

MINUTES OF MEETING OF THE BOARD OF SELECTMEN

Date of Meeting: January 16, 2018
Date of Transcription: January 17, 2018
Transcribed by: Janet Wilson

1. CALL MEETING TO ORDER BY CHAIRMAN

2. ROLL CALL

Selectmen Present: Peter W. Teitelbaum, Chairman
Alan H. Slavin, Clerk
Patrick G. Tropeano
Anthony Scarsciotti

Also present: Derek Sullivan, Town Administrator, absent
Attorney Richard Bowen, Town Counsel

3. PLEDGE OF ALLEGIANCE

4. ANNOUNCEMENTS

The drop in center at the Church of the Good Shepherd will be open on Wednesday, January 17th from 5pm-9pm.

Chairman Teitelbaum wanted to commend the Municipal Maintenance Department for getting the roads sanded during the last ice storm on Monday.

5. CITIZENS COMMENTS

6. APPOINTMENTS/REAPPOINTMENTS/INTERVIEWS

7. LICENSES AND PERMTIS

- a. Application for a Change of Manager for Salerno's Inc., d/b/a Salerno's Function Hall, 196 Onset Avenue, Onset.

MOTION: Selectman Slavin moved to approve the Change of Manger from John Salerno to Nicole Miceli for Salerno's Function Hall, 196 Onset Avenue, Onset. Selectman Scarciotti seconded.

4-0-0 (Unanimous)

8. TOWN BUSINESS

- a. Vote to extend Verizon Cable Service Contract for an additional 30 days.

MOTION: Selectman Slavin moved to extend the Verizon Cable Service Contract for an additional 30 days. Selectman Scarsciotti seconded.

4-0-0 (Unanimous)

- b. Discussion with members of the School Building Committee.

Present before the board: Mike MacMillian, Kimberly Shaver-Hood and Committee members.

A presentation was provided (as attached). The committee came up with combining both Decas School and Minot Forest School. The Town owned sites under consideration were Minot Forest School, Town Hall/Middle School site and 16 Minot Avenue Site. The board all agreed that the 16 Minot Avenue Site wouldn't be a great site. They were in agreement that further study should be done on the Town Hall Site as well as the Minot Forest School site. The Town Hall Site has Wetland Challenges that could be costly however, they like the idea of having all the schools in one campus area. The property at the Decas School location could be sold. The board was in support of replacing both Decas and Minot Forest Schools to combine as one.

- c. Possible vote to recommend potential site for new school.

MOTION: Selectman Slavin moved to narrow down to two sites to further Study the Town Hall Site and the current Minot Forest School site. Selectman Tropeano seconded.

4-0-0 (Unanimous)

- d. Vote on Notice of Intent for 2018 Annual Spring Town Meeting.

MOTION: Selectman Slavin moved to note the Notice of Intent (as attached). Selectman Scarsciotti seconded.

4-0-0 (Unanimous)

- e. Continued discussion on possible Town Meeting Warrant Articles.

Chairman Teitelbaum asked about soliciting the road commissioners to see about putting a by-law in place to ban overnight parking of commercial vehicles on town roads.

- f. Continued discussion of Large Scale Capital Needs.

Selectman Slavin met with the Council on aging last Thursday about a Community Center. They have been getting input from non-profit groups such as the YMCA who are interested in getting involved in a project at their facility and he also spoke with SRPEDD about the Master Plan which they are going to discuss on Thursday in which the survey came back with a Community Center as something the community would like to see.

SELECTMEN MEETING MINUTES-1-16-18 (CONT'D)

- g. Any other Town business not reasonably anticipated 48 hours prior to the posting of this meeting.

Mr. Sullivan stated that as part of the Blue Wave Solar Sight on Charge Pond Road they have an easement across from the Municipal Maintenance Property which they need to grade.

MOTION: Selectman Slavin moved to authorize the Town Administrator execute necessary documents and releases relating to the Blue Wave Solar Site. Selectman Tropeano seconded.

4-0-0 (Unanimous)

9. TOWN ADMINISTRATOR'S REPORT

10. LIAISON REPORTS/INITIATIVE REPORTS

Selectman Slavin attended the JTPG meeting and presented to the Town Administrator a form that they can fill out and submit to Mass DOT on damaged roads.

The Martin Luther King Jr. breakfast was well done.

11. CONSENT AGENDA

- a. Authorization to sign bills and documents, etc.
- b. Approval of meeting minutes: August 1, 2017

MOTION: Selectman Slavin moved to approve the meeting minutes of August 1, 2017. Selectman Scarsciotti seconded.

4-0-0 (Unanimous)

12. ADJOURNMENT

MOTION: Selectman Slavin moved to adjourn. Selectman Scarsciotti seconded.

VOTE: 4-0-0 (UNANIMOUS)

13. SIGNING OF DOCUMENTS APPROVED BY THE BOARD

Respectfully submitted

Janet Wilson

Department Assistant

The foregoing minutes were submitted to the Board of Selectmen on:

Attest: _____

Alan H. Slavin, Clerk

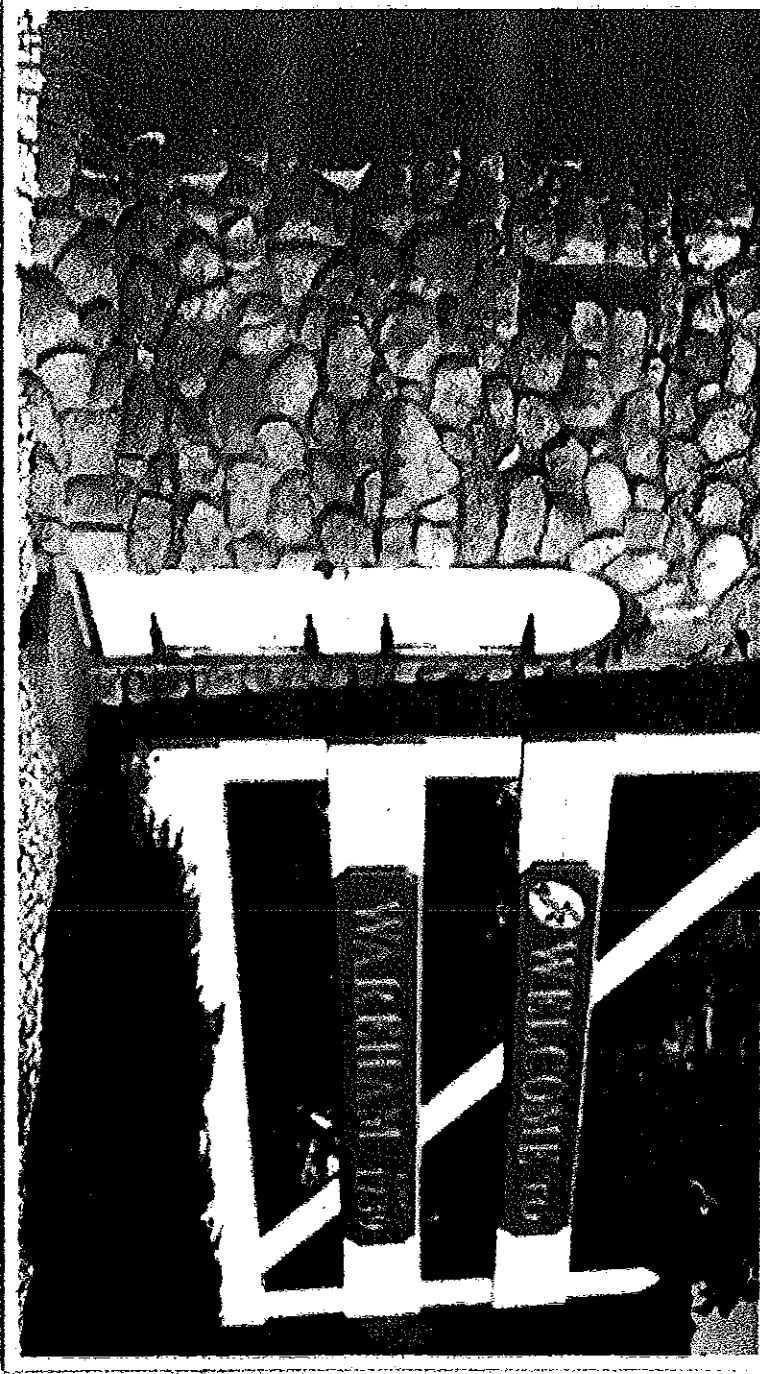
Date Signed: 1-23-18

Date sent to the Town Clerk: 1-24-18

RECEIVED

JAN 25 2018

TOWN OF WYKEHAM
TOWN CLERK



Wareham BOS Presentation – January 16, 2018



Massachusetts School Building Authority



WAREHAM
Massachusetts

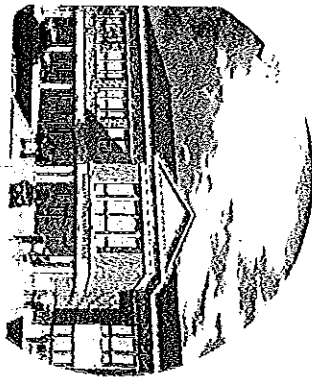
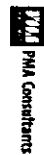
Wareham Elementary
School Project



Attached to 1/16/18
meeting minutes

PROJECT TIMELINE

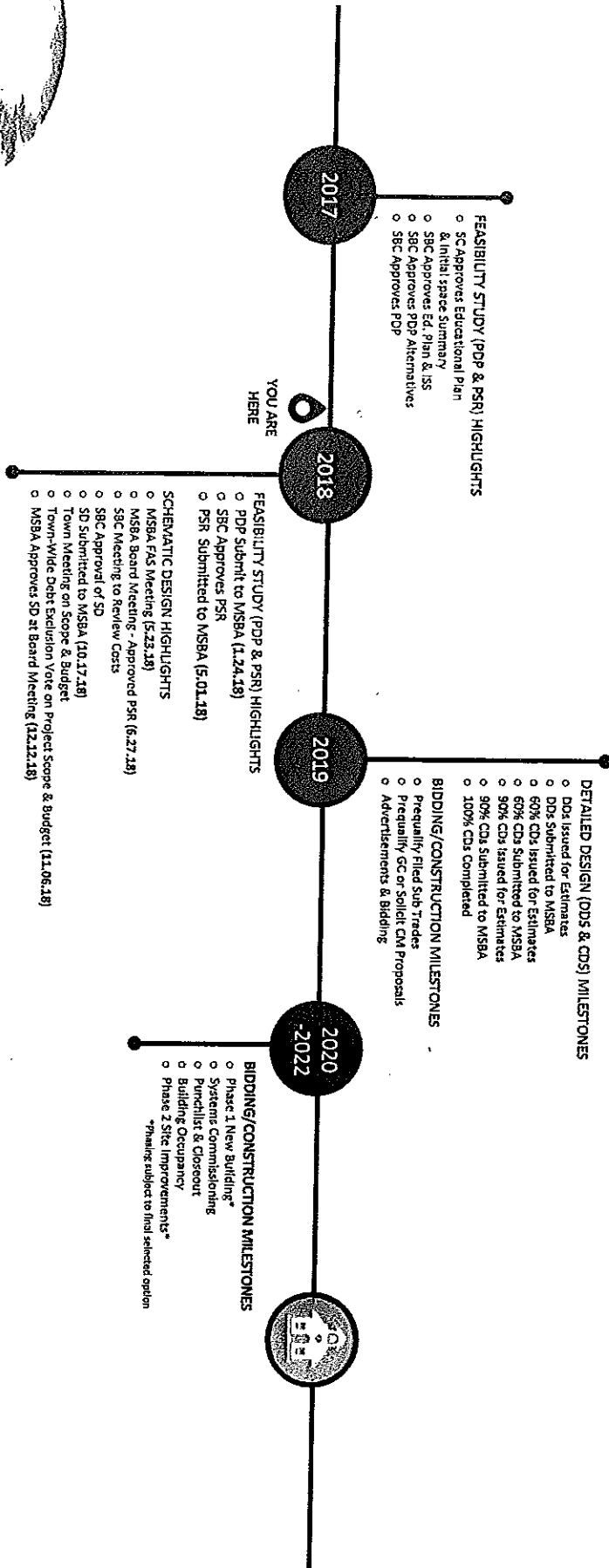
Wareham Elementary School



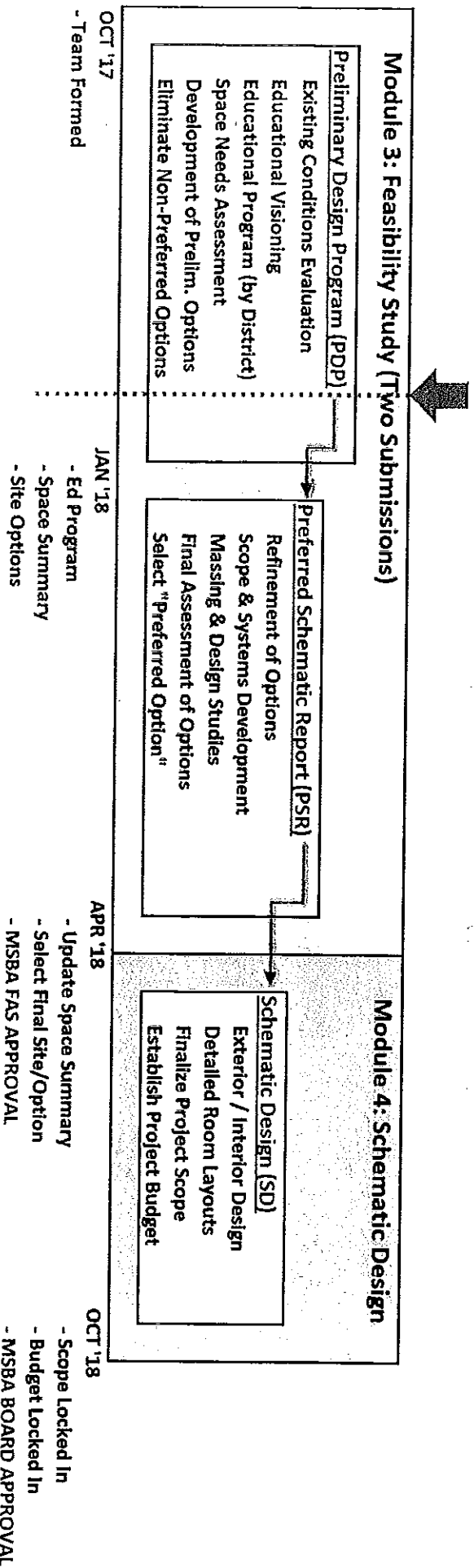
THE BIG PICTURE

Key Dates

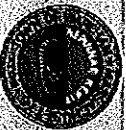
Preliminary Design Program Oct 17 – Jan 18	MSBA BOARD VOTE June 27, 2018	Town Vote November 6, 2018	Detailed Design 2019
Preferred Schematic Report Jan 18 – Apr 18	Schematic Design May 18 – Nov 18	MSBA BOARD VOTE December 12, 2018	Last updated 11.17.17



MSBA Process



Massachusetts School Building Authority



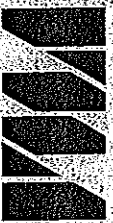
WAREHAM
Massachusetts

Wareham Elementary
School Project



PDP Key Deliverables

- 1. Educational Program (Incl. Preferred Enrollment)**
- 2. Space Summaries**
- 3. Site Scenarios & Evaluation**
(must include repair & add/reno options)



Massachusetts School Building Authority



WAREHAM
Massachusetts

Wareham Elementary
School Project



Key Dates

January 17, 2018:

School Committee Meeting & SBC Meeting

- VOTE to approve Educational Program

January 22, 2018:

School Building Committee Meeting

- VOTE to approve PDP Submission to MSBA (incl. Ed Plan, Space Summary & PDP Alternatives)

January 24, 2018:

Compile & Submit PDP to MSBA

April 17, 2018:

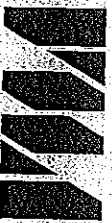
Target Submission of Preferred Schematic Report (PSR)

May 9, 2018:

Deadline to Submit Preferred Schematic Report (PSR)

June 27, 2018:

MSBA Board of Directors Meeting



Massachusetts School Building Authority



WAREHAM
Massachusetts

Wareham Elementary
School Project



Town Owned Sites

Under Consideration

Minot Forest School
John Decas School
Town Hall/Middle School
Charge Pond Road
95 Charge Pond Road
16 Minot Ave.
123 Sandwich Road
30-31 Stoney Run Drive
4 Westfield III
4 Littleton Drive
0 Minot Ave.
0 Charlotte Furnace Road



Massachusetts School Building Authority



WAREHAM
Massachusetts

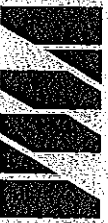
Wareham Elementary
School Project

MVG

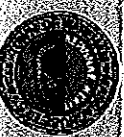
Site Evaluation

Site Chart Use FEMA Habitat Sewer Water Recommended

1. Minot Forest	20	School	No	No	Yes	Yes	Yes	
2. John Decas	18	School	No	No	Yes	Yes	Yes	Yes
3. Town Hall/Middle School	6	Parking & Playfields	Yes	No	Yes	Yes	Yes	Needs Study
4. Charge Pond Road	9	Land Fill	No	No	No	Yes	Yes	No
5. 95 Charge Pond Road	13	Maintenance	No	No	No	Yes	Yes	No
6. 16 Minot Ave.	26	Undeveloped	Yes	No	Yes	Yes	Yes	Yes
7. 125 Sandwich Road	100	Undeveloped	Yes	Yes	No	Yes	Yes	No
8. 30-31 Stonerum Drive	10	Undeveloped	No	Yes	Yes	Yes	Yes	No
9. 4 Westfield III	45	Barfields	No	Yes	No	Yes	Yes	No
10. 4 Littleton Drive	13	Undeveloped	Yes	Yes	Yes	Yes	Yes	No
11. 6 Minot Ave.	67	Nature Trails	Yes	No	Yes	Yes	Yes	No
12. 6 Charlotte Furnace Road	15	Undeveloped	Wet	No	Yes	Yes	Yes	No



Massachusetts School Building Authority



WAREHAM
Massachusetts

Wareham Elementary
School Project



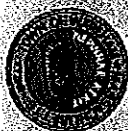
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Massachusetts School Building Authority



WAREHAM
Massachusetts

Wareham Elementary
School Project

MVG



Town of Wareham

54 Marion Road
Wareham, MA 02571

attachment to 1/16/18
meeting minutes

NOTICE 2018 ANNUAL SPRING TOWN MEETING

Commonwealth of Massachusetts
Plymouth §

To the elected Constable in the Town of Wareham:

Greetings:

In the name of the Commonwealth of Massachusetts and in accordance with the provisions of Division I, Article I, Section 3, of the By-Laws of the Town of Wareham, amended, you are hereby directed to notify and warn the legal voters of the Town of Wareham that an Annual Town Meeting has been called by the Board of Selectmen to be held at **8:00 AM on Tuesday, April 3, 2018** for the election of officers and to be adjourned until **7:00 PM on Monday, April 23, 2018** at which time the general business of the Town Meeting shall be transacted. The last day for submission of citizen petitioned articles for insertion in the Warrant is **5 PM Thursday, February 8, 2018**.

The Warrant for this meeting will close on **Tuesday, February 13, 2018**.

And, you are hereby directed to serve this notice by posting attested copies thereof in at least one public place in each precinct within the Town on or before **Friday, February 2, 2018**.

Hereof fail not and make due return of this posting with your doings thereon to the Town Clerk.

Given under our hands at Wareham this 16th day of January in the year 2018:

WAREHAM BOARD OF SELECTMEN

A True Copy

Attest

Peter W. Teitelbaum, Esq., Chairman

Alan H. Slavin, Clerk

Constable of Wareham

Patrick G. Tropeano

Anthony R. Scarsciotti, Jr.

Plymouth §

Date: _____

Pursuant to the within notice, I have notified the inhabitants of the Town of Wareham herein described, of the date and time of the Annual Spring Town Meeting and of the date of the closing for said Warrant by posting attested copies thereof in at least one public place in each precinct within the Town on or before February 2, 2018.

Date: _____

Steven P. Coughlin
Constable of Wareham

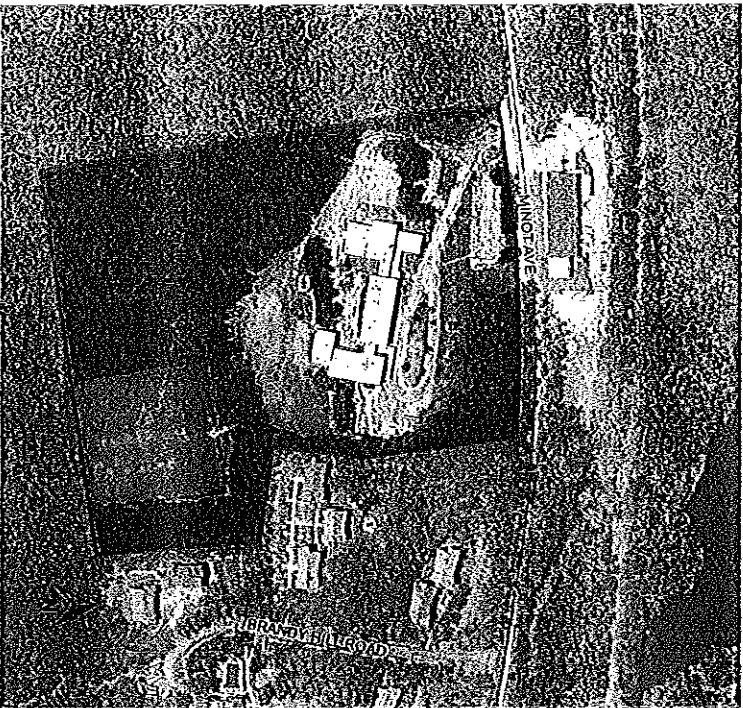
The original posting with return made was delivered to Mary Ann Silva, Town Clerk.

Date: _____

Steven P. Coughlin
Constable of Wareham

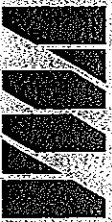
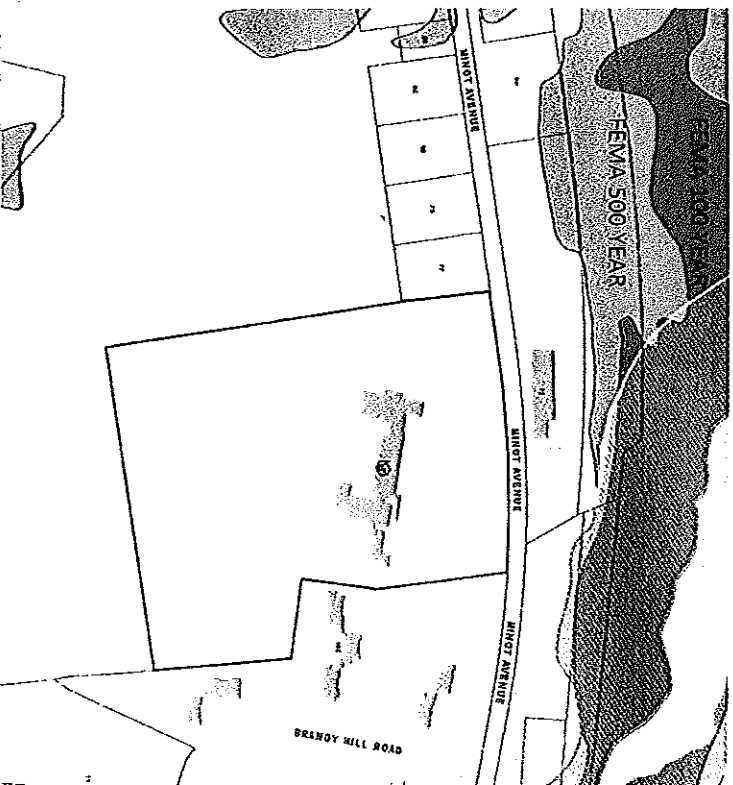
Minot Forest Elementary School Site

Property boundaries

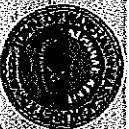


Site	Acres	Use	FEMA	Habitat	Sewer	Water	Recommended
1. Minot Forest	20	School	No	No	Yes	Yes	Yes

FEMA And Rare Wildlife Habitat Map



Massachusetts School Building Authority



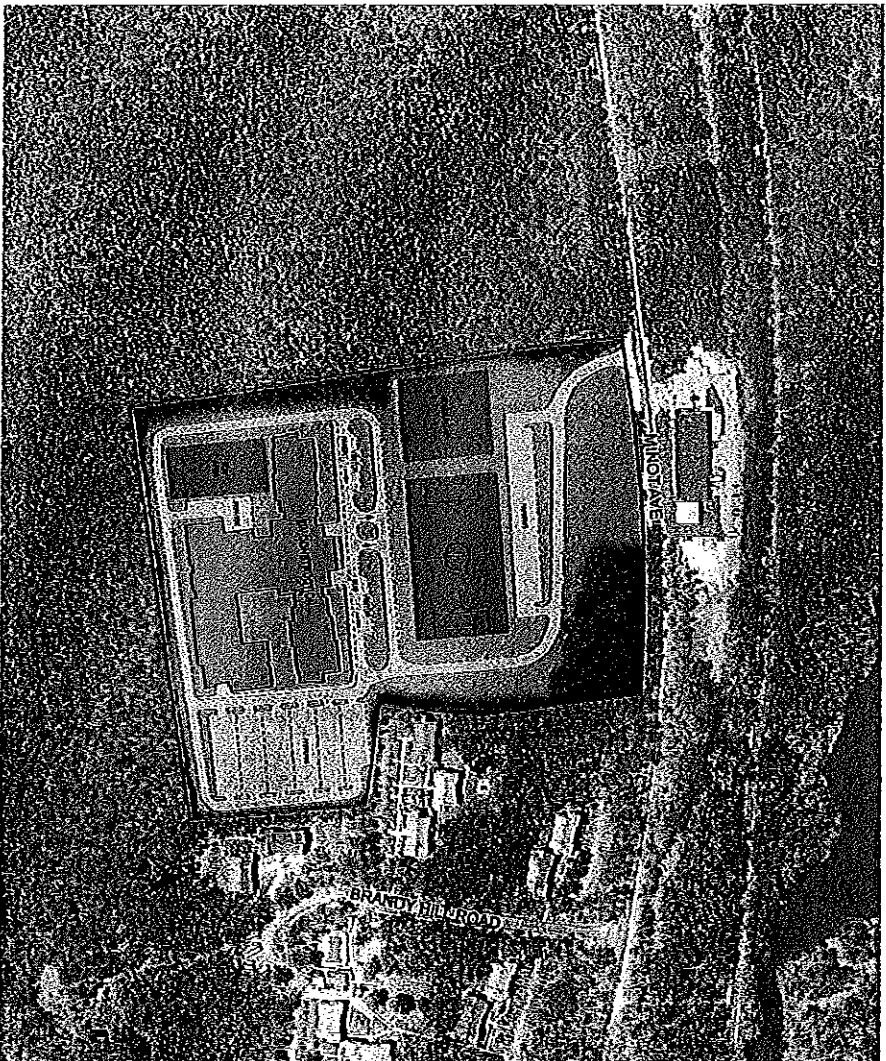
WAREHAM
Massachusetts

Wareham Elementary
School Project



Minot Forest Elementary School Site

New Site Plan



Massachusetts School Building Authority



WAREHAM
Massachusetts

Wareham Elementary
School Project



Town Owned Sites

Under Consideration

Minot Forest School
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Massachusetts School Building Authority



WAREHAM
Massachusetts

Wareham Elementary
School Project



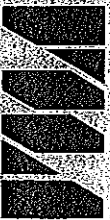
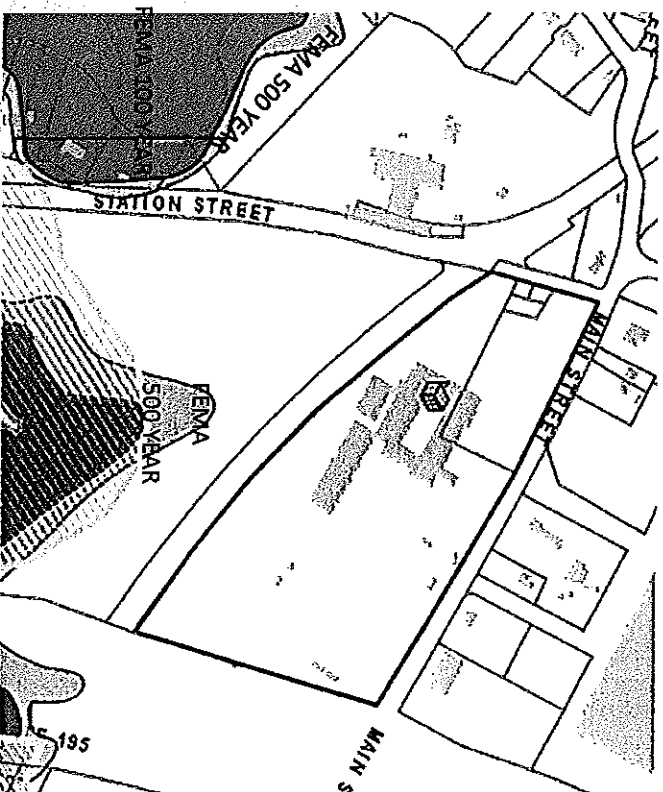
John Decas Elementary School Site

Site	Acres	Use	FEMA	Habitat	Sewer	Water	Recommended
2. John Decas	18	School	No	No	Yes	Yes	Yes

Property boundaries



FEMA And Rare Wildlife Habitat Map



Massachusetts School Building Authority



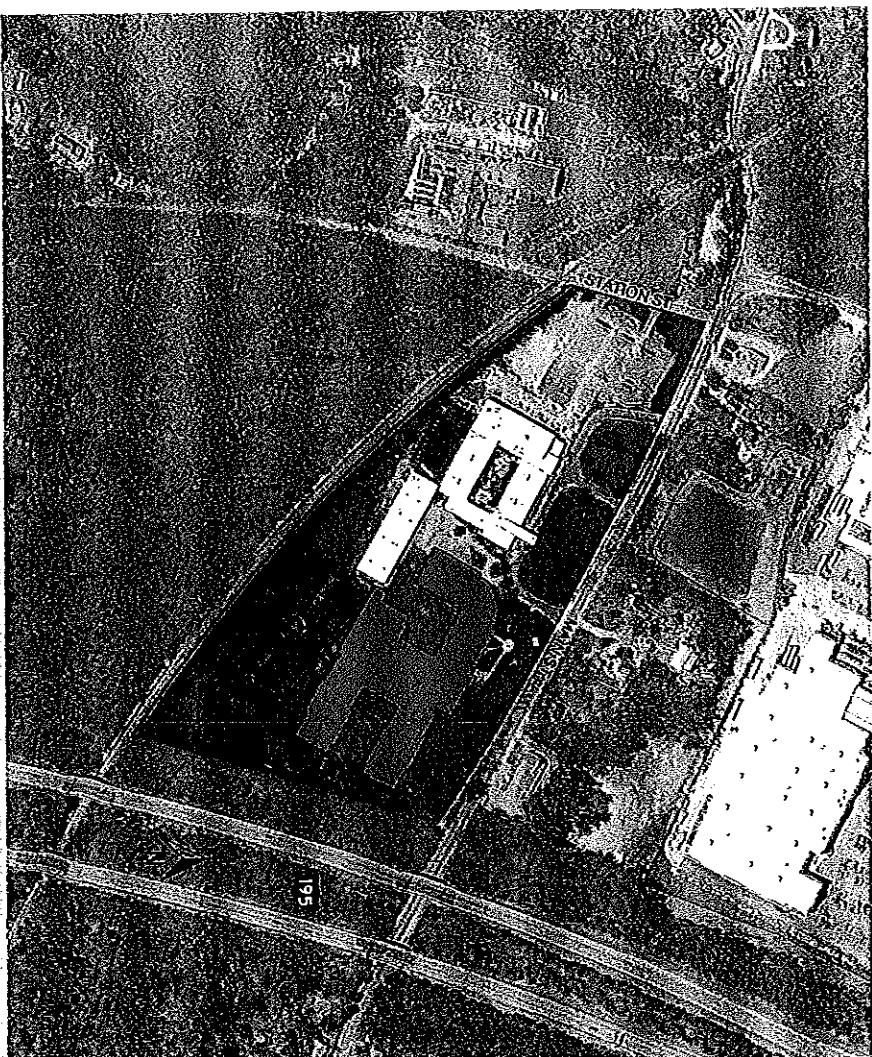
WAREHAM
Massachusetts

Wareham Elementary
School Project



John Decas Elementary School Site

New Site Plan



Massachusetts School Building Authority



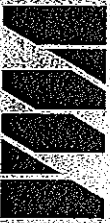
WAREHAM
Massachusetts

Wareham Elementary
School Project



John Decas Elementary School Site

New Site Plan



Massachusetts School Building Authority



WAREHAM
Massachusetts

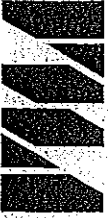
Wareham Elementary
School Project

MVG

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Massachusetts School Building Authority



WAREHAM
Massachusetts

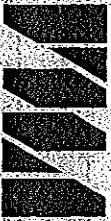
Wareham Elementary
School Project



Town Hall/Middle School Site

Site	Acres	Use	FEMA	Habitat	Sewer	Water	Recommended
3. Town Hall/Middle School	6	Parking & Playfields	Yes	No	Yes	Yes	Needs Study

Property Boundaries, TOPO And Utilities



Massachusetts School Building Authority

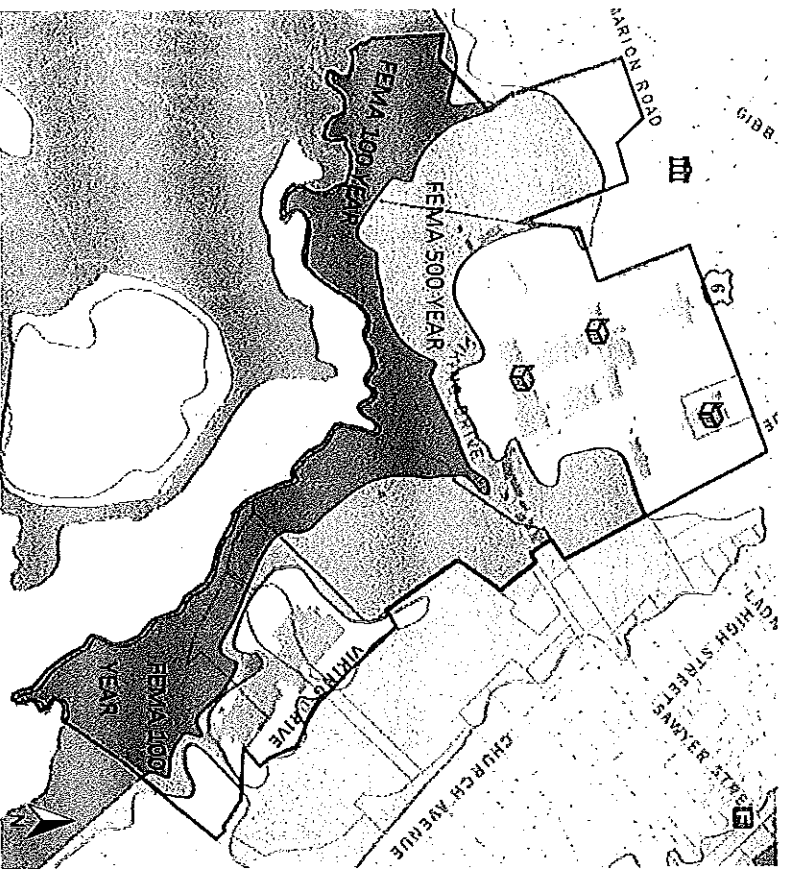


WAREHAM
Massachusetts

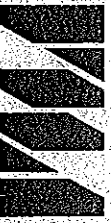
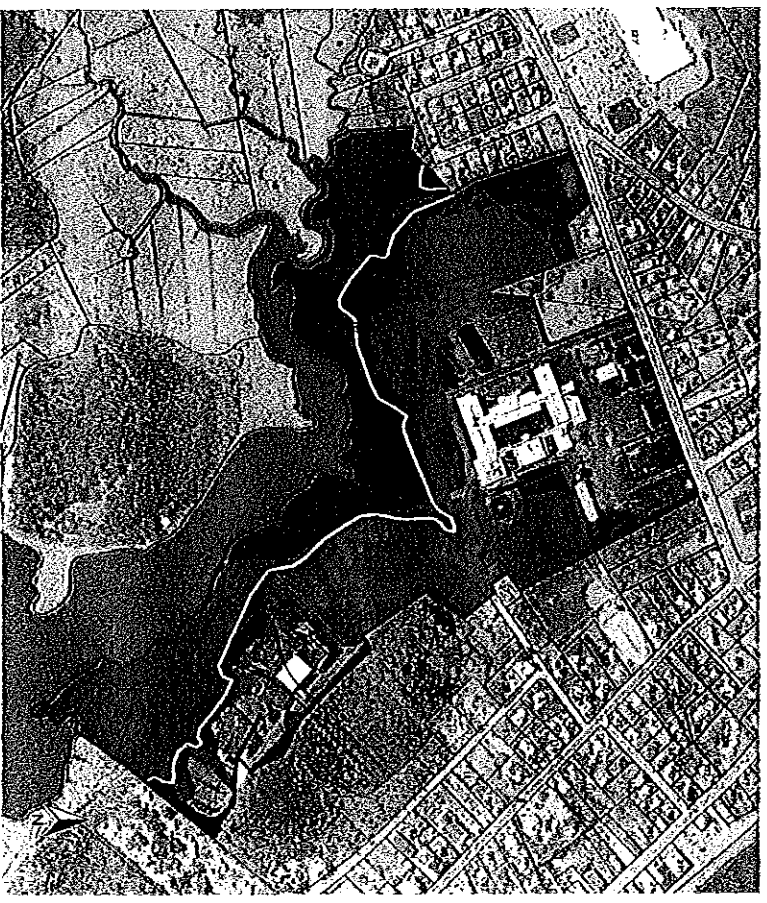
Wareham Elementary
School Project

MVG

Neighborhood FEMA Map



Site FEMA/Wetlands Map



Massachusetts School Building Authority



WAREHAM
Massachusetts

Wareham Elementary
School Project

Town Hall/Middle School Site

New Site Plan



Massachusetts School Building Authority



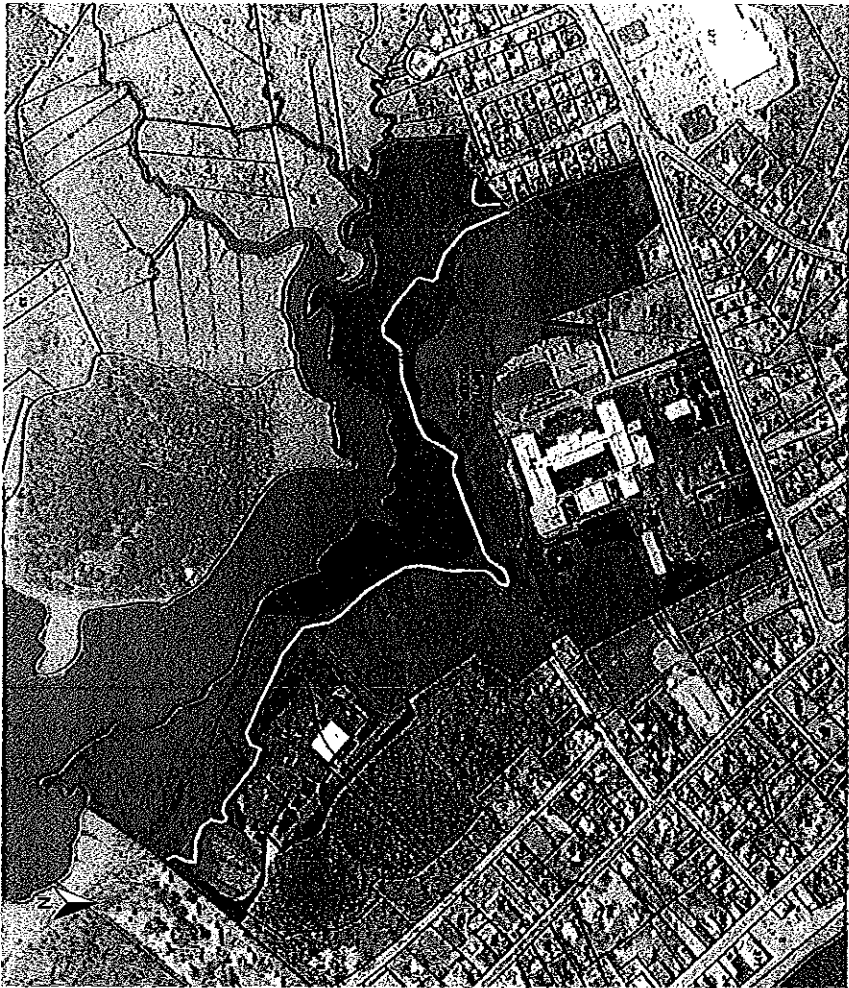
WAREHAM
Massachusetts

Wareham Elementary
School Project



Town Hall/Middle School Site

New Site Plan With FEMA And Wetlands



Massachusetts School Building Authority



WAREHAM
Massachusetts

Wareham Elementary
School Project



Town Owned Sites

Under Consideration

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Massachusetts School Building Authority



WAREHAM
Massachusetts

Wareham Elementary
School Project



16 Minot Ave. Site

Site	Acres	Use	FEMA	Habitat	Sewer	Water	Recommended
6. 16 Minot Ave.	26	Undeveloped	Yes	No	Yes	Yes	Yes

Property boundaries



FEMA Map



Massachusetts School Building Authority

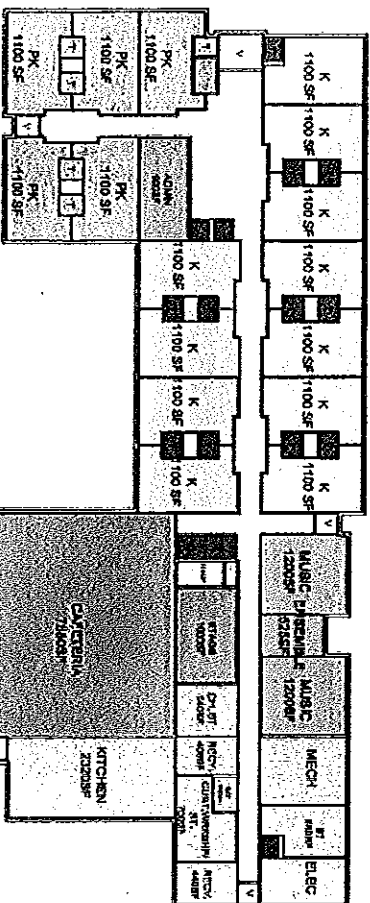


WAREHAM
Massachusetts

Wareham Elementary
School Project

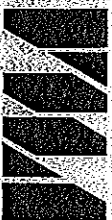


New Construction-Minot Forest and John Decas School 1020 Student Option

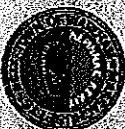


Educational		
Classroom		
Community		
Administration		
SPED		
Toilets		
Circulation		
Service/Storage		
2nd Floor	49,550	SI
1st Floor	111,450	
Total	160,000	

FIRST FLOOR



Massachusetts School Building Authority



WAREHAM
Massachusetts

Wareham Elementary
School Project

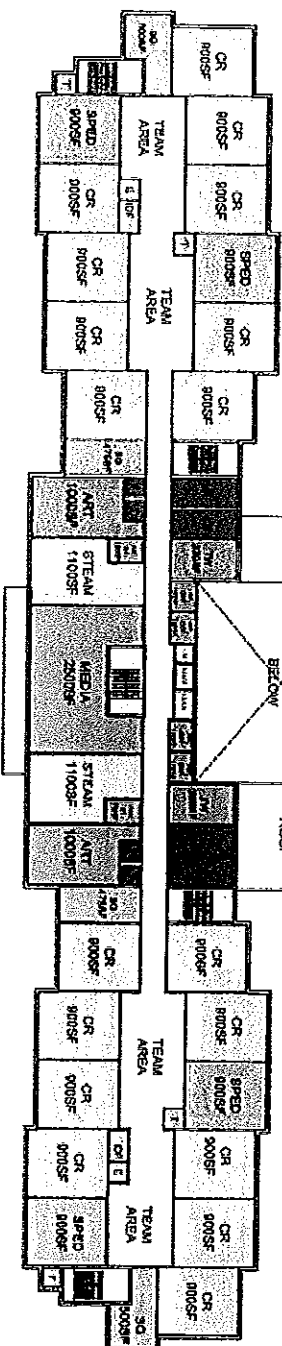


ROOM

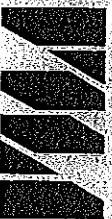
CONSULT ROOM
EXIT

Education	
Music/Art	
Community	
Administration	
SPED	
Tools	
Calculation	
Service/storages	

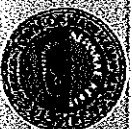
	ST
2nd Floor	48,550
1st Floor	111,450
Total	160,000



SECOND FLOOR



Massachusetts School Building Authority



WARREHAM

Wareham Elementary
School Project

MSBA Design Enrollment*

Considerations:

* Does not include Pre-K

MINOT FOREST Gr 3-4 TOTAL: 406

- Gr 3 - 204
- Gr 4 - 202

DECAS Gr K-2 TOTAL: 577

- Gr K - 221
- Gr 1 - 161
- Gr 2 - 195

MINOT FOREST PRE-K: 84 (not incl in MSBA number)

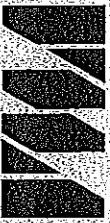
- MSBA Assumes 85% Space Utilization
- Space Summary Includes Growth Opportunities
- MSBA Assumes 8% SPED - Wareham is 25.5%
[Will Likely Require MSBA/DESE Review]

MASSACHUSETTS SCHOOL BUILDING AUTHORITY
TOWN OF WAREHAM
MINOT FOREST ELEMENTARY SCHOOL
STUDY ENROLLMENT CERTIFICATION

As a result of a collaborative study with the Massachusetts School Building Authority (MSBA) of enrollment projections and space capacity needs for the Minot Forest Elementary School (the "Project"), the Town of Wareham hereby acknowledges and agrees that the design of the Project, which may be evaluated as a part of the feasibility study for the Minot Forest Elementary School, shall be based in accordance with the following:

Enrollment for Grades 3-4 406 students	Enrollment for Grades K-2 577 students
--	--

The Town of Wareham further acknowledges and agrees that the design of the Project shall be based in accordance with the following: The Town of Wareham acknowledges and agrees that it has no right or entitlement to any particular design enrollment, square foot per student space allowance, or total square footage and that it has no right or entitlement to a design enrollment any greater than the enrollment noted above, and further acknowledges and agrees that it shall not bring any claim or action, legal or equitable, against the MSBA, or any of its officers or employees, for the purpose of obtaining an increase in the design enrollment for the Project. The Town of Wareham further acknowledges and agrees that, among other things, the design enrollment, square foot per student space allowance, and total square footage of the Project shall be subject to the approval of the MSBA's Board and that the final approval of a Project shall be subject to the approval of the MSBA's Board.



Massachusetts School Building Authority



WAREHAM
Massachusetts

Wareham Elementary
School Project

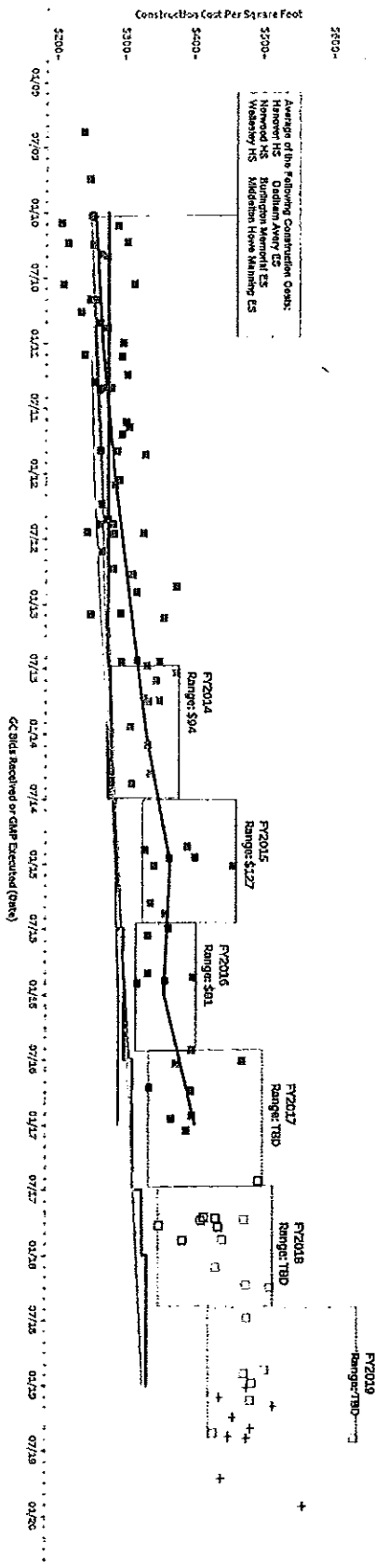
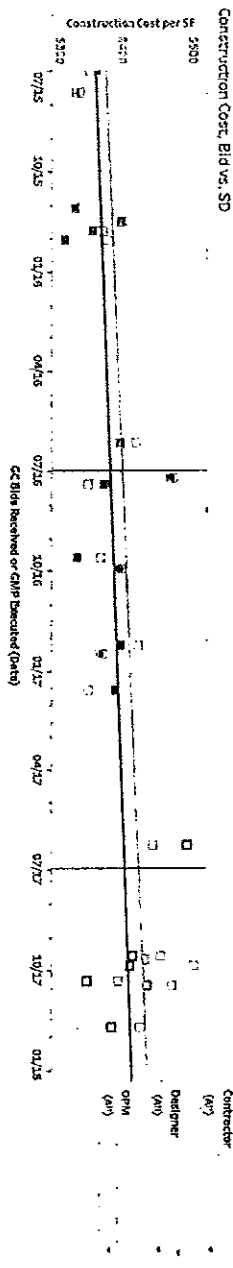


Capital Planning Data & Information: School Construction Costs

used in combination. [55] checking a contractor and a designer will filter to only those projects that had both that contractor and that designer.)

Construction Cost, Bid vs. SD	Construction Cost per SF
5500	6.571

School Construction Costs Compared to Common Economic Indicators



The information and data contained in this chart is based on the MSD's review of construction cost estimates, synthesis and other documentation provided by sites, farms, and regional federal entities. The information and data is intended for informational purposes only. The data may have changed based on actual concentration data or other information received from the sites. The MSD does not warrant the accuracy or completeness of the information presented in this chart. The MSD will continue to update the chart as more information becomes available. Please contact the Director for the most current information. The MSD, hereby disclaims any site of liability and responsibility that may arise in connection with the information contained in this chart. (Updated November 2017)



Massachusetts School Building Authority



WARRENHAM

Wareham Elementary
School Project

MSBA Reimbursement Rate*

* Not applicable to "ineligible" scope

MSBA Reimbursement Rate Calculation	
Base Points	31.00
Income Factor	8.84
Property Wealth Factor	14.74
Poverty Factor	17.00
Subtotal: Reimbursement Rate Before Incentives	71.58

Ineligible Scope Examples:	
• \$333/SF Reimbursable Cost Cap in 2017	
• Site Costs over 8% of Building Cost	
• SF Exceeding Net to Gross Ratio	
• Asbestos Tile Abatement	
• Moving Costs	
• Swing Space Costs	
• Legal Fees	
• Land Acquisition Costs	
• Offsite Costs (ie demo of building on separate site)	
• Furniture/Tech over \$2400/student	
• Soft Costs over 20% of Construction Cost	
• Auditoriums	
• Gymnasiums over 6,000SF	

Incentive Points	
Maintenance (0-2)	-
CM @ Risk (0-4)	No Longer Available
Newly Formed Regional District (0-6)	N/A
Major Reconstruction or Reno/Reuse (0-5)	-
Overlay Zoning 40R & 40S (0-1)	N/A
Overlay Zoning 100 units or 50% of units for 1, 2 or 3 family	N/A
Energy Efficiency - "Green Schools" (0 or 2)	-



Massachusetts School Building Authority



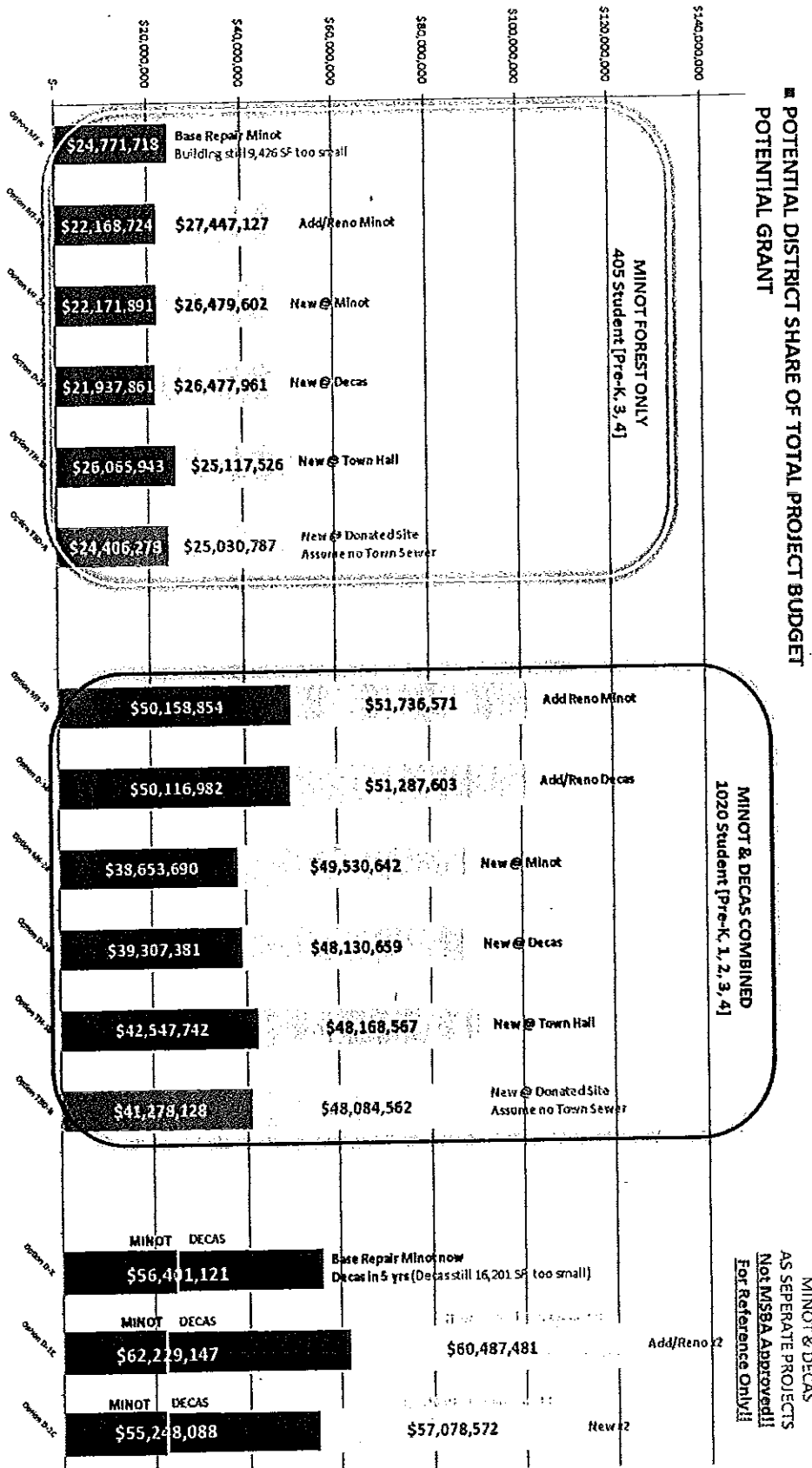
WAREHAM
Massachusetts

Wareham Elementary
School Project

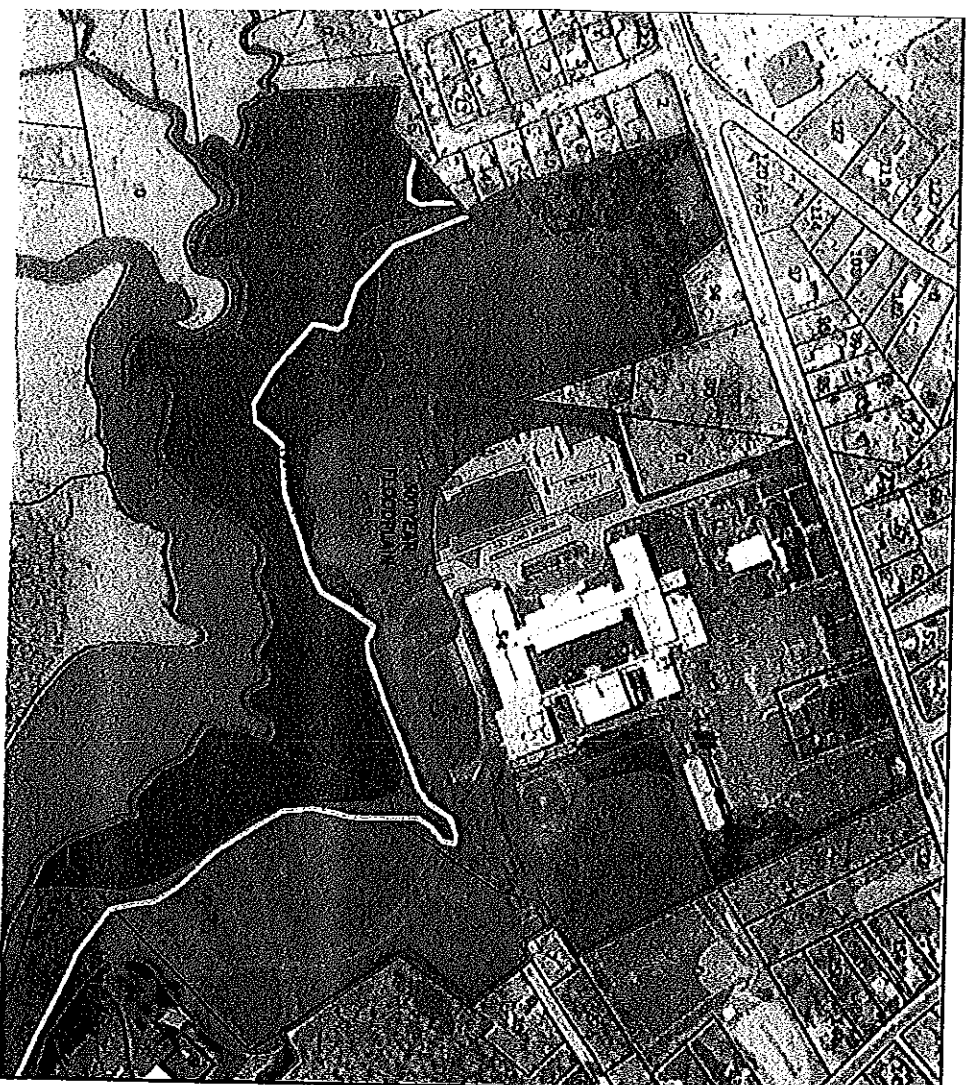


PDP Cost Scenarios*

*Data is rough order of magnitude costs to be used for apples-to-apples comparison of various alternatives at the conceptual design level ONLY.



Town Hall Site – Wetland Challenges



In researching the USGS maps relative to the FEMA elevations at the Town Hall Site here is what we find:

Town Hall Elevation 30+

Track Elevation between 10 and 20

FEMA flood elevation 15 (assumed)

To raise the floor elevation to be one foot above the flood elevation to say 21, then the 3 acres in the FEMA flood zone would be raised 6 feet for a total of (43,520 x 3 x 6) or approximately 30,000 CY or 5,000 CY for each foot. Areas of the site adjacent to the building in the wetlands (1 1/2 acre) would require an additional 5,000 CY for a total of 35,000 CY. This filling does not include raising the parking as it is assumed that can flood.

In addition to the costs of filling the question is where is there land that the filled flood area can be duplicated and in the case of the wetlands where is there land to mitigate the filling.

IMPORT STRUCTURAL FILL	Qty (CY)	Unit Price	Total
OVEREXCAVATE & IMPORT	30000	\$ 37.79	\$1,133,700.00
	5000	\$ 75.57	\$ 377,850.00
			\$1,511,550.00.

28% MU includes:

GC overhead & profit
design/pricing contingencies
insurance/bonds

20% Soft Cost includes:

design/engineering costs
permitting oversight
3rd party monitoring

+ 28% M/U	\$ 423,234.00
+ 20% Soft Cost	\$ 386,956.80
Site Cost Premium	\$2,321,740.80

NOTE: Costs above do not account for traffic mitigation, demo of boys & girls club, replication of wetlands or cost escalation resulting from potential schedule impact

THANK YOU

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