

Benjamin Franklin Classical Charter Public School
Board of Trustees Meeting
APPROVED Minutes
Tuesday, December 9, 2008 7:00pm
School Library

Attendance: Trustees President John Neas, Vice President Lori Clements, Treasurer Anna dos Santos, Faculty Representative Gail Trotin, Lisa Buchholz, Nav Chander, Chuck Mayo, Cheryl O'Donnell, Cathy Tomaso, Tim Tracy, Thom Viveiros, Poh-Lin Yeoh; HOS Dr. Kevin O'Malley, Asst. HOS Heather Zolnowski, Joe Perna

Absent: Clerk Richard Frongillo (Lisa taking notes)

Call to order, Comments by the Chair (7:05)

John who introduced the Architects of Lamoureux Pagano Associates, the firm that was con- signed by the Board to perform a feasibility study of school building options on the 1109 Pond Street property (being considered for purchase by the Board).

Presentation by Architects (7:09)

Eric Moore presented site slides and stated the following facts as relevant to the property:

- Of the 12 acres, approximately 6 are buildable without impacting restricted wetlands and the 200' buffer required by the Riverfront Act.
- DEP report shows wetlands, flood zone, a perennial brook and a flood plain - but that none of these will impact the building space negatively.
- Zoning is up to date and includes two property types: RR1 and SF3.
- There is an easement on the property for an abutter's "right of way" to access their back acreage that will require additional investigation.
- The existing driveway entrance is presently shared and that would need to be reconfigured, but that was doable.
- There is a wetland area at the front of the property that may require extra consideration from the Conservation Commission and it would require a special permitting process, in order to allow the busses to exit the site safely.
- The property has public utilities and sewerage already established.
- The property will support a school with the same or similar specifications as those we projected needing when the Washington St. property was being examined (a 60,000 sq. ft. 2-story school.)
- These specifications varied in that Pond St. would only accommodate 80 spaces compared to 90-100 parking spaces on Washington St. and the playing (field) area would conservatively be only 200' x 150' area; a vastly smaller space.

Eric continued by presenting their firm's approach to assess three options on the 12-acre site. The three options dealt with the existing house while also feasibly accommodating a school, traffic flow and a sport field (play area.) The house options reviewed were:

- a. The existing house would be relocated on the property and the lot would thusly be subdivided for the houses separate residential use.
- b. The existing house would be relocated entirely off the site - either sold as is or placed by us on a new piece of available land and sold as house and lot.
- c. The existing house would be renovated and attached.

Lamoureux Pagano distributed cost outlines with many variable caveats that compared the three options. They concluded that not one option would be a cost savings over the others. Site prep and construction costs alone would be between \$11.6 and \$13.8 million with a "rule of thumb" mark up estimated to add 25%. They summarized their presentation saying:

1. The site can support a school and infrastructure in size, to accommodate 420 students.

2. The Board needs to research the right of way with Lumbo (sp?) family.
3. The site is not really to be viewed as a 12 acre site given the wetlands.
4. Relocating the existing structure would be favorable because it would eliminate new building constraints otherwise present with the existing house structure.
5. More research would be prudent relative to the Franklin Planning Board, the Conservation Commission, the Historical Commission and the easement restrictions.
6. Plan for the total project costs, not only property and construction
7. Build with the highest quality materials for a longer term net savings.

Discussion with meeting participants and the Architects followed, covering topics such as time frames (2- 3 years), purchasing an option to buy, feasible options to grow beyond 420 students and additional costs and studies that would be required.

Vote to Approve Application for Charter Renewal (8:40)

MOTION: By Lori/Anna to approve the Application for Renewal of our Public School Charter 2008 as submitted by the HOS.

RESULT: Pass (unanimous)

Open Discussion (8:42)

Gail, felt that the Pond Street offered too many obstacles and the property was "too tight." Poh-Lin noted her concern that the property offered no growth potential in any direction. Lori felt that while there were obstacles, Pond Street was still doable and she added that we could not continue to rely on a speedy resolution to the Washington St. dilemma. Lisa concurred with Gail's point of view and urged that we do whatever we can to ramp up the time line for resolution with Washington St. Matt Ginnetty noted that he still felt positive and hopeful that Washington St. would be resolved in our favor and that in the meantime, we could be fundraising, and possibly looking at ways to use the site temporarily, perhaps in an income making capacity. Tim stated the Board needed to be consistent in what our goals are. Anna noted that expansion would be more likely within our K-8, not by adding 9-12. Thom remarked that while he prefers a school similar in size to what we have, the size of the school should be discussed independent of whether or not to pursue Pond Street land. Dan Bremser stated that growth was not in the scope of this study. More was noted by Cathy, Gail and Kevin Buckley and Chuck asked what it was really going to cost and could we afford such a 10-13 million dollar proposition.

Matt Ginnetty handed out an itemization of a realistic cost analysis for an \$8 million structure (62,000 sq. ft. pre-engineered steel frame) that would carry an annual debt service on \$304,034.02 and would require a capital campaign of \$4 million.

John announced that a school parent contacted the Board about two (abutting) properties that we can walk on Monday, December 15th at 7:30 a.m. in Franklin.

Anna took an informal consensus as to what the Board felt was the most favorable course of action; to eliminate further consideration of Pond Street, continue looking at Pond Street by investigating Franklin's Historical, Planning, Conservation Commissions, and the Limbos right of way intentions. The 3rd option to buy an option to buy the Pond St. property and the 4th option to place an offer to buy the land outright, yielded no informal votes. Only one person voted to eliminate Pond Street as an option, and the majority wanted to investigate the obstacles further.

Anna asked for permanent members of the Facilities Committee now going forward, and the following people volunteered: Cathy Tomaso, Dan Bremser, Kevin O'Malley, Lisa Buchholz, John Neas, Matt Ginnetty, Chris Flaherty and (in absentia) Ray Goulet.

Adjournment (10:00)

MOTION: By Tim/Cathy to adjourn

RESULT: Pass (unanimous)