



MAYNARD PUBLIC SCHOOLS

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GREEN MEADOW ELEMENTARY SCHOOL PROJECT FAQ

Maynard is a Green Community – will GMES strive to be a Net-Zero Energy project? What are the sustainability goals for the project, and what measures will be taken to achieve them (efficient HVAC systems, etc.)?

The GMES project will aim to deliver a building that reaches the highest sustainability benchmark that is attainable within the project budget and ultimately approved by the Green Meadow Elementary School Building Committee. Each design alternative being considered by the project team will meet or exceed all requirements of the Stretch Energy Code, which is required on MSBA-funded projects. The School Building Committee will elect to certify the project using either the LEED or NE-CHPS rating system, which are used to evaluate high-performance buildings. Efficient HVAC and other building systems will be fully integrated into the design, and every achievable sustainability rating measure/point will be pursued.

The Town of Maynard's Master Plan calls for all tree canopy to be preserved – how do the proposed site plans achieve this goal? What will be done to preserve and protect existing wooded areas (some of which are currently used for play) and to what extent are these preservation efforts a part of the overall sustainability strategy for this project?

The proposed design alternative site plans are still evolving to incorporate feedback from various school user groups and the community. Recognizing that this goal is important to the community, each design alternative being considered affords special consideration to preserving existing tree canopy where possible and not disturbing more of the existing site than would be required to accomplish the proposed project. The building and site are being evaluated holistically to determine the highest-performing configuration that accommodates the School's program requirements and accomplishes the community's goals as well.

Will a multi-story option be considered to preserve land/usable site?

Yes. Five of the seven design alternatives being studied propose a multi-story building configuration.

What will be done to address existing ADA accessibility issues in the short term before they can be addressed with the proposed construction project?

The District will evaluate the ADA compliance issues and develop a plan of action to determine the process and timeline by which they will be addressed until such time that a proposed construction project is selected and approved.

Will the Town Voters be asked to select one of the seven design alternatives, or will the final plan be decided on before the Town Vote?

In the coming weeks the Green Meadow Elementary School Building Committee (SBC) will be evaluating the design alternatives and will select a design alternative to develop in greater detail by the end of May 2022. This will enable the project team to complete a submission to the MSBA by the end of June 2022 that will explain the alternatives studied and detailing why the selected Option was chosen. The SBC's intent with the Community Forums, Project Facebook page, online community survey and public SBC meetings, is to provide access to the Community to provide their feedback to the project team regarding the design alternatives. The SBC utilizes that community feedback and the District's educational goals/requirements to assist in coming up with the preferred design alternative.

Were the Educational Visioning workshops made open to the public? How were these workshops advertised?

The District's leadership team was responsible for advertising, inviting, and assembling the participants for the visioning workshops per the MSBA guidelines which included members of the School Dept. leadership team, Green Meadow Elementary School staff, members of the town boards and depts., parents, and community members.

What process and / or testing will be done to ensure safety if hazardous materials are found during construction?

Hazardous materials testing is being performed as part of the Feasibility Study so that the Project Team can understand the type, quantity and locations of the asbestos containing material within the building which will be abated during Construction. All asbestos abatement work will be performed by a licensed asbestos abatement contractor who will follow strict guidelines, including DEP and DLS guidelines and procedures, i.e., performing asbestos abatement work utilizing full containments with negative air machines, etc., to mitigate any risk to the public and/or building occupants. The asbestos abatement work will also be monitored by a licensed asbestos abatement project monitor to ensure the abatement work is being conducted in compliance with all the applicable codes and regulations. Air sampling will be performed inside and outside each containment area. Areas that had asbestos abatement performed on them will not be able to be occupied until clearance air sampling have been performed and results received per DLS guidelines.

What characteristics of the different alternatives make them more or less energy-efficient than others?

The same energy-efficient characteristics will be incorporated into each of the alternatives to maximize their potential results based on that particular design layout. While the alternatives provide various arrangements of educational and community spaces for consideration, overall the intent is to promote energy-efficiency equity regardless of the alternative selected to meet the Districts educational program and needs.

Do all of the options remediate existing mold and ventilation problems?

Yes.

Are the proposed play areas shown on the plans intended for School use? Public? Both?

Proposed play areas shown on the plans are intended for both School and Public use. Different site plan alternatives are being evaluated in order to optimize safe and easy access to age-appropriate play spaces for these two user groups.

Is the space in the middle of some of the building designs a courtyard? If so, how will this be used?

Yes, the space in the middle of each floor plan shown represents a courtyard. School administrators are working with the Design team to identify the activities and programming that will occur in these outdoor educational spaces, and the designer will craft the plans accordingly.

Does the Project Team have a clear mission from the Town related to the goals of this project?

Through the Educational Visioning process, the School District developed a set of clear educational goals that are driving the project. The purpose of the 4/27/2022 Community Forum, 5/17/22 Community Forum, and Online Community Survey are to understand Community goals relative to anticipated public use of the building and site; this will help the School Building Committee make an informed decision about which option best suits both the Educational Program and the needs of the public at-large. A Sustainability Subcommittee is being formed to ensure the project addresses sustainability goals in accordance with Maynard's designation as a Green Community.

How much does this school project cost?

At this point we're still evaluating multiple design alternatives, so there isn't a cost estimate completed yet based on a detailed design. The PRELIMINARY cost estimates that have been shared in the April 27, 2022 Community Forum are:

- Base Repair / Code Upgrade: \$25.5M - \$27M (Approx. Local Share - \$15.3M - \$16.2M)
- Addition / Renovation Alternatives: \$58M - \$65M (Approx. Local Share - \$34.8M - \$39M)
- New Construction Alternatives: \$67.5M - \$78.5M (Approx. Local Share - \$40.5M - \$47.1M)

The above costs are very much subject to change because:

- They are not based on a detailed design nor detailed cost estimate.
- Since they were presented, material costs have gone up.
- Since they were presented, the costs bidders are comfortable with carrying, due to the uncertainty of guaranteed pricing from suppliers, have gone up.
- The coordination with the Massachusetts School Building Authority (MSBA) regarding eligible grant costs and ineligible grant costs still needs to happen.

The project will be going through the more detailed design, detailed cost estimating process and coordination with MSBA regarding eligible grant costs and ineligible grant costs in the Spring of 2023.

What will the local tax impact be?

Because we're in the initial stages of design and are still evaluating multiple design alternatives, the cost analysis to understand the local tax impact has not happened yet. The project will be performing that analysis as we approach the end of the upcoming Schematic Design phase – Spring 2023.