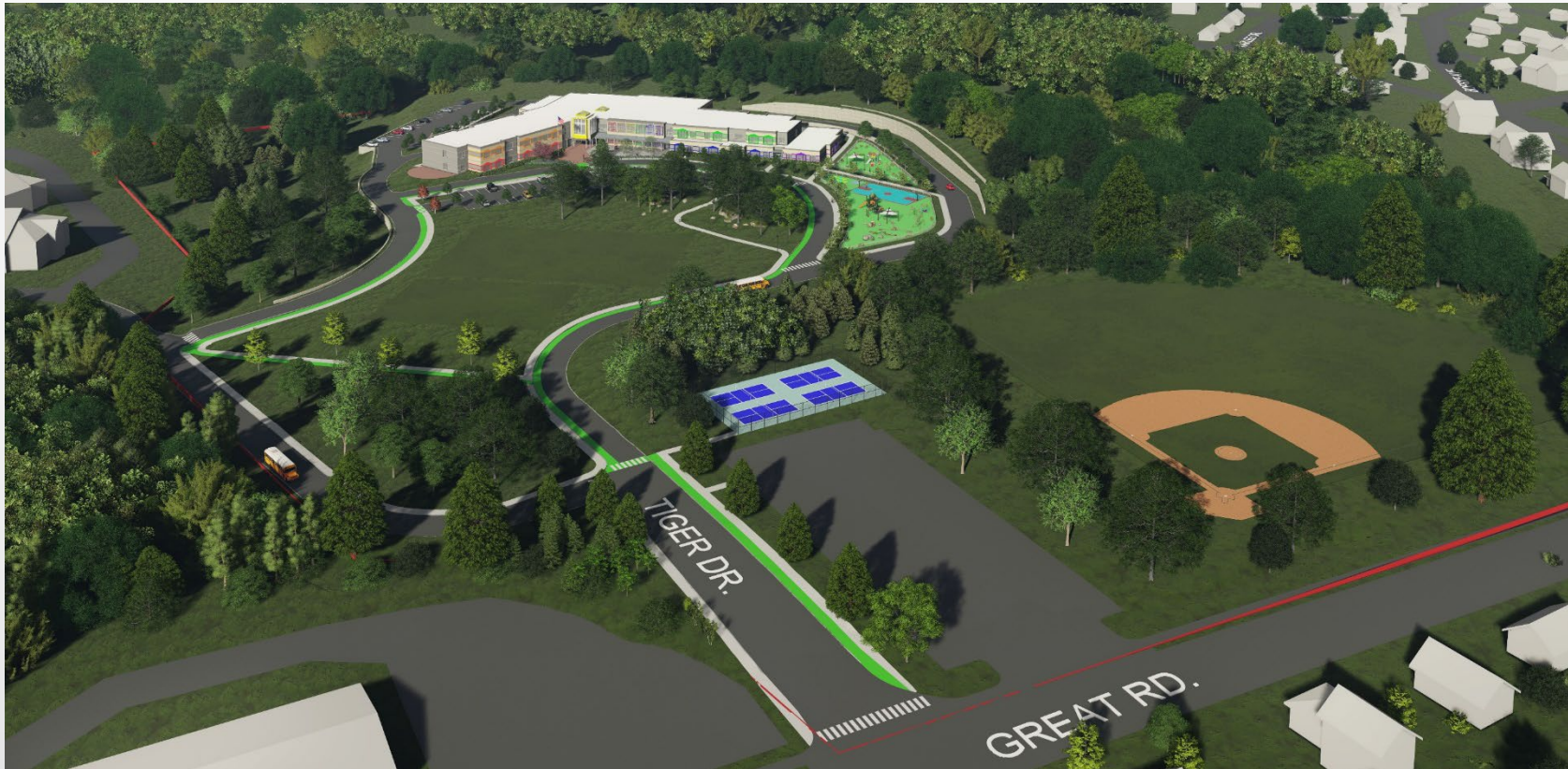
# GREEN MEADOW ELEMENTARY SCHOOL

## BUILDING PROJECT





# GREEN MEADOW ELEMENTARY SCHOOL BUILDING PROJECT





# GREEN MEADOW ELEMENTARY SCHOOL BUILDING PROJECT





# GREEN MEADOW ELEMENTARY SCHOOL BUILDING PROJECT





# GREEN MEADOW ELEMENTARY SCHOOL BUILDING PROJECT





# GREEN MEADOW ELEMENTARY SCHOOL

## BUILDING PROJECT



### LEED Gold Sustainable Features

- **Location and Transportation**
  - Electric Vehicle (EV) Charging Stations
  - Site Re-use for Development
  - Reduced Parking Footprint
- **Sustainable Sites**
  - Erosion and Sediment Control
  - Water Infiltration System
  - White PVC Membrane Roof
- **Water Efficiency**
  - Low-Flow Plumbing Fixtures
  - Drought Resistant Adaptive Plants
  - Water Meters
- **Energy and Atmosphere**
  - High-Performance Building Systems
  - On-Site Renewable Energy
  - Commissioning of MEP Systems





# GREEN MEADOW ELEMENTARY SCHOOL BUILDING PROJECT



## LEED Gold Sustainable Features

- **Materials and Resources**
  - Central Recycling Area in Building
  - Building Materials w/Improved Life-Cycle Impacts
  - 90% Construction / Demolition Waste
- **Indoor Environmental Quality**
  - Low-emitting VOC Materials
  - Indoor Air-Quality Management Plan
  - Building Flush-out Prior to Occupation
  - Sufficient Daylighting

## Other Sustainable Features

- EUI 25 or less (Energy Use Intensity – a measure of a building's gross annual energy consumption)
- Renewable Energy – Roof mounted Solar Panel System
- All-Electric Heating & Cooling System – Ground Source Heat Pump System
- Design will comply with the requirements of the Opt-In Code





# GREEN MEADOW ELEMENTARY SCHOOL BUILDING PROJECT

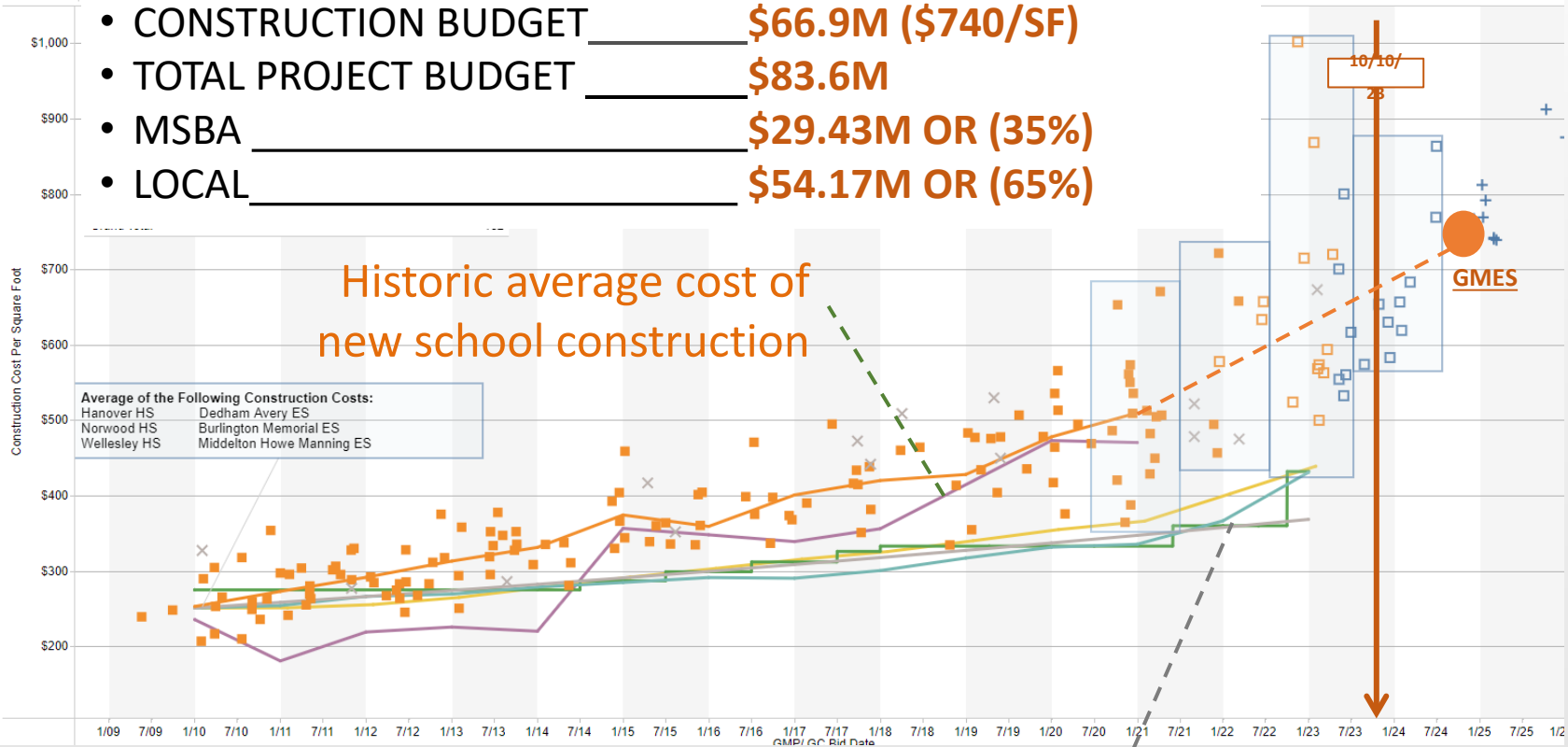


## Project Budget (58.76% MSBA Reimbursement Rate OF ELIGIBLE COSTS)

- CONSTRUCTION BUDGET \_\_\_\_\_ \$66.9M (\$740/SF)
- TOTAL PROJECT BUDGET \_\_\_\_\_ \$83.6M
- MSBA \_\_\_\_\_ \$29.43M OR (35%)
- LOCAL \_\_\_\_\_ \$54.17M OR (65%)

Historic average cost of  
new school construction

Average of the Following Construction Costs:  
Hanover HS  
Norwood HS  
Wellesley HS  
Dedham Avery ES  
Burlington Memorial ES  
Middletown Howe Manning ES



MSBA Construction  
Funding Limit





# GREEN MEADOW ELEMENTARY SCHOOL BUILDING PROJECT



## ESTIMATED MAYNARD TAX IMPLICATIONS

<b>Total Project Budget</b>	<b>\$83.6M</b>
<b>Maximum MSBA Grant</b>	<b>\$29.43M</b>
<b>Maynard Share of Total Project Cost</b>	<b>\$54.17M</b>
<b>Increase / \$100,000 Valuation</b>	<b>\$14.65/mth</b>
<b>\$300K Home Value</b>	<b>\$44.00/mth</b>
<b>\$400K Home Value</b>	<b>\$58.60/mth</b>
<b>\$500K Home Value</b>	<b>\$73.20/mth</b>
<b>\$600K Home Value</b>	<b>\$88.00/mth</b>

- Values Based on 30yr Bond at 5% Interest Rate
- The above values are estimates and are subject to change

**PROJECT IS TARGETING ADDITIONAL \$5M IN UTILITY & FEDERAL INCENTIVES.**

**THE ADDITIONAL INCENTIVE MONIES RECEIVED WILL BE USED TOWARDS PAYING OFF THE PROJECT BOND.**





# GREEN MEADOW ELEMENTARY SCHOOL

## BUILDING PROJECT



### GMES MAINTENANCE

- **Staffing**
  - GMES: 2 day custodians and 2 night custodians
- **Annual State of the Buildings Report** by the Director of Facilities
  - Accomplishments
  - Issues being addressed
  - Short and long term upcoming projects
- **Budgeting**: Collaborative task amongst School District, School Committee, and Town
- **Building Inspections Plan**: Fire, safety, and health inspections done annually



### MSBA MAINTENANCE REQUIREMENTS

- **Maintenance Plan for New Building**
- **Post Occupancy Evaluation**



# GREEN MEADOW ELEMENTARY SCHOOL

## BUILDING PROJECT



Code Upgrade / Base Repair / Local Option



Project Leaders



# GREEN MEADOW ELEMENTARY SCHOOL

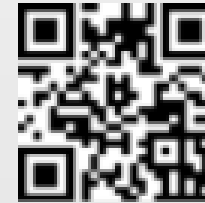
## BUILDING PROJECT



**Special Election: November 7, 2023**

*Visit us on Facebook @*

<https://www.facebook.com/Green-Meadow-MSBA-Project-104657698834049>



*Visit us on the Web @*

<https://www.maynard.k12.ma.us/o/green-meadow-school/page/gm-building-project-information>



# Thank You



Project Leaders





# **Citizens' Petition:**

## **Recommend Appropriating Free Cash for Maynard Senior Center**

### **MOTION:**

Move to approve Article 4, as printed in the warrant ,  
except the words: "to do or act thereon."

### **PURPOSE:**

To allocate from Free Cash up to \$120,000 per fiscal year  
for a minimum of five (5) years  
to lease a larger space, allowing the relocation of  
the senior center to meet growing program demand.



# MAYNARD SENIOR CENTER FOCUS GROUP

Citizen's Petition Fall Town Meeting  
October 2023

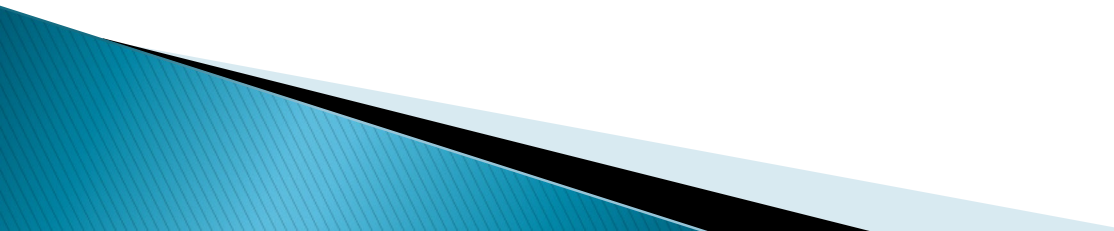


# History

- ▶ 2013 Community Center Study resulted in:
  - Town hiring full time COA Director
  - Creation of an interim Senior Center located within golf course clubhouse

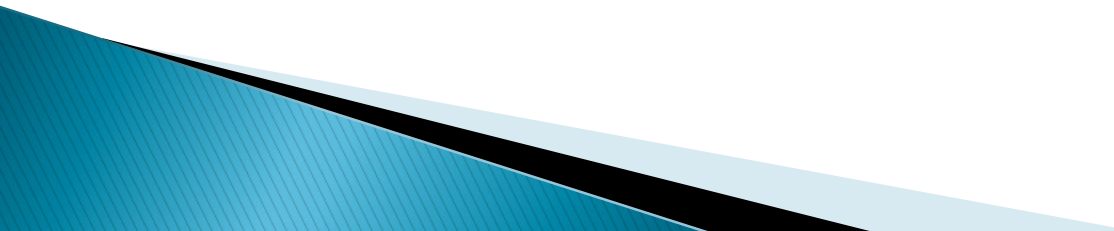


# Seniors in Maynard – 2023

- ▶ Provided by: Office of the Town Clerk
  - ▶ Definition: Per COA guidelines, Age 60 and over
  - ▶ As of August 25:
    - 3083 Senior Residents
    - 30% of population (3083/10327)
    - 37% of registered voters (3083/8423)
- 



# Current Situation– 2023

- ▶ Senior population still fastest growing segment
  - ▶ Programming and communication success led by full time COA Director has created demand exceeding current space
  - ▶ Senior needs (at 30% of town population) have been under-represented
  - ▶ Maynard Senior Center Focus Group (MSCFG) formed in 2022 to strengthen advocacy
- 



# Current Senior Center

- ▶ Net present space available for activities – 1572 sq ft (1932 total–360 storage/office), single room with center support post, movable room divider.
- ▶ To accommodate programming needs, COA stages activities at Elks, Library, Boys and Girls Club plus limited use of Golf course clubhouse





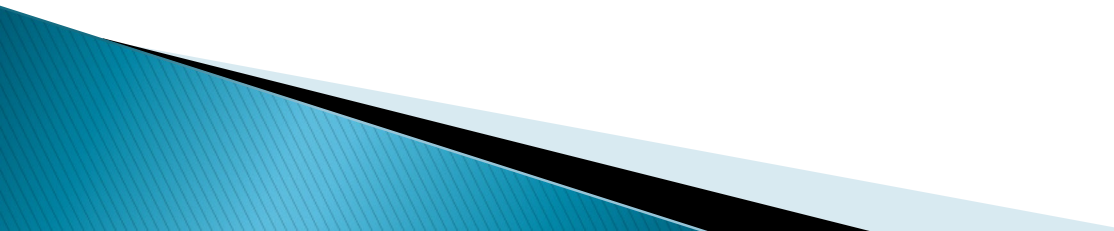
# Potential Senior Center Spaces Evaluated

1. ArtSpace/Fowler School (61–63 Summer St.)
2. Mill & Main Bldg. 6
3. Mill & Main, Bldg. 12
4. Paper Store, Nason St.
5. Maynard Crossing
6. Emerson Health/Former Walgreen's
7. Imago School
8. 63 Great Road/Business condos
9. Royal Beijing School (Former DEC Bldg PowderMill Road)
10. Assabet Valley Boys & Girls Club
11. Regionalization w/Acton or Stow

**Message – Space opportunities rapidly disappearing**



# Citizens Petition – Why?

- ▶ To make senior needs visible and part of the discussion as the town faces difficult financial pressures on multiple issues
  - ▶ Extremely limited availability of spaces meeting criteria of size, location, parking and access
  - ▶ Securing space while still available needs financial commitment now
- 

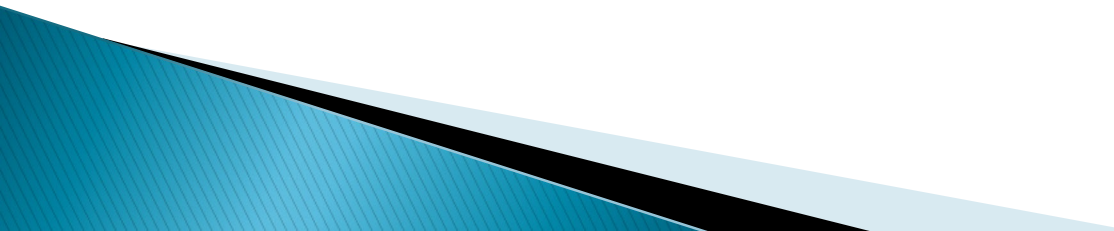


# Citizens Petition – Basis

- ▶ Up to \$120,000 per year for 5 years
  - ▶ Amount based on 5 year lease offer from Mill & Main for 5160 sq foot space which provides:
    - ▶ Space for expanded services and programs.
    - ▶ Room for concurrent classes, activities, and professional services.
    - ▶ Solution to equipment and supply storage issues.
    - ▶ On-site access to durable medical equipment closet.
    - ▶ Safer accessibility and better van access.
    - ▶ Access to shared fitness room, cafeteria, courtyard.
    - ▶ Centralized location
- 



# Petition Objectives

- ▶ Commit to leased space to meet growing current needs
  - ▶ Funding for short term lease allows planning for permanent solution expected from contracted study “*Aging in Maynard: A Community Needs Assessment*” scheduled for late 2024 (UMASS Boston Gerontology Institute)
  - ▶ **Securing space while still available needs financial commitment now**
- 



# Summary

- ▶ Petition approval funds short term lease for a larger space to meet demand for increased programming and services for growing senior population
- ▶ Support Our Seniors – Vote Yes





# Amend the Town General Fund Budget Fiscal Year 2024

Article #5

## **MOTION:**

Move to approve Article 5, as printed in the warrant ,  
except the words: "to do or act thereon."

## **PURPOSE:**

To amend what was approved at the Annual Town Meeting in  
May 2023 using updated revenue from the state budget  
in order to fund contractual obligations and operational needs  
of town department staffing.





# Amend The Town General Fund Budget **Article #5**

## Fiscal Year 2024

	<u>Amount Increased</u>	<u>Total Budget</u>
General Government	-	\$3,613,180.00
Public Safety	\$26,878.00	\$5,312,973.00
Public Works	-	\$2,579,839.00
Culture and Recreation	\$5,000.00	\$647,348.00
Education - Assabet	-	\$1,269,349.00
Education - Maynard	-	\$22,229,735.00
Employee Benefits	-	\$9,735,900.00
Debt Service	-	\$2,678,889.00
Reserve Fund	-	\$250,000.00
PEG Access	-	\$346,434.00
Total General Fund Expenses	\$31,878.00	\$48,663,647.00

*Oct 10, 2023*

**SECRET, MAJORITY VOTE**





# Proposed Roadway Easements

## **MOTION:**

Move to approve Article 6, as printed in the warrant ,  
except the words: "to do or act thereon."

## **PURPOSE:**

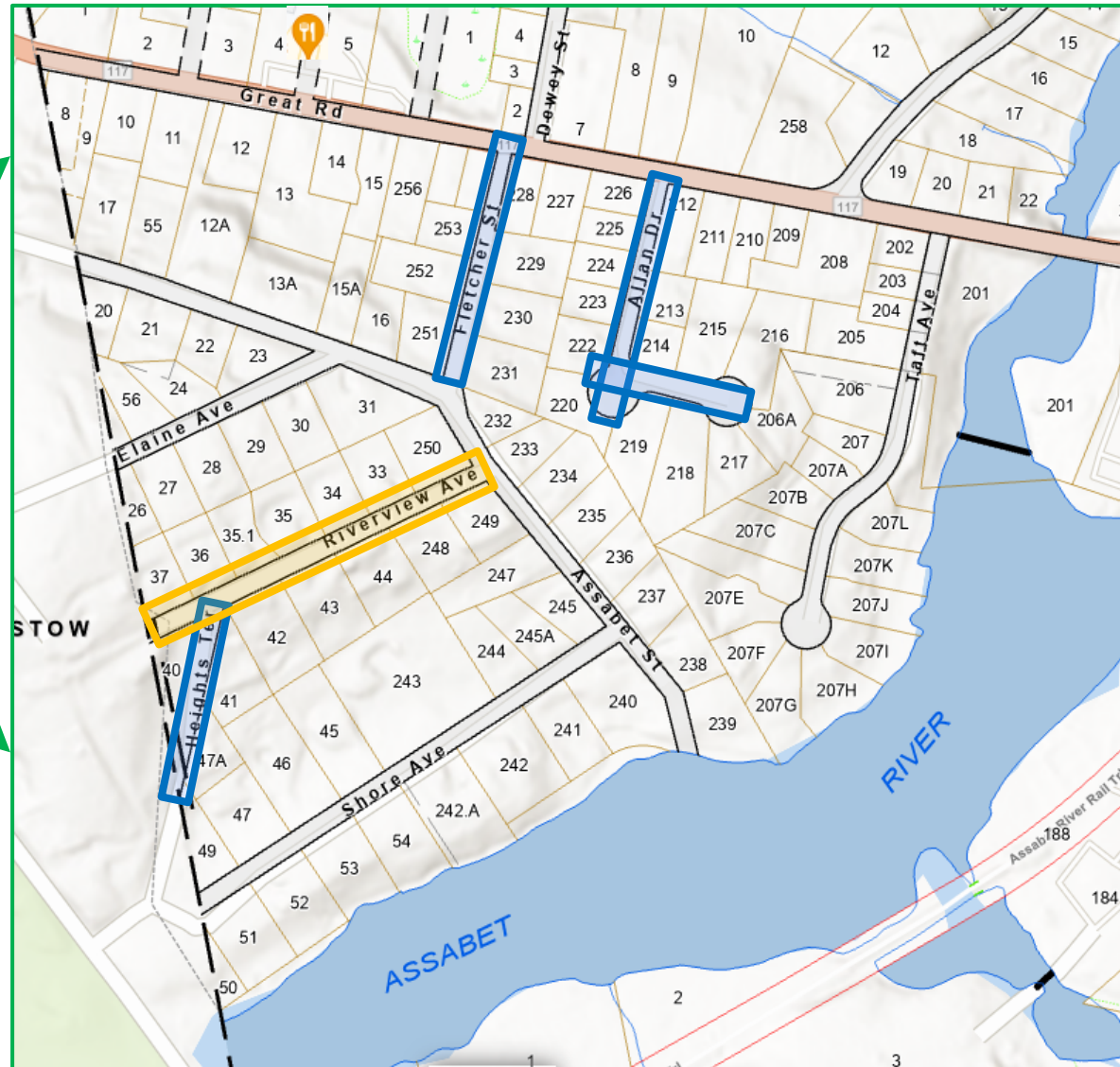
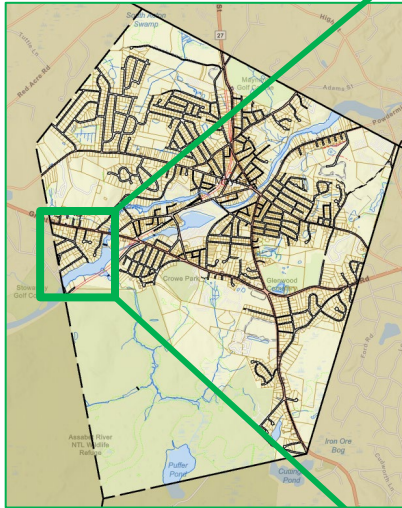
This article addresses obtaining easements  
on Heights Terrace as part of the process of making  
“unaccepted” roads into “accepted” roads.  
These easements are required to be able to pave and  
otherwise manage these publicly-used roads.





# Proposed Roads Easements

Article #6 & 7



**Riverview Ave**  
**Allan Dr**  
**Fletcher St**  
**Heights Ter**

Oct 10, 2023





# Acceptance of Private Roads

## **MOTION:**

Move to approve Article 7, as printed in the warrant ,  
except the words: "to do or act thereon."

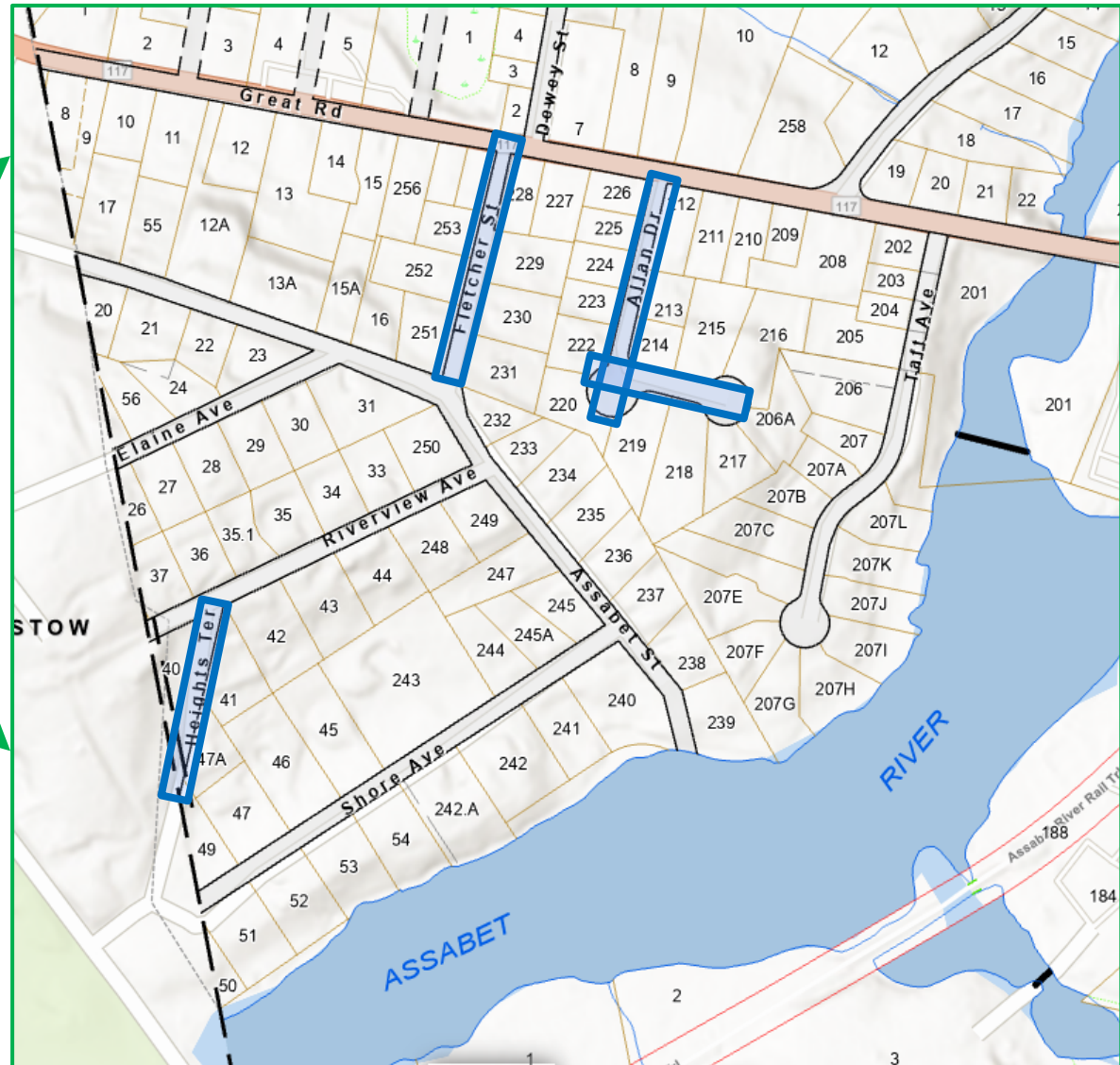
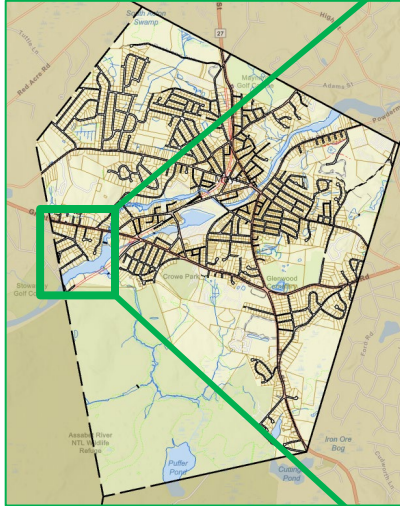
## **PURPOSE:**

To authorize acquisition of the “unaccepted roads” of Fletcher Street, Heights Terrace and Allan Drive as public ways.





# Proposed Roads Acceptance



Allan Dr  
Fletcher St  
Heights Ter

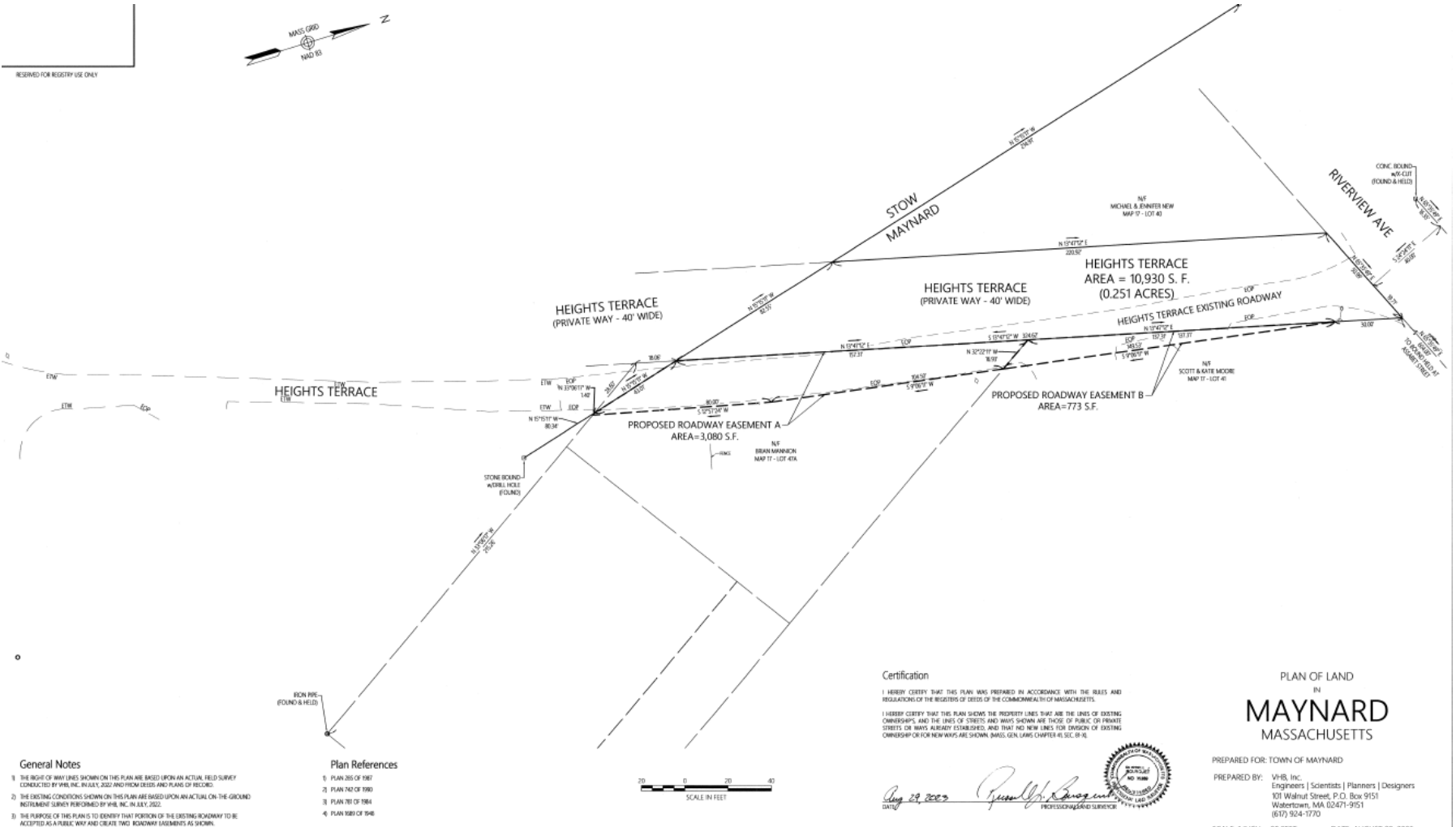
Oct 10, 2023

SECRET 2/3<sup>RD</sup> VOTE





# HEIGHTS TERRACE



## General Notes

1. THE RIGHT OF WAY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VHB, INC. IN JULY, 2022 AND FROM DEEDS AND PLANS OF RECORD.
2. THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON THE GROUND INSTRUMENT SURVEY PERFORMED BY VHB, INC. IN JULY, 2022.
3. THE PURPOSE OF THIS PLAN IS TO IDENTIFY THAT PORTION OF THE EXISTING ROADWAY TO BE ACCEPTED AS A PUBLIC WAY AND CREATE TWO ROADWAY EASEMENTS AS SHOWN.

## Plan References

1. PLAN 205 OF 1987
2. PLAN 742 OF 1980
3. PLAN 781 OF 1984
4. PLAN 1883 OF 2016

## Certification

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTRARS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

I HEREBY CERTIFY THAT THIS PLAN SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIP, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT THE NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN, MASS. GEN. LAWS CHAPTER 40A, SEC. 27B.

Aug 29, 2023  
DATE  
PROFESSIONAL SURVEYOR



PLAN OF LAND  
IN  
**MAYNARD**  
MASSACHUSETTS

PREPARED FOR: TOWN OF MAYNARD

PREPARED BY: VHB, Inc.  
Engineers | Scientists | Planners | Designers  
101 Walnut Street, P.O. Box 9151  
Watertown, MA 02471-9151  
(617) 924-1770

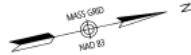
SCALE: 1 INCH = 20 FEET

DATE: AUGUST 29, 2023

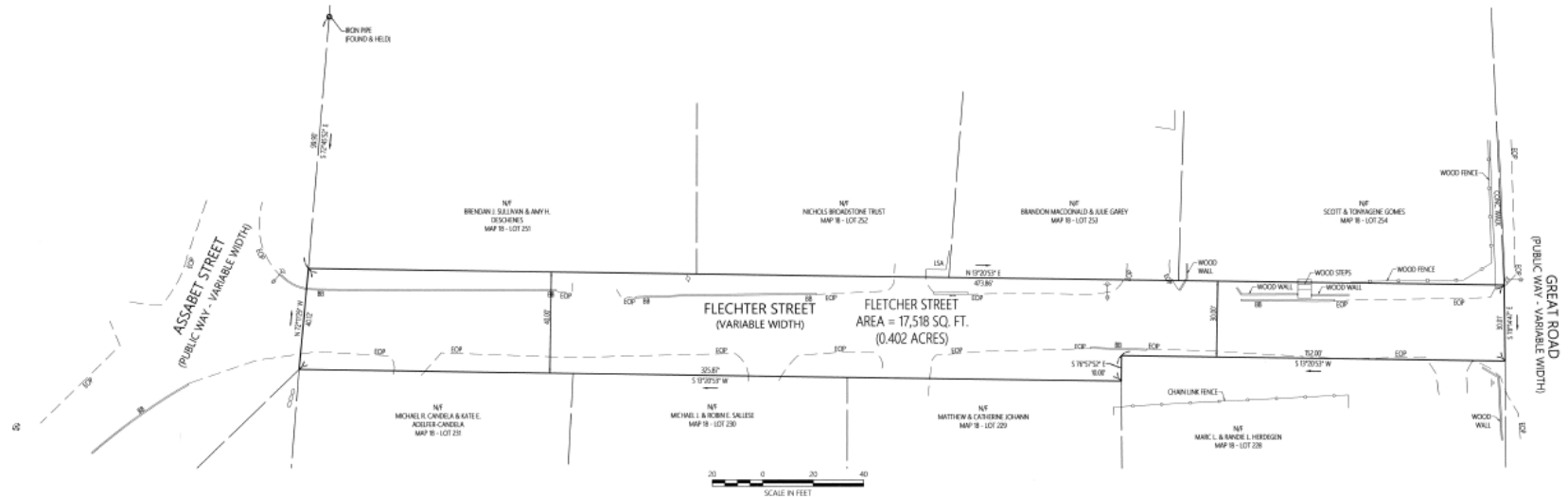




# FLETCHER STREET



RESERVED FOR REGISTRY USE ONLY



## Certification

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

I HEREBY CERTIFY THAT THIS PLAN SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIP, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN, BASED ON LANDS CHAPTER 45C, § 15.

Aug 29, 2023  
DATE

*Russell J. Sweeney*  
PROFESSIONAL LAND SURVEYOR



## General Notes

- 1) THE RIGHT OF WAY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY V&H, INC. IN JULY, 2022 AND FROM DEEDS AND RECORDS OF RECORDS.
- 2) THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY V&H, INC. IN JULY, 2022.
- 3) THE PURPOSE OF THIS PLAN IS TO IDENTIFY THAT PORTION OF THE EXISTING ROADWAY TO BE ACCEPTED AS A PUBLIC WAY.

## Plan References

- 1) RECORD PLAN 540 OF 1977
- 2) RECORD PLAN 606 OF 1974
- 3) RECORD PLAN 670 OF 1982
- 4) RECORD PLAN 656 OF 1976
- 5) RECORD PLAN 1008 OF 1980
- 6) RECORD PLAN 670 OF 1982
- 7) RECORD PLAN 670 OF 1982
- 8) RECORD PLAN 705 OF 1985

## PLAN OF LAND

IN  
**MAYNARD**  
MASSACHUSETTS

PREPARED FOR: TOWN OF MAYNARD

PREPARED BY: V&H, Inc.  
Engineers | Scientists | Planners | Designers  
101 Walnut Street, P.O. Box 9151  
Watertown, MA 02471-9151  
(617) 924-1770

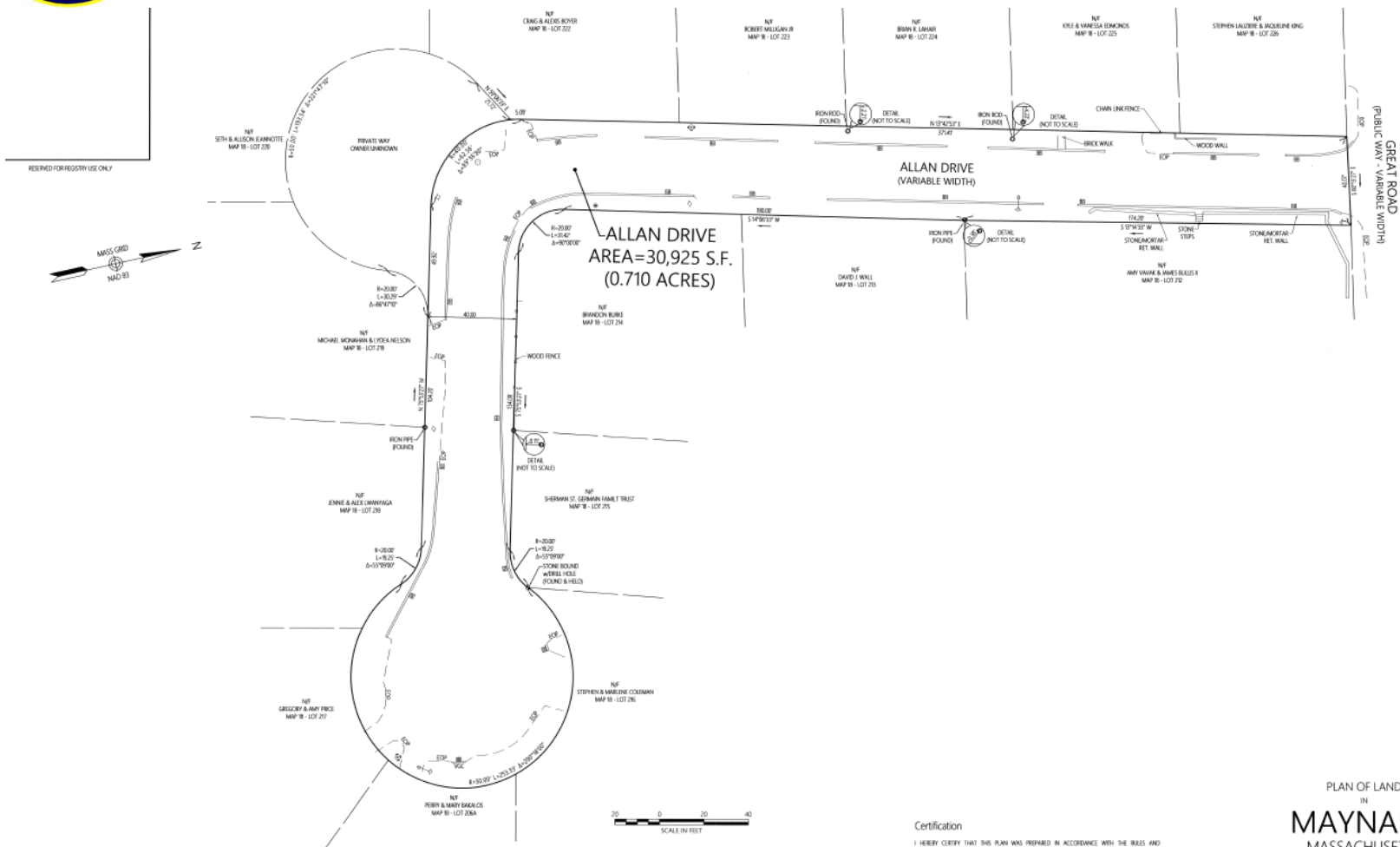
SCALE: 1 INCH = 20 FEET

DATE: AUGUST 29, 2023





# ALLAN DRIVE



## General Notes

1. THE RIGHT OF WAY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VHB, INC. IN JULY, 2022 AND FROM DEEDS AND PLANS OF RECORD.
2. THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL, ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY VHB, INC. IN JULY, 2022.
3. THE PURPOSE OF THIS PLAN IS TO IDENTIFY THE LOCATION OF THE EXISTING ROADWAY TO BE ACCEPTED AS A PUBLIC WAY.

## Plan References

1. RECORD PLAN 12 OF 1986

## Certification

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

I HEREBY CERTIFY THAT THIS PLAN SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIP, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREET OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN, UNLESS SUCH LINES APPEAR AS SET OUT.

DATE: Aug 27, 2023  
Professional Land Surveyor



## PLAN OF LAND IN MAYNARD MASSACHUSETTS

PREPARED FOR: TOWN OF MAYNARD

PREPARED BY: VHB, Inc.  
Engineers | Scientists | Planners | Designers  
101 Walnut Street, P.O. Box 9151  
Watertown, MA 02471-9151  
(617) 924-1772

SCALE: 1 INCH = 20 FEET DATE: AUGUST 8, 2023





# 115 Main Street Acceptance and Grant of Easements

Article #8

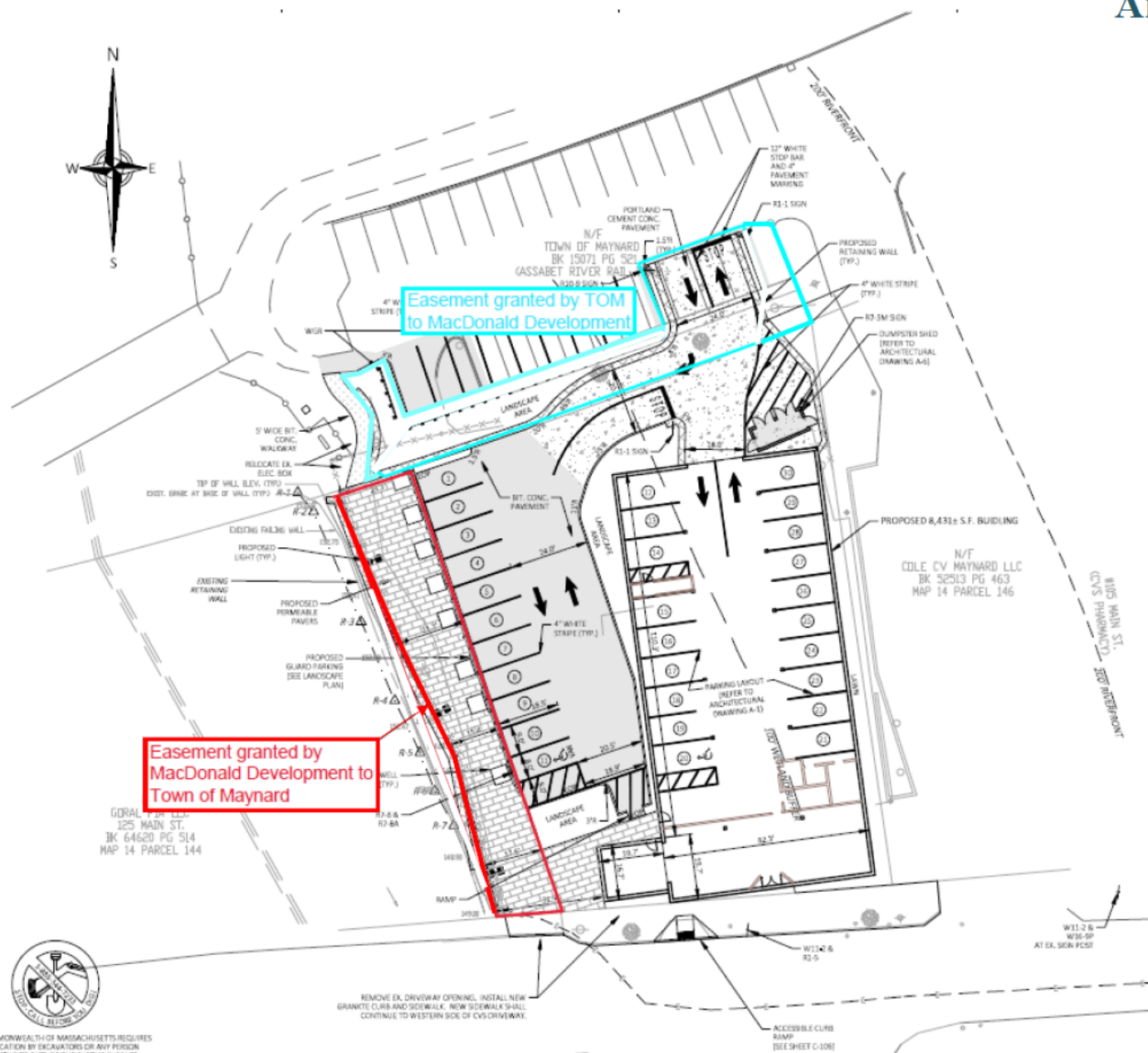
## **MOTION:**

Move to approve Article 8, as printed in the warrant ,  
except the words: "to do or act thereon."

## **PURPOSE:**

To acquire public access to a new river-promenade  
at the new construction at 115 Main Street,  
while also granting the private developer access  
to the property through the municipal parking lot.





THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY ORCAUTIONS ON ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.

LAYOUT & MATERIALS PLAN 1" = 20'





# Increase Collector Demand Fees

## **MOTION:**

Move to approve Article 9, as printed in the warrant ,  
except the words: "to do or act thereon."

## **PURPOSE:**

To increase the Treasurer/Collector's Office  
late payment fee from \$5 to \$20.

This updated amount aligns  
with contemporary administrative costs.



A blue arched sign with a gold border, flanked by two wooden posts. The sign features the text "Welcome to" in a script font and "MAYNARD" in a large, bold, serif font. Decorative gold leaf-like symbols are on either side of "Welcome to". The sign is set against a background of green trees.

*Welcome to*  
**MAYNARD**

A dense field of bright yellow Black-eyed Susans with dark brown centers, growing in a lush green field. The flowers are in the foreground, partially obscuring the base of the sign.

*Thank you!*







# GREEN MEADOW ELEMENTARY SCHOOL

## BUILDING PROJECT



### Code Upgrade / Base Repair / Local Option

**1. The estimated project costs for base repair/code upgrades is \$40M assuming a construction start of Winter 2024.** This option was rejected by the School Building Committee because it does not meet the District's educational programming goals.





# GREEN MEADOW ELEMENTARY SCHOOL

## BUILDING PROJECT



### Code Upgrade / Base Repair / Local Option

2. The existing Green Meadow Elementary School building is assessed at only \$7.87M. The \$40M Code Upgrade assumes approximately \$384/sf to take the GMES building from a 1955 and 1988 building code standard to a 2024 building code standard.

Including:

- **Energy / Insulation / Ventilation**
- **Plumbing / Electrical Systems**
- **Structural**
- **Security**
- **Installation of Sprinkler Systems**
- **Hazmat Abatement**
- **Full ADA Compliance**
- **Modular Classrooms for Swing Space**
- **Soft Costs**





# GREEN MEADOW ELEMENTARY SCHOOL

## BUILDING PROJECT



### Code Upgrade / Base Repair / Local Option

3. **Some** of these **upgrades** are **automatically triggered** by any renovation that exceeds 30% of the assessed value or 30% of the overall area of the building.
4. This option **does not include any architectural improvements** to meet educational goals.
5. This option would require **temporary modular classrooms** and other temporary arrangements to accommodate the renovation project which would cause **disruptions and distractions** to the students and staff.





# GREEN MEADOW ELEMENTARY SCHOOL

## BUILDING PROJECT



### PROPOSED PROJECT

#### EDUCATIONAL ASPECT

- Plan fits the Educational Program
- Air Conditioning During HOT Days
- New Heating System for COLD Days
- Adequate Space for SPED, etc.
- NO Overcrowding
- Systems to Support 21<sup>st</sup> Cent. Learning

### EXISTING BUILDING

#### EDUCATIONAL ASPECT

- Plan doesn't fit the Educational Program
- No Air Conditioning During HOT Days
- Unreliable Heating System for COLD Days
- Inadequate Space for SPED, etc.
- Overcrowding
- No Systems to Support 21<sup>st</sup> Cent. Learning



Project Leaders



# GREEN MEADOW ELEMENTARY SCHOOL

## BUILDING PROJECT



### PROPOSED PROJECT

#### BUILDING AND SITE ASPECT

- Energy Efficient Building
- Fully Accessible Building & Site
- Separate Bus & Parent Pickup & Dropoff
- Security Systems for SAFETY
- Built to Last Another 50yrs. MIN.
- Non-Carbon Emissions at HVAC System

### EXISTING BUILDING

#### BUILDING AND SITE ASPECT

- Non-Energy Efficient Building
- Non-Accessible Building & Site
- Non-separate Bus & Parent Pickup & Dropoff
- No Security Systems for SAFETY
- Lucky to Last Another 20yrs. In Current Condition
- Carbon Emissions at HVAC System



Project Leaders





# GREEN MEADOW ELEMENTARY SCHOOL

## BUILDING PROJECT



### PROPOSED PROJECT

### EXISTING BUILDING

#### FINANCIAL ASPECT

- Reimbursement from MSBA (up to 35%)
- Reduced Energy & Water Consumption

#### FINANCIAL ASPECT

- No Reimbursement from MSBA (0%)
- Inefficient HVAC & Plumbing Equipment



Project Leaders



# GREEN MEADOW ELEMENTARY SCHOOL BUILDING PROJECT



## **MSBA Process:**

### **Preliminary Design Program Phase**

- Review / Investigate Existing Building and Site Deficiencies
- Define Program Requirements and Prepare Preliminary Solution Options
- Available Site Selection Analysis'

### **Preferred Schematic Report Phase**

- Further Develop and Evaluate Added Alternative Solutions
- Review Alternative Solution Criteria and Select Preferred Design Solution

### **Schematic Design Phase**

- Further Refine Site and Building Requirements
- Prepare Project Budget





# GREEN MEADOW ELEMENTARY SCHOOL BUILDING PROJECT



## 52 PUBLIC MEETINGS TO DATE

### Feasibility Study Phase: Dec. '21 – Aug. '22

#### **22 Public Meetings**

- 18 School Building Committee Meetings
- 2 Community Forums
- 1 Selectboard Presentation
- 1 School Committee Presentation

### Schematic Design Phase: Sept. '22 – Present

#### **30 Public Meetings**

- 17 School Building Committee Meetings
- 2 Community Forums
- 3 Selectboard Presentation
- 2 School Committee Presentation
- 5 Sustainability Subcommittee Meetings
- 1 Finance Committee Meeting





# GREEN MEADOW ELEMENTARY SCHOOL

## BUILDING PROJECT

### PROJECT SCHEDULE



#### FEASIBILITY STUDY PHASE

- PRELIMINARY DESIGN PROGRAM (PDP)
  - Educational Visioning
  - Existing Conditions Analysis
  - Alternative Site Study
- PREFERRED SCHEMATIC REPORT (PSR)

**MARCH 4, 2022**

#### **MSBA BOD Approval**

**JUNE 27, 2022**  
**August 31, 2022**

- Study of Multiple Design Schemes

#### SCHEMATIC DESIGN SUBMISSION

**APRIL 27, 2023**

**(continued . . .)**





# GREEN MEADOW ELEMENTARY SCHOOL

## BUILDING PROJECT

### PROJECT SCHEDULE



#### MSBA BOD

**Approval June 21, 2023**

- Advance Chosen Scheme to SD Cost Estimate

**PROJECT APPROVAL/FUNDING AGREEMENT ~ SEPTEMBER 2023**

**TOWN MEETING OCTOBER 10, 2023**

**BALLOT VOTE NOVEMBER 7, 2023**

**DESIGN DEVELOPMENT, BID DOCUMENTS and BID in 2024**

**CONSTRUCTION COMPLETION in 2027**

**PROJECT COMPLETION in 2028**





# GREEN MEADOW ELEMENTARY SCHOOL BUILDING PROJECT



## What happens if the Town does not approve local funding for the project?

- Continued expenditures associated with building and site maintenance and improvements.
- Students and teachers remaining at GMES will continue to struggle to meet educational goals in a building that is ill-equipped to meet their needs.
- Loss of access to \$30M grant.
- Chance of acceptance back into the MSBA program will likely take years.
- Cost to perform the project will continue to rise.
- Cost of another Feasibility Study would be 100% on Maynard with NO reimbursement from MSBA.





# GREEN MEADOW ELEMENTARY SCHOOL BUILDING PROJECT



What happens if the Town does not  
approve local funding for the project?

## *MSBA Policy Statement*

In the event that a school district fails to approve funding for a feasibility study, by no later than 10 business days following the failed vote, the school district must submit to the MSBA a plan that: (1) presents the vote results, (2) explains the school district's understanding of the reason(s) for the failed vote, and (3) sets forth the school district's plan to remedy the failed vote and a suggested timeline for such a remedy. The MSBA will review the plan and determine whether it can continue to set aside MSBA funds for the feasibility study. However, a failed local vote likely will result in the school district being required to submit a new Statement of Interest to the MSBA and await a second invitation from the MSBA to enter the feasibility study phase of the MSBA's process.





# GREEN MEADOW ELEMENTARY SCHOOL

## BUILDING PROJECT



### PROJECT SCOPE AND BUDGET AGREEMENT w/ Massachusetts School Building Authority (MSBA)

- **MAYNARD LEGAL CERTIFICATE** (Town is valid | Necessary Votes Obtained | PSBA Legally Binding | Authorized Sign-Off)
- **AGREEMENT DOCUMENT**
- **EXHIBIT A: TOTAL PROJECT BUDGET** (65% Local | 35% MSBA)
- **EXHIBIT B: PROJECT SCOPE** (Building Design | LEED | Space Summary)
- **EXHIBIT C: PROJECT SCHEDULE**
- **EXHIBIT D: CASH FLOW**
- **EXHIBIT E: PROJECT SITE** (Proposed Site Design | Site Testing/Analysis)
- **EXHIBIT F: FURNISHINGS AND EQUIPMENT**
- **EXHIBIT G: INSURANCE**
- **EXHIBIT H: REIMBURSEMENT RATE** (55.63% + 3.13% Incentive Points = 58.76%)





# GREEN MEADOW ELEMENTARY SCHOOL

## BUILDING PROJECT



Systems	Pros & Cons	Total HVAC Construction Costs	Eversource Incentives/ Rebates	Inflation Reduction Act	Energy Costs /Year	Maintenance costs/Year	Total Operating Costs/Year	Total LCCA w/ Rebates
<b>Central Air Source Heat Pump:</b>	Pros: •No refrigerate except mech room •Low maintenance costs •Low noise •19 year life expectancy Cons: •High Initial Costs •Outdoor equipment	\$7,225,600	\$476,050	N/A	\$99,821	\$38,700	\$138,521	\$11,329,355
<b>Central Geothermal Heat Pump:</b>	Pros: •No refrigerate except mech room •Most Efficient (Geothermal) •Low maintenance costs •Low noise Cons: •Highest Initial Costs •Temp. system maybe required until wells are drilled	\$10,259,277 <i>Including Temp Heating System &amp; Extended Construction Period (Base HVAC costs is \$9,233,000)</i>	\$1,216,050	40% cost of Wells only (\$753,500)  <b>OR*</b>  40% cost of HVAC System (\$3,693,200)	\$ 72,180	\$18,900	\$91,080	\$10,003,303  <b>OR*</b>  \$6,037,003
<b>Gas Fired Boiler and Displacement ventilation with electric chiller:</b>	•Lowest initial costs •20-25 year life expectancy •Improved Indoor air quality •Onsite Fossil Fuels	\$5,883,300	\$16,000	N/A	\$115,404	\$19,800	\$135,204	\$8,376,362

\*Exact parameters of the IRA are still under review. For this exercise incentives of 40% of the cost of wells and 40% of the total HVAC costs have been included in the LCCA and indicated above.



# GREEN MEADOW ELEMENTARY SCHOOL BUILDING PROJECT



## Potential Geothermal Well Field

- Part of General Contract Work
- Logistics / Costs
- Approximately 75 Wells Needed
- 25' Spacing - 500' Depth
- Extends Project Closeout by Approximately 6 Months



Project Leaders

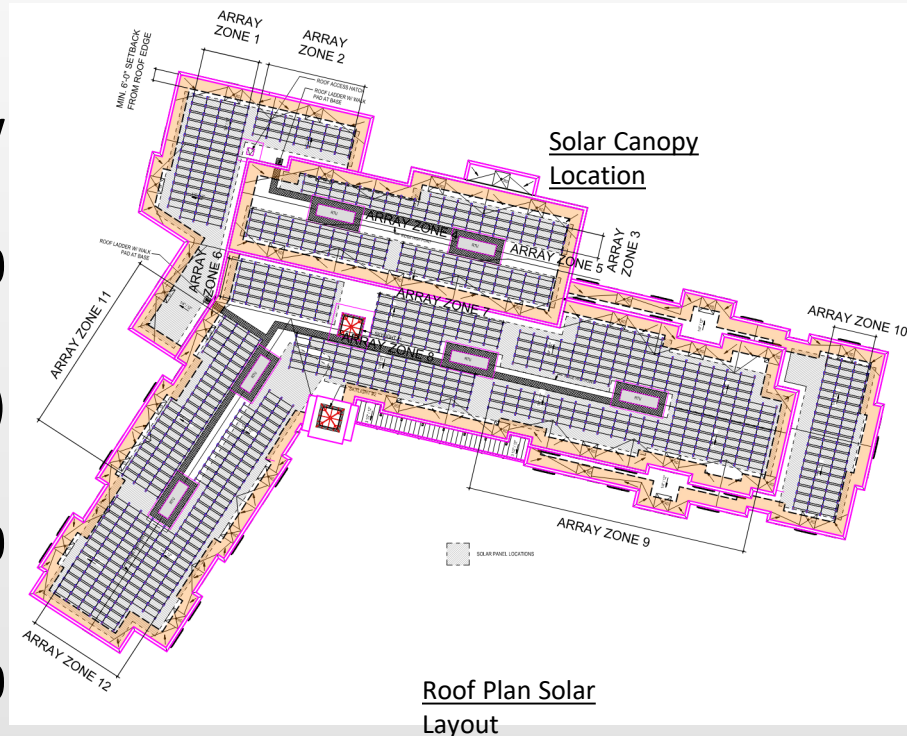


# GREEN MEADOW ELEMENTARY SCHOOL BUILDING PROJECT



## PPA PV Array - Approx. 30% Offset

- Annual Bldg Use  
– Approx. 660kw
- Approx. Ave. Monthly Electric Costs  
– \$17,000
- Annual Roof Solar  
– Approx. 240kw (\$.10/kwh)
- Approx. Year 1 Forecast Savings  
– \$10,200
- Approx. 20yr Term Savings -  
\$386,000





# GREEN MEADOW ELEMENTARY SCHOOL BUILDING PROJECT



PV Array Full Offset –  
Option 1



PV Array Full Offset –  
Option 2





# GREEN MEADOW ELEMENTARY SCHOOL BUILDING PROJECT



## Fowler School Addition / Renovation

- MSBA Statement of Interest (SOI) Content
- Larger Addition for 395 Students and Staff Needed
- Appropriate for Early Childhood Grade Population
- Common Spaces Undersized
- Affect Current Site Features
- School Disruption During Renovations

- Note: A full Feasibility Study Would be Required to Fully Understand School Needs and Costs.





# GREEN MEADOW ELEMENTARY SCHOOL BUILDING PROJECT



- PROPERTY LINE
- 1 BUS DROP OFF
- 2 ONE WAY ENTRANCE ROAD:  
24' WIDE
- 3 CAR DROPOFF: 12' WIDE
- 4 PICKLE BALL COURTS
- 5 GENERAL PLAYFIELD
- 6 NATURE PLAY
- 7 PLAY AREA
- 8 READING GARDEN/  
OUTDOOR CLASSROOM
- 9 CROWE PARK
- 10 PARKING LOT - 116 TOTAL SPOTS
- 11 EXISTING PARKING LOT TO REMAIN
- 12 PRE-K PLAY AREA



## Site Boring Plan



Project Leaders



# GREEN MEADOW ELEMENTARY SCHOOL BUILDING PROJECT



## Environmental Soil Concerns

- Phase I Environmental Assessment
- 1998 Earth Tech Report for Soccer Field (Current Fowler MS Building Location)
- Environmental Soil Concerns not Discovered within Project Limits
- Up to 70 Additional Borings to be Completed with SBC Approval (\$17,050)





# GREEN MEADOW ELEMENTARY SCHOOL BUILDING PROJECT



Assessor's  
Property Map

In December 1997, Earth Tech was contracted by Maynard Public Schools to conduct an Environmental Site Assessment (ESA) of two parcels of land known as **Parcels 2 and 13** on Sheet 24 of the Town of Maynard Assessors Map. A portion of this area is currently used as a soccer field (the site). As part of the ESA, MPS



1995 Property  
Aerial



Project Leaders

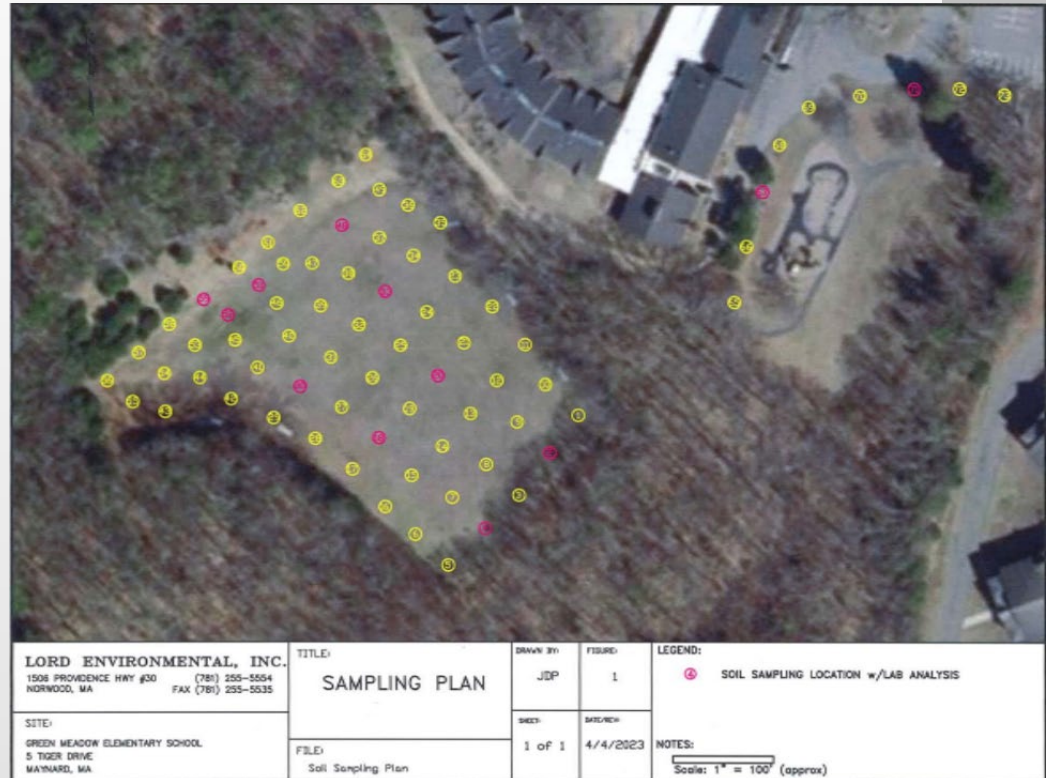


# GREEN MEADOW ELEMENTARY SCHOOL BUILDING PROJECT



## Environmental Soil Update

- 73 Borings Taken
- Field Screened for Total Organic Vapors (TOV)
- 12 Samples Tested
- No Organic Vapors Detected in Field
- No Reportable Conditions were Detected



Project Leaders



# GREEN MEADOW ELEMENTARY SCHOOL

## BUILDING PROJECT



### MSBA Requirements of Make-Up of School Building Committee

- MCPPO Certified
- Selectboard Liaison
- Town Administrator
- Budget Official
- School Committee Member
- Superintendent of Schools
- Facilities Director
- Building / Design Experience
- School Principal
- Educational Mission Experience



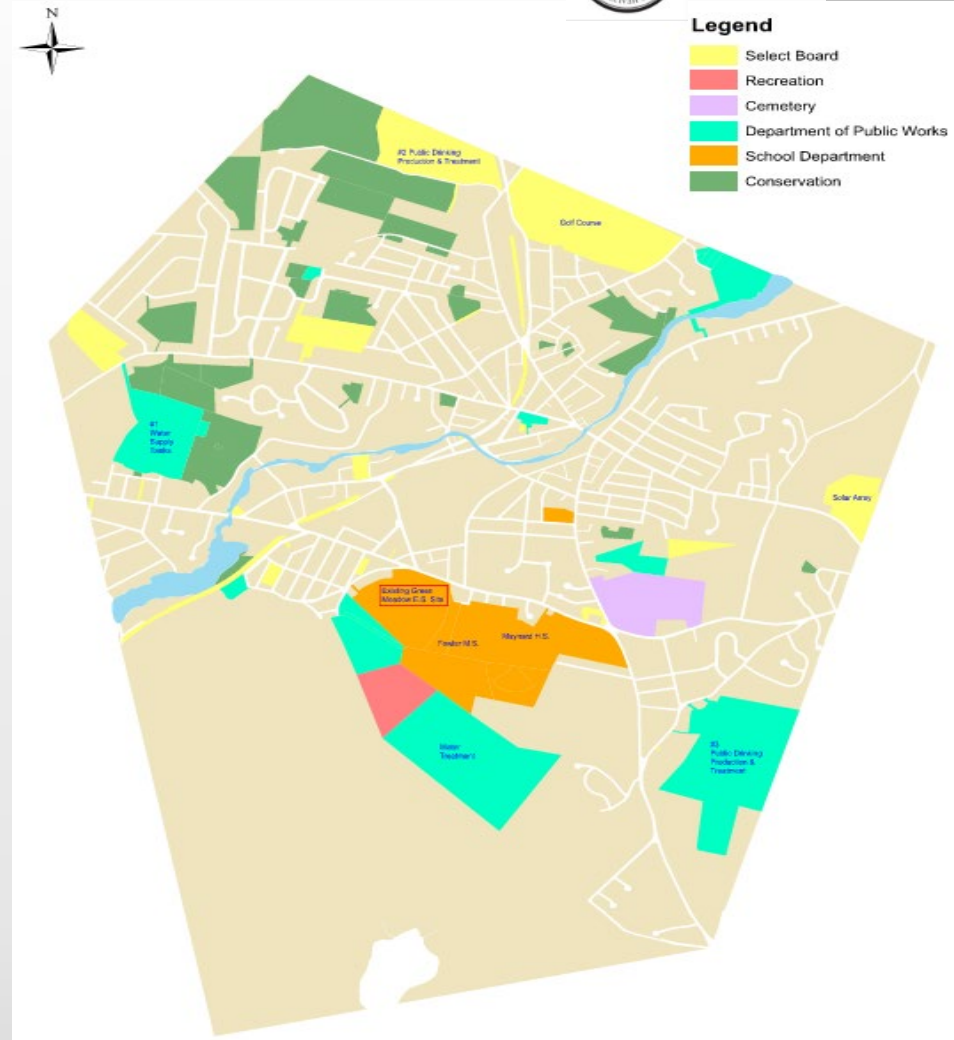


# GREEN MEADOW ELEMENTARY SCHOOL BUILDING PROJECT



## Alternative Sites

- Reviewed Town Owned Properties
- Conservation Areas Not Reviewed
- Reviewed Selectboard / DPW Parcels
- Many Parcels Undersized for School Development
- Larger Remaining Parcels
  - Golf Course not Considered
  - Public Drinking Water / Well Sources
  - Extensive Wetlands
  - Topography and Utility Availability





# GREEN MEADOW ELEMENTARY SCHOOL

## BUILDING PROJECT



### Alternatives Review Criteria

- **MSBA Statement of Interest Priorities**
  - Eliminates Severe Overcrowding
  - Long Term Solution to District Needs
  - Space for Additional Student Enrollment
- **Floor Plan Layout**
  - Efficient Layout / Easy Wayfinding
  - Classroom Neighborhoods
  - Community Use Spaces
  - Spaces for Teacher Collaboration
- **Site Plan Layout**
  - Sensible Site Circulation
  - Separate Parent / Bus Drop-off Areas
  - Adequate Parking for Staff / Community
  - Appropriate Play Areas / Fields
  - Crowe Park Integration
- **Construction Impact**
  - Reduces Multiple Construction Phased Options
  - Reduces Impact on Education Disruption During Construction
  - Eliminates Need for Swing Space





# GREEN MEADOW ELEMENTARY SCHOOL BUILDING PROJECT



## Alternatives Review Criteria



Alternatives Review Criteria (Summary)							
Green Meadow E.S	Alt #1	Alt #2	Alt #3	Alt #4	Alt #5	Alt #6	Alt #7
Maynard, MA	Code Upgrade & Repairs	Add/Reno	Add/Reno	New Construction	New Construction	New Construction	New Construction
Project - 02021.10							
Category							
SOI Requirements	1	3	3	4	4	5	5
Floor Plan Layout	2	3	3	3	3	5	5
Site Plan Layout	1	3	3	3	3	4	5
Construction Impact	3	2	2	3	3	4	4
Total Score	7	11	11	13	13	18	19





# GREEN MEADOW ELEMENTARY SCHOOL

## BUILDING PROJECT



### MSBA Reimbursement Policy

- Building Work Cap = \$393/SF
- Sitework Cap = \$39/SF or 10% of Building Cost (lesser of the two)
- Demo & Abatement = 100% eligible with exception for abatement of flooring and ceiling
- Designer Cap = 10% of \$550/SF
- OPM Cap = 3.5% of \$550/SF
- Permitting, Mailing and Moving Fees = 100% ineligible
- FF&E Cap = \$1,200 per student
- Technology Cap = \$1,200 per student
- Construction Contingency Cap = 1% of Construction Cost
- Owner's Contingency Cap = .5% of Construction Cost





# GREEN MEADOW ELEMENTARY SCHOOL

## BUILDING PROJECT

### Budget Breakdown



### CONSTRUCTION BUDGET

**\$66.9M**

### TOTAL PROJECT BUDGET

**\$83.6M**

### MSBA SHARE

**\$29.43M (35%)**

### LOCAL SHARE

**\$54.17M (65%)**

GMES BUDGET BREAKDOWN			
Budget Items	Costs	Eligible	Ineligible
<b>Construction</b>			
Building Costs	\$51.8M	\$393/SF X 88,050 SF = \$34,603,650	\$17,196,350
Site Costs	\$13.2M	\$39/SF X 88,050 SF = \$3,433,950	\$9,766,050
Demo & Abatement	\$1.9M	\$1.7M	\$200K
<b>Soft Costs</b>			
Architect (assuming 10% of const.)	\$6.69M	\$550x90,300 SF = \$49.67M x 10% = \$4.967M	\$1.7M
OPM (assuming 3.5% of const.)	\$2.34M	\$550x90,300 SF = \$49.67M x 3.5% = \$1.738M	\$603.4K
Remaining Soft Costs such as Owner Estimator, Permitting, Other Admin Costs, etc.	\$1,960,000	\$1,785,000	\$253.6K
FF&E	\$645,000	\$474,000	\$171,000
Technology	\$711,000	\$474,000	\$237,000
Construction Contingency (5% of const)	\$3,345,000	\$66.9M x 1% = \$669K	\$3,345,000 - \$669K = \$2,676,000
Owner Contingency	\$1,007,325	\$334.5K	\$672.8K
<b>TOTALS</b>	<b>\$83.6M</b>	<b>\$50.1M</b>	<b>\$33.5M</b>
MSBA SHARE = ELIGIBLE COSTS X 58.76% → \$50.1M X 58.76% = \$29.43M (35%)			
LOCAL SHARE = \$83.6M – MSBA SHARE → \$83.6M - \$29.43M = \$54.17M (65%)			



Project Leaders



# GREEN MEADOW ELEMENTARY SCHOOL BUILDING PROJECT



## Reimbursement Rate to Effective Reimbursement Rate at Project Scope & Budget with MSBA

Project	MSBA BOD Meeting	Reimbursement Rate	PSBA Reimbursement Rate
Norwood MS	3/2/22	54.34%	30.8%
Watertown HS	3/2/22	49.33%	22.5%
Bartlett HS	3/2/22	80%	52.7%
Tyngsborough MS	4/27/22	58.61%	34.3%
David Prouty HS	6/22/22	74.19%	42%
Foster ES (Hingham)	8/31/22	40.54%	22%
Consentino MS (Haverhill)	10/26/22	80%	51.2%
Lynch ES (Winchester)	10/26/22	36.21%	21.4%
John Pierce School (Brookline)	12/21/22	35.55%	17.8%
Wakefield HS	12/21/22	53.14%	23.6%

*\*Average reimbursement rate drop between the above projects is 24.36% | **GMES rate drop is 23.76%\****





# GREEN MEADOW ELEMENTARY SCHOOL

## BUILDING PROJECT



### Elementary School Square Footages

Project	Building Square Footage	Student Enrollment	Square Footage Per Student
Hingham ES	126,385 SF	605	209 SF / student
Westfield ES	88,495 SF	395	224 SF / student
Randolph ES	74,720 SF	315	237 SF / student
Peabody ES	59,025 SF	390	151 SF / student
Lawrence ES	173,520 SF	1,000	173 SF / student
Wellesley ES	80,039 SF	365	219 SF / student
Fitchburg ES	115,788 SF	845	137 SF / student
Swampscott ES	153,855 SF	900	171 SF / student
Westwood ES	113,141 SF	560	202 SF / student
Andover ES	191,028 SF	925	206 SF / student
*Average Square Footage Per Student is 193 SF / Student   <b><u>GMES is 182 SF / Student</u></b> *			

