

School Building Committee
Town Hall Room A, 25 Green Street
June 9, 2016 – 7:00 p.m.

Acronyms used within:

MSBA: Massachusetts School Building Authority

OPM: Owner's Project M

PDP: Preliminary Design Program

PSR: Preferred Schematic Report

1. Call to Order

7:06 p.m.

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

Also Attending: Paul Queeney and Joseph DeSantis of PMA Consultants, Owner's Project Manager. Robert Bell of Perkins Eastman, Project Architect. Jim Engel, School Building Committee land search subcommittee/working group for alternative sites.

Not Attending: Robin Crosbie, Joanne Cuff, and Bill Hodge.

2. Review and Approval of 5/26/16 Meeting Minutes

The Building Committee approved the minutes from the 5/26/16 Building Committee Meeting.

3. Discussion of Work by Land Search Subcommittee/Working Group

At the 5/26/16 School Building Committee meeting, a subcommittee/working group was established to search for additional downtown (centrally-located) walkable sites suitable for a school with an enrollment of 775 K-5 Students. The additional sites would be alternatives to the Winthrop Elementary School and Bialek Park sites that are currently under consideration.

Jim Engel is a member of this working group and he discussed the work of the group that occurred since the 5/26/16 School Building Committee Meeting. Mr. Engel's presentation included some slides to help illustrate the work and findings of the land search subcommittee/working group. The slides will be posted on the Building Committee's web site (www.ipswichsbc.org). Mr. Engel noted that he would also provide a report to the School Committee at their meeting on 6/16/16.

A list of 6 potential alternative sites was created and a list of 12 site attributes was developed. The sites were highlighted on a map, advantages and disadvantages of the sites were considered, and a weighted ranking system was developed to score the relative merits of the 12 site attributes at each potential site. The 12 attributes are:

- Walkability
- Traffic impact
- Size
- Buildability
- Access to Major Road
- On-Site Parking
- Environmental Issues
- Ownership Complexity
- Utilities Availability
- Loss of Farmland
- Field Replication
- After Hours Access

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The six sites, plus the Bialek Park and Winthrop sites already under consideration, were ranked in the following order:

- | | | |
|--------------------------|----------------------|---------------|
| 1. Bialek Park | 4. Topsfield Road | 7. Winthrop+2 |
| 2. Masonic Lodge | 5. Bruni | 8. Winthrop |
| 3. Wegzyn(School Street) | 6. 34 Pineswamp Road | |

There have been no substantive communications with the owners of the parcels but discussions will start with the owners of the 2 to 3 of the alternative sites with the highest rankings.

4. Citizen Queries

Throughout the meeting, citizens were invited to ask questions and provide comments. Although the majority of the queries addressed the work and findings of the land search subcommittee/working group, there were some queries addressing the Doyon site, the Winthrop site, Bialek Park, and Article 97. Questions and comments about the work of land search group included the following:

- | | |
|-------------------------------------|-------------------------------------|
| • rating system weighting & ranking | • proximity to housing developments |
| • definition of downtown | • size of parcels |
| • definition of walkable | • wetland restrictions |
| • location of parcels | • parking |
| • transportation, driving & bussing | • impacts to abutters |
| • traffic impacts | • impacts to ballfields |
| • proximity to major roadways | • next steps |

5. Consideration of Applicability of Article 97 for Bialek Park Site

At the 5/26/16 Building Committee meeting, after 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 of the Articles of Amendment to the Massachusetts Constitution. The following scope of work proposed by McGlynn & McGlynn of Salem was discussed:

- Arrange for a title search.
- Review the results of the title search.
- Review Town records
- Provide a written report on applicability of Article 97 for the construction of a school on the Bialek Park site. Report will indicate recommended next steps appropriate for the particular finding (Article 97 applicable or not-applicable).
- Appear before the School Building Committee to report findings and to answer questions.

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The proposed not-to-exceed fee for the work was as follows:

\$2,000 Title Search
\$5,000 Review of Documents and Legal Services
\$7,000 Total

Actual billable hours and costs will be tracked by McGlynn & McGlynn and if the actuals come in less than the not-to-exceed amounts, the actual amounts will be billed.

The Committee voted to approve a not-to-exceed amount of \$7,000 for these services, with the vote contingent upon final approval of the Town Manager. The fees to be billed by McGlynn & McGlynn will be billed to PMA and PMA will be reimbursed by the Town for these additional expenses under the Town's contract with PMA. The Building Committee members expressed their interests in having McGlynn & McGlynn begin their work upon approval of the Town Manager.

6. Discussion of Submittal of Preliminary Design Program (PDP) to MSBA on 6/9/16 and Next Steps in Design Process

Robert Bell of Perkins Eastman advised the Committee that the Preliminary Design Program (PDP) submittal was delivered to the MSBA today, 6/9/16 - a significant accomplishment and milestone for the Town. The next design phase is the development of a Preferred Schematic Report (PSR) that is scheduled to be submitted to the MSBA on 9/29/16. The decision on the site to build the school was indicated to be very important to the development of the PSR, with a decision on an alternative site needed by the beginning of August.

Mr. Bell indicated the following next steps as also being important:

- Several Building Committee meetings
- Several community forums
- Community engagement and outreach
- Meetings with abutters
- Regulatory workshops
- Educational Leadership Team meetings
- Safety and security workshops
- Site investigation and traffic studies
- Sustainability workshops
- Development of educational plan
- Development of building layout

7. New Business

There was no new business discussed.

8. Next Meeting

The next meeting of the School Building Committee was scheduled for 6/22/16 at 7:00 p.m. in Room A of the Town Hall.

9. Adjournment

The meeting adjourned at 9:37 p.m.

Respectfully submitted,

Paul Queeney, PMA Consultants LLC, Owner's Project Manager