

School Building Committee
Town Hall Room A, 25 Green Street
March 23, 2016 – 5:30 p.m.

Acronyms used within:

MSBA: Massachusetts School Building Authority
ECC: Estimated Construction Costs

TPC: Total Project Costs
SF: Square Feet

1. Call to Order

5:48 p.m.

Attendees: Jeff Anderson, Robin Crosbie, Jonathan Elder, Dr. William Hart, Barry Hopping, Richard Howard, Mitchell Lowe, Sheila McAdams, Nishan Mootafian, Kevin Murphy, Sarah Player, and Chub Whitten.

Also Attending: Kevin Nigro & Paul Queeney of PMA Consultants, Owner's Project Manager; Robert Bell and Daniel Colli of Perkins Eastman, Project Architect; and David Stephen of New Vista Design, Educational Consultant to Perkins Eastman.

Not Attending: Joanne Cuff, Bill Hodge, and Steve Solomon.

2. Announcements

The Chairman announced that the School Committee was meeting simultaneously with the School Building Committee. The Chairman announced that the third public forum would convene at 7:00 p.m. and that the meetings of the School Building Committee and the School Committee would remain in session during the public forum. The Chairman announced that he E-Mailed the traffic report to the Building Committee and that he would also deliver it to the Board of Selectmen.

3. Review Meeting Minutes

The minutes for the 3/10/16 Building Committee Meeting were approved by the Committee.

4. Discussion of Design Process

Robert Bell and Daniel Colli of Perkins Eastman advised the Committee of the ongoing design efforts. While providing their update, Perkins Eastman showed some slides to help illustrate what was being discussed. The slides are posted on the Building Committee's web site (www.ipswichsbc.org).

Transportation and Energy Consumption. Part of the design efforts to date has been a review of transportation for the Doyon and Ipswich Elementary Schools and it is anticipated that the number of bus routes, the number of buses, and the number of students anticipated to travel by bus would be unchanged if the Doyon and Winthrop Elementary Schools were to be combined into a single school. If the Winthrop and Doyon schools were to be split with one housing grades PK-2 and the other housing grades 3-5, there might need to be an increase from 7 to 8 buses. Also, energy consumption at the existing Doyon and Winthrop schools was reviewed and compared to what could be anticipated with energy efficient designs of new buildings.

Cost Estimates for Repairs and Historical Costs for New Schools. Baseline repair estimates were discussed; these are the repairs that will ultimately be required at each

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school under a no-build scenario. Estimated costs are \$18.9 million for Winthrop and \$11.4 million for Doyon. Next, historical cost data compiled by the MSBA were presented. Estimated Construction Costs (ECC) and Total Project Costs (TPC) were discussed. MSBA records indicate the 2015 average ECC to be \$349/SF with a range from \$312 to \$441/SF. MSBA reports TPC in 2015 to be in the range of \$374 to \$529/SF.

5 Sites and Estimated Costs to Build. The review of the ongoing design efforts continued with a discussion of the 5 potential site options, the approximate costs to construct new buildings on each site, and the cost to replace athletic fields where new construction would eliminate one or more fields. Perkins Eastman agreed to adjust the slides to include estimated construction costs for the K-5 option with 420 students (as indicated below for the Bialek Park and Winthrop School site options).

Bialek Park Site: Estimated Construction Costs

K-5 School w/ 420 Students + pre-K	\$36,400,000 to \$40,400,000
District Wide K-3 w/ 490 Students + pre-K	\$40,000,000 to \$44,000,000
District Wide K-5 w/ 775 Students + pre-K	\$56,200,000 to \$60,200,000
Replace Athletic Fields	\$1,500,000

Doyon Site: Estimated Construction Costs

District Wide K-5 w/ 775 Students + pre-K	\$55,300,000 to \$59,300,000
Replace Athletic Fields	\$300,000

Veterans Field at Mile Lane: Estimated Construction Costs

District Wide K-5 w/ 775 Students + pre-K	\$55,100,000 to \$59,100,000
Replace Athletic Fields	\$1,800,000

Town Hall Site: Estimated Construction Costs

District Wide K-3 w/ 490 Students + pre-K	\$48,700,800 to \$52,700,000
District Wide K-5 w/ 775 Students + pre-K	\$66,400,000 to \$70,400,000
Replace Athletic Fields	\$900,000

Winthrop Site: Estimated Construction Costs

K-5 School w/ 420 Students + pre-K	\$34,600,000 to \$38,600,000
District Wide K-3 w/ 490 Students + pre-K	\$38,000,000 to \$42,000,000
District Wide K-5 w/ 775 Students + pre-K	\$54,400,000 to \$58,400,000

5 Sites and the Relative Merits of each Site. The review of design efforts concluded with a discussion of the advantages and disadvantages of each site.

Bialek Park Site, 14.2 acres

Advantages	Disadvantages
<ul style="list-style-type: none"> • Central location, close to downtown, w/ gas/sewer available. Size of site is sufficient for all grade configuration & enrollment options with 2-story building, room for parking & play areas. • Good traffic flow & separation of buses and cars. 	<ul style="list-style-type: none"> • Athletic fields must be replaced. • Railroad tracks along east lot line. • High water table necessitates foundation drainage and waterproofing.

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Doyon Site, 17.2 acres

Advantages	Disadvantages
<ul style="list-style-type: none"> • Size of site is sufficient for all grade configuration & enrollment options with room for parking. • Play area equal to current Winthrop site. • Site can accommodate 2-story building. 	<ul style="list-style-type: none"> • No gas or sewer. • Athletic field must be replaced. • Narrow site will complicate construction phasing of work around operating school.

Veterans Field at Mile Lane, 27.3 acres

Advantages	Disadvantages
<ul style="list-style-type: none"> • Size of site is sufficient for all grade configuration. & enrollment options with room for parking. • Site can accommodate 2-story building. • Good traffic flow & separation of buses and cars. • Play area equal to current Winthrop site. 	<ul style="list-style-type: none"> • No gas or sewer. The need for a septic system and the proximity to aquifer, wetlands, and river may complicate permitting. • Baseball field will be retained but 2 lost athletic fields will need to be replaced. • Cited disadvantages and the remote location make nearby Doyon a more preferable site.

Town Hall Site, 10 acres

Advantages	Disadvantages
<ul style="list-style-type: none"> • Gas & sewer available. • Central location, walkable. • Previously used as a school site. • Play area equal to current Winthrop site. 	<ul style="list-style-type: none"> • Constrained site necessitates 3 story building, prohibits separate bus loop, requires queueing of 3 buses on Green Street, and restricts parking. • School drop-off and pick-up will increase traffic and disrupt Town Hall operations twice per day. • Previous uses of site as jail and dump may result in a requirement to remove and replace unsuitable materials. • A field will need to be replaced.

Winthrop Site, 6.8 acres

Advantages	Disadvantages
<ul style="list-style-type: none"> • Gas & sewer available. • Central location, walkable. • A school site for over 100 years. • Play area equal to current Winthrop site. • Existing playground can be preserved. 	<ul style="list-style-type: none"> • Smallest site, will necessitate a 3 story bldg., will have restricted parking, and potentially cause additional downtown traffic. • May require the removal of debris from the former Manning School and removal of ash from a former incinerator. • School for 775 students will require detailed phasing and may require a more expensive contracting method. High water table necessitates foundation drainage and waterproofing.

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5. Committee Discussion & Votes to Remove Mile Lane and Town Hall Sites from further Consideration.

Through the review of the relative merits of each of the 5 potential sites, the Mile Lane and Town Hall sites were appearing to be less advantageous while the Bialek Park, Winthrop, and Doyon sites were appearing to be more advantageous; thereby leading to interest in eliminating one or both of the less advantageous sites from further consideration. It was noted that if two of the less advantageous sites were to be removed from further consideration, each of the three remaining sites would be capable of housing a building with any of the grade configuration/enrollment options stipulated by the MSBA.

A motion to remove the Mile Lane site from further consideration was made by Chub Whitten and seconded by Sheila McAdams; this motion was unanimously approved by the Committee.

A motion to remove the Town Hall site from further consideration was made by Mitchell Lowe and seconded by Nishan Mootafian; this motion was approved by the Committee with 10 yes votes and 2 no votes (no votes by Sheila McAdams and Chub Whitten).

The School Committee made separate motions and votes and similarly approved removing the Mile Lane and Town Hall sites from further consideration.

6. Public Comments/Community Forum

At the start of the community forum portion of the meeting, the Chairman reviewed the standard design and MSBA processes. The Chairman indicated that the designers have been consulting with the teachers on matters involving programming and educational planning and that this involvement has increased during the period of January through March of 2017 and that teacher involvement is expected to continue going forward. Particularly important have been the teachers' participation with the Educational Working Group meetings, the Educational Leadership Team meetings, faculty workshops, open public meetings, and an in-process faculty survey.

Next, Robert Bell and Dan Colli of Perkins Eastman and David Stephen of New Vista Design, Educational Consultant to Perkins Eastman, reviewed the visioning and brainstorming that had occurred since the previous community forum that was held on 3/10/16. Mr. Bell reviewed the current status of 2 ongoing surveys, one for the parents and the other for the teachers. Mr. Bell and Mr. Stephen noted the productive efforts and good results of an Educational Working Group meeting held on 3/14/16 and a Faculty workshop held on 3/17/16 and they showed some slides to help illustrate what was being discussed. The slides are posted on the Building Committee's web site (www.ipswichsbc.org). Discussions have and will continue to address educational priorities, guiding principles, key spaces and adjacencies, classroom neighborhoods, flexible spaces, indoor-outdoor connections, and grade-level configurations with much of the discussions influenced and guided by teacher and parent surveys, questions and comments from the teachers, and questions and comments from the public. Mr. Bell distributed and discussed a matrix of school program considerations and broader

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community/financial considerations corresponding to grade configuration and enrollment options under consideration. Mr. Colli reviewed with the public his earlier summary of school transportation, energy consumption, building costs, MSBA unit cost guidelines, and the advantages and disadvantages of the various sites.

The final portion of the meeting was dedicated to public comments and questions with responses from Building Committee and School Committee members. The following matters of concern were discussed:

- The MSBA caps their participation in building costs at \$299/SF
- The MSBA intends to fund a single building from the 4 stipulated grade configurations/enrollment options. If a Winthrop-only option is selected, the MSBA will not provide funds for any work at Doyon under the present Statement of Interest.
- If a Winthrop-only option is selected, the Town could resubmit an updated Statement of Interest for the Doyon School. It could take as much as 10 years for an updated Statement of Interest for the Doyon School to be accepted by the MSBA.
- A Winthrop-only project now and a Doyon project later would likely cost more than a current project that would combine the students of Winthrop and Doyon into a single facility.
- The base renovation costs that would be necessary to keep both the Doyon and Winthrop school buildings functioning (\$11.4 million for Doyon and \$18.9 million for Winthrop) address the structures and systems of the buildings and do not address educational programming needs.
- A recent trend toward the consolidation of neighborhood schools was discussed. 75% of elementary schools that have been constructed in Massachusetts in the last 10 years have more than 500 students and 17% have more than 700 students.
- A citizen wondered how a large school would impact the town and if a large school would be intimidating to a 5 year-old.
- Small learning communities within a school and the separation of a building into separate wings with common space in between were discussed as means of providing a small school feeling regardless of the enrollment of the school.
- The scheduling of gym and cafeteria spaces was discussed.
- It was noted that the benefits of an improved learning environment that comes with a new facility could offset concerns about enrollment at a new school.
- If a building were constructed on one of the alternative sites, the future use of the vacated site would be subsequently determined by the community and not by the School Building Committee.
- Concern about approval of a project at the ballot box was expressed and a question was posed as to what Town's share of a project might be. The Town's share of the costs of potential options will be calculated and reported at a future meeting.
- The economies of scale of a single PK-5 school for the town versus 2 PK-5 schools was discussed. In addition to the up-front capital costs, the operation & maintenance costs and the

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administrative costs over the life of the buildings were indicated to be important considerations.

- Preliminary traffic studies have been conducted and more detailed traffic studies will be done after the preferred site has been selected.
- A single 775 student school for Doyon and Winthrop students would address concerns of equity that could result if the Winthrop school is replaced with a new building and the existing Doyon School were to remain.
- A new Winthrop School serving the lower grades, leaving the existing Doyon School less-crowded for serving the upper grades was cited as another means of addressing concerns of equity.
- A citizen mentioned that he believed an un-renovated Doyon school would be acceptable if that is what would be necessary to maintain neighborhood schools.
- A citizen indicated equity as something difficult to define.
- April 7 is the planned date for the School Committee's decision on grade configuration and enrollment.
- A citizen expressed concerns about an existing disparity in MCAS scores at the Doyon and Winthrop schools and is concerned that maintaining 2 autonomous schools would perpetuate the disparity.
- A citizen asked how a town-wide single school option would be configured - if it would be arranged with PK-3 and 4-5 wings or with two separate PK-5 schools within a single facility. The response was that if the option of a single combined school were selected, there would be lots of opportunities to figure out how it would be configured.

7. New Business

There was no new business discussed.

8. Next Meeting

The next meeting of the School Building Committee was scheduled for 3/31/16 at 7:00 p.m. in Room A of the Town Hall. The School Committee will hold its meeting simultaneously in Room A.

9. Adjournment

The meeting adjourned at 9:38 p.m.

Respectfully submitted,

Paul Queeney
PMA Consultants LLC
Owner's Project Manager