

School Building Committee
Town Hall Room A, 25 Green Street
May 26, 2016 – 7:30 p.m.

Acronyms used within:

MSBA: Massachusetts School Building Authority **OPM:** Owner's Project Manager

PDP: Preliminary Design Program

1. Call to Order

7:37 p.m.

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

Also Attending: Paul Queeney of PMA Consultants, Owner's Project Manager. Robert Bell of Perkins Eastman, Project Architect.

Not Attending: Robin Crosbie, Joanne Cuff, Bill Hodge, Barry Hopping, and Steve Solomon.

2. Review and Approval of 5/18/16 Meeting Minutes

The Building Committee approved the minutes from the 5/18/16 Building Committee Meeting.

3. Discussion of 5/25/16 School Committee Meeting

The Chairman mentioned a School Committee meeting was held on 5/25/16 and that the School Committee affirmed their 4/7/16 vote to select a single school option with a K-5 grade configuration and an enrollment of 775 students. Additionally, the School Committee directed that the Doyon site be removed from consideration and that a downtown (centrally located) walkable site be selected. The Winthrop and Bialek Park sites are both downtown and walkable but it is the intent of the School Committee that further study be done to see if there are any other suitable downtown walkable sites.

4. Discussion of Design Process and Progress and forthcoming Submittal of Preliminary Design Program (PDP) to MSBA on 6/2/16

Robert Bell of Perkins Eastman advised the Committee of his firm's ongoing design efforts and the contents of the forthcoming Preliminary Design Program (PDP) submittal planned for delivery to the MSBA on 6/2/16. 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 design update included the following:

- typical classrooms
- special-purpose rooms
- special education spaces
- Winthrop and Bialek Park Sites
- floor plans and arrangement of spaces for buildings on multiple sites

The slides were prepared before the 5/25/16 School Committee direction to remove the Doyon site from consideration and as a result some of the slides included depictions of buildings on the Doyon site; however, the slides of the Doyon site were skipped over.

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5. Citizen Queries

Throughout the meeting, citizens were invited to ask questions and provide comments.

A community member asked if the Bialek Park site had been flagged to demarcate the wetlands; the response was that wetland flagging doesn't occur at this stage of design and a preliminary review has identified the location of the wetland areas within a few feet which is sufficient for this stage of design.

Other community members inquired about the proximity of houses to a possible school Building at the Bialek Park site and concerns were expressed about a potential for traffic complications on Kimball Avenue if a school building is constructed on the Bialek Park site. It was indicated that the next stages of design would include: meetings with abutters, detailed traffic studies, and means of managing community access to the site from Kimball Avenue (possibly through closing the Kimball Avenue gate during school hours but allowing access through the gate after school hours).

The public encouraged the Building Committee to search for additional downtown (centrally-located) walkable sites.

6. Establishment of a Land Search Subcommittee

A subcommittee was established to search for additional downtown (centrally-located) walkable sites for a school with an enrollment of 775 K-5 Students. The subcommittee consists of:

- Kevin Murphy
- Mitchell Lowe
- Chub Whitten
- Jonathan Elder

The subcommittee will consult with members of the Town's Open Space Committee and others who might have knowledge of potential downtown walkable sites that might be appropriate for acquisition and the construction of a school.

7. Building Committee Authorization for Submittal of the Preliminary Design Program (PDP) to the MSBA

A motion was made by Mitchell Lowe and seconded by Nishan Mootafian, directing the architect to submit a Preliminary Design Program (PDP) to the MSBA. The PDP will include the following:

- 1) Base renovation of the existing Winthrop Elementary School
- 2) Addition to and a renovation of the existing Winthrop Elementary School to accommodate a K-5 enrollment of 775 students
- 3) A new school building on the Winthrop site to accommodate a K-5 enrollment of 775 students
- 4) A new school building on the Bialek Park site to accommodate a K-5 enrollment of 775 students.

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The submittal of the PDP to the MSBA is contingent upon the ability of the Town to subsequently submit to the MSBA an alternative downtown walkable site if one is identified.

The motion was unanimously approved, 10 votes yes, 0 votes no.

8. Request for the Architect and OPM to call MSBA to Confirm the MSBA will Accept Submittal of PDP Contingent upon the Ability for the Town to Subsequently Submit an Alternative site.

The Committee asked the architect and OPM to call the MSBA to confirm that the MSBA will accept the submittal of a PDP that is contingent upon the ability of the Town to subsequently submit an alternative downtown walkable site if one is identified; the architect and OPM agreed to place the call and report back to the Building Committee.

9. Engagement of Professional Services to Review a Change of Use of Bailek Park and the Requirements of Article 97 of the Articles of Amendment to the Massachusetts Constitution.

There was some discussion about the Bialek Park site and how a change in use to include a school building on the site make it prudent to review the requirements of Article 97 of the state constitution. The OPM agreed to solicit a written quotation from a professional with experience in evaluating and addressing matters involving Article 97. It is intended that this quote be brought to the 6/9/16 Building Committee for discussion by the Committee

10. New Business

There was no new business discussed.

11. Next Meeting

The next meeting of the School Building Committee was scheduled for 6/9/16 at 7:00 p.m. in Room A.

12. Adjournment

The meeting adjourned at 10:17 p.m.

Respectfully submitted,

Paul Queeney
PMA Consultants LLC
Owner's Project Manager