

School Building Committee
Town Hall Room A, 25 Green Street
March 31, 2016 – 7:00 p.m.

Acronyms used within:

MSBA: Massachusetts School Building Authority

ECC: Estimated Construction Costs

TPC: Total Project Costs

OPM: Owner's Project Manager

1. Call to Order

7:04 p.m.

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

Also Attending: Paul Queeney of PMA Consultants, Owner's Project Manager; 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 Richard Howard.

2. Announcements

The Chairman announced that the School Committee was meeting simultaneously with the School Building Committee.

3. Review and Approval of 3/23/16 Meeting Minutes

After agreement to correct the attendance list and indicate that the architect agreed to add to their presentation slides the cost of a school with 420 K-5 students, the Building Committee approved the minutes from the 3/23/16 Building Committee Meeting.

4. Approval of Bills

The Committee reviewed and approved the following bills:

1. Perkins Eastman Invoice dated 3/16/16, in the amount of \$88,362.55, for Feasibility Study architectural services from 2/1/16 through 2/29/16. (Bill was reviewed by the OPM who recommended it for payment after reporting it to be consistent with the contract and with the observed level of effort.)
2. Fee for School Building Committee web site, in the amount of \$99.

5. Discussion of Design Process and Progress

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 will be posted on the Building Committee's web site (www.ipswichsbc.org). The update addressed the following:

The progress of the design and two important forthcoming meetings and actions were mentioned: 1) a grade configuration/enrollment decision by the School Committee planned for 4/7/16 and 2) a Building Committee meeting to discuss site selection on 4/13/16.

The results of the surveys of parents and teachers were summarized (posted at www.ipswichsbc.org).

**School Building Committee
Town Hall Room A, 25 Green Street
March 31, 2016 – 7:00 p.m.**

Bus routes and walking distances for multiple sites.

Energy use estimates for existing and new buildings.

Trends in schematic design cost estimates, construction bid prices, and total project cost estimates.

The 3 remaining building sites being considered (Winthrop, Doyon, and Bialek Park) were reviewed, along with building test fits and a review the cost of building options on each of the sites.

The architect reviewed summaries of estimates of the cost to renovate and to replace the Doyon School at future points in time of 5, 10 and 15 years. These estimates were provided to consider what future costs the town might face if a Winthrop-only building option is selected.

	BASE RENOVATION W/PROGRAM ADDITIONS*	NEW DOYON SCHOOL (TPC) ESTIMATED**
5 YEAR	\$17,800,000	\$39.9 to \$43.9 Mil.
10 YEAR	\$20,800,000	\$47.0 to \$51.0 Mil.***
15 YEAR	\$24,300,000	\$55.3 to \$59.3 Mil.

*ASSUMES AVERAGE ESCALATION OF 3.18% PER YEAR (AVERAGE 2008-2016)

**ESTIMATED TAX INCREASE FOR DOYON REPLACEMENT IN 10 YEARS = \$220 TO \$280 PER YEAR BASED ON THE CURRENT MEDIAN HOME VALUE OF \$457,000

***ESTIMATED TOWN SHARE OF NEW DOYON SCHOOL OPTION: \$20 TO \$24 MILLION

The image above is part of the architect's presentation that will be posted on the Building Committee's web site (www.ipswichsbc.org).

School Building Committee
 Town Hall Room A, 25 Green Street
 March 31, 2016 – 7:00 p.m.

The architect's design presentation concluded with a review of the Town's share of 5 possible school options and what this might mean in terms of real estate taxes in Ipswich. The following image is part of the architect's presentation that will be posted on the Building Committee's web site (www.ipswichsbc.org):

	K-3 at WINTHROP CH. 149- DBB	K-3 at WINTHROP CH. 149A- CMaR	K-5 at WINTHROP CH. 149- DBB	K-5 at WINTHROP CH. 149A- CMaR	K-5 at BIALEK PARK CH. 149- DBB
MAXIMUM DISTRICT SHARE (estimated)	\$23,075,000	\$26,657,000	\$21,146,000	\$24,425,000	\$34,750,000
TAX IMPACT (estimated)	\$.58/1000 minus \$.45/\$1000 HS/MS Bond \$.13/1000	\$.67/1000 minus \$.45/\$1000 HS/MS Bond \$.22/1000	\$.53/1000 minus \$.45/\$1000 HS/MS Bond \$.08/1000	\$.62/1000 minus \$.45/\$1000 HS/MS Bond \$.17/1000	\$.88/1000 minus \$.45/\$1000 HS/MS Bond \$.43/1000
ANNUAL IMPACT FY2021* (estimated)	\$59.41	\$100.54	\$36.56	\$77.69	\$196.51

Note: HS/MS Bond- Town's share: \$1,144,200/YR or \$0.45/1000 HS/MS Bond retires in FY2020.
 New school building bond repayment starts in FY 2021

* BASED ON MEDIAN HOME VALUE OF \$457,000

6. OPM estimates of Town share and MSBA share for 5 potential options

Using the estimated construction cost (ECC) and total project cost (TPC) estimates prepared by the architect, the OPM estimated approximate Town and MSBA shares of the TPC for the 5 building options listed in the tax impact chart shown above. In response to a request by the Town Manager, the OPM agreed to add the option of a school for 420 students in grades K-5 at Bialek Park using the Chapter 149 Design-Bid-Build project delivery method. A spreadsheet showing a chart of 6 potential building options will be posted on the Building Committee's web site (www.ipswichsbc.org).

7. Comments by Building and School Committee Members and Public

During the meeting there were comments expressed by Building Committee members, School Committee members, and from members of the public who were in attendance at the meeting. The following matters of concern were discussed:

Ability to walk to school, currently there are 36 students who walk to Winthrop and 1 student who walks to Doyon

Traffic impacts corresponding to a building constructed at Bailek Park

Regarding the loss of fields, a request was made to prepare a test-fit at the Doyon site to replace the fields that would be lost through construction of a school at Bialek Park, the architect agreed to provide this.

School Building Committee
Town Hall Room A, 25 Green Street
March 31, 2016 – 7:00 p.m.

The tax chart and the building options presented on the chart were described as a work in progress and it was agreed that the chart would be developed further. While it was acknowledged that the future retiring of the Middle/High School bond would partially offset the cost to finance a new school project, it was suggested that other future borrowing needs also be considered.

Regarding the process by which the School Committee would select the grade configuration and enrollment option, a member of the School Committee expressed the importance of the educational mission and the quality of education and how these ought to be viewed with a long-term perspective that considers economics, future risk, and the consequences of selecting an option that would leave a problem to be resolved in the future. While some consideration would be given to uses of a vacated site, it would not be a major consideration in the grade configuration/enrollment decision. Other School Committee members affirmed the importance of education, finances, and what is in the best interest of the children. Also important were selecting an option that would pass in a future town meeting and town election, energy consumption, and public safety needs.

The decision about what to do about a vacated site was indicated to be outside of the scope of the Building Committee's responsibility.

An opinion was expressed that the interest in a new K-3 school was not particularly high and that many prefer either a single combined school at Bialek or a replacement of the Winthrop school at Bialek. Another confirmed that there was a perceived preference for a K-5 school but indicated the matter would be decided at the 4/7/16 School Committee meeting and that meeting would be as long as it needed to be.

A question was asked if a town-wide survey could be conducted. It was indicated that the idea for surveys came up at a public forum and that the surveys were a component of the overall community outreach to-date, which has included: 3 community forums, the Building Committee's web site, questions and answers delivered through the web site, social media, press reports, flyers promoting the public forums, and public attendance at the Building Committee and School Committee meetings.

It was mentioned that a Winthrop-only option would leave open the need to address the conditions at the Doyon School and that repairs to Doyon would be an obligation of the Town that holds its buildings in trust for the future. The importance of maintaining existing and new buildings was also stressed.

Committee members mentioned that a school project would be an investment in the community and its children and that regardless of the option that is selected, some members of the community will be disappointed. Building Committee and School Committee members will have to communicate the benefits of the option that is ultimately selected.

A member of the public advised that discussions of cost must be coupled with consideration of culture: the Winthrop school has a small-school culture and Ipswich has a small-town culture. The cultural experience must be considered when deciding whether to combine 2 schools or maintain 2 neighborhood schools.

Committee members discussed culture. It was mentioned that every school has its own culture, that culture takes years to develop, and that culture comes from the teachers;

School Building Committee
Town Hall Room A, 25 Green Street
March 31, 2016 – 7:00 p.m.

thus, an environment must be constructed that will allow the teachers to employ their talents. It was mentioned that culture comes from the people rather than the buildings and the cultures that presently exist at Doyon and Winthrop exist in spite of the limitations imposed by the conditions of the buildings. It was indicated that culture comes through closeness and that maintaining a culture takes a commitment to maintaining connectedness.

David Stephen, of New Vista Design, educational consultant to Perkins Eastman, acknowledged that a school with an enrollment of 775 is different than a school with an enrollment 300 to 400 students; the current Doyon and Winthrop schools do have different cultures; and it is the relationships and connectedness that are fundamental elements that both schools share. If a single facility were chosen to replace Doyon and Winthrop (either as 2 K-5 schools on the same site with shared common areas, or as a single facility with lower and upper grade components), the facility would be configured with smaller orbits and with the coordination of students and building elements being an essential part of the design. A smaller community feel can be created in a school with a larger enrollment. A single facility combining 2 schools would have twice as many classrooms than 2 separate schools but each would have the same student-teacher ratio.

8. Grade Configuration/Enrollment Considerations Expressed by Building Committee Members

Near the end of the meeting, the Chairman encouraged individual Building Committee members to share with the School Committee their impressions of the forthcoming grade configuration and enrollment decision to be made by the School Committee on 4/7/16. Some Committee members offered comments while others deferred to the School Committee and its meeting on 4/7/16.

Equitable means fair to everybody. Selecting a Winthrop-only option, leaving the needs of the Doyon School to a later project, would be a significant risk. A single school with 2 wings to replace the Doyon and Winthrop schools is the preferred option.

It is preferable for all students to have the same educational experience.

Buildings are a component of education and a move to a modern educational spaces opens the door to lots of opportunities.

Prefer replacing the Winthrop school at the Bialek Park site. A new Winthrop school could relieve some of the overcrowding at the existing Doyon School that would remain. Prefer 2 separate elementary schools out of concern that a larger project replacing both the Winthrop and Doyon schools could inhibit the town's ability to address other needs.

The town has become accustomed to the two older K-5 facilities. A new facility will provide benefits beyond what are experienced in the current buildings. A new school provides an opportunity for a good educational environment.

Prefer a single K-5 school for the entire town, it provides equality and is a long-term solution. Architect can design small circles within the school. A single new school will be attractive to families and benefit property values. Operational and energy savings will result from a single building. A single building will eliminate any need for staff to travel between 2 buildings and will facilitate parents' drop-off and pick-up.

School Building Committee
Town Hall Room A, 25 Green Street
March 31, 2016 – 7:00 p.m.

National studies show that parents prefer neighborhood schools. Equity is important, the needs of food-vulnerable households and working families must be considered. A school for 775 students is a big project and concerns over the financial burden could lead to a result of no school at all.

Equity can be delivered through a new building that replaces both the Winthrop and Doyon Schools. With a single school, future staffing adjustments can be better managed and consistent class size would be more easily achieved. The types of spaces that would be provided in a new building can't be created in the existing buildings. If a single new school were not possible, then a second choice would be a new School serving grades K-3 and the remaining school serving grades 4 and 5. If Doyon was a newer school, the Winthrop-only option would be OK, but both buildings are in poor condition and replacing both buildings with a single school provides equity. Bialek Park is a preferable site and it would free up the Winthrop site for a public safety facility.

9. New Business

There was no new business discussed.

10. Next Meeting

The next meeting of the School Building Committee was scheduled for 4/13/16 at 7:00 p.m. in Room A of the Town Hall.

11. Adjournment

The meeting adjourned at 10:06 p.m.

Respectfully submitted,

Paul Queeney
PMA Consultants LLC
Owner's Project Manager