

School Building Committee
Town Hall Room A, 25 Green Street
June 22, 2016 – 7:00 p.m.

Acronyms used within:

MSBA: Massachusetts School Building Authority

PSR: Preferred Schematic Report

PDP: Preliminary Design Program

SBC: School Building Committee

OPM: Owner's Project Manager

1. Call to Order

7:14 p.m.

Attendees: Jeff Anderson, Robin Crosbie, Mitchell Lowe, Sheila McAdams, Kevin Murphy, Sarah Player, Steve Solomon, and Chub Whitten.

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

Not Attending: Joanne Cuff, Jonathan Elder, Dr. William Hart, Barry Hopping, Richard Howard, Nishan Mootafian, and Bill Hodge.

2. Review and Approval of 6/9/16 Meeting Minutes

The Building Committee did not approve the minutes from the 6/9/16 Building Committee Meeting as they did not have time to review them. The 6/9/16 minutes will be approved along with the 6/22/16 Building Committee Meeting minutes on July 6th, 2016.

3. Alternative Site Subcommittee/Working Group Update

A quick summary of the land-search subcommittee/working group for alternative sites was given (from the 5/26/16 School Building Committee meeting). Three (3) of the six (6) additional sites were identified as potential alternatives to the Winthrop Elementary School and Bialek Park sites that are currently under consideration. Glenn Gibbs (Town Planner) and Kevin Murphy contacted the owners of the 3 alternative sites to see if they are interested in the possibility of selling their land. There are 13 parcels in total for these 3 sites.

4. 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. At the 6/9/16 SBC meeting, the Committee voted to approve a proposal from McGlynn & McGlynn of Salem, pending Robin Crosbie's approval. Instead of moving forward with the McGlynn & McGlynn not-to-exceed \$7,000 proposal, Robin Crosbie advised that the Town Counsel would perform the Article 97 review work for a Bialek Park change of use. The Town Manager notified the SBC that the deed search by the Town Counsel is ongoing. The SBC is hoping to hear back by the end of June.

5. Perkins Eastman Progress Update Presentation- Part 1

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Robert Bell of Perkins Eastman reminded the Committee that the Preliminary Design Program (PDP) submittal was delivered to the MSBA on 6/9/16. 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. Mr. Bell gave a presentation to show Perkins Eastman's progress from the last meeting. The three main themes emphasized throughout Mr. Bell's presentation were:

- Vision/Goals
- Educational Program Excerpts,
- and Space Needs.

The presentation showed a 2-story and 3-story non site-specific building layout in order to discuss how the educational program determined the preliminary designs. The plans were color-coded by room function. Mr. Bell requested that anyone with a question or comment speak up at any time- he was aiming to have an open conversation and receive input from the committee and any community members present.

A summary of the space needs (square footage requirements per room type- example: classrooms) that was submitted to the MSBA as part of the PDP was given. Mr. Bell explained that area may be "borrowed" from one space and distributed to smaller spaces throughout the school. For instance, 300 square feet may be taken from the media space to place two 150 square foot "maker spaces" in different locations.

Mr. Bell began by explaining how the educational program and the identified vision/goals influenced the design of both the 2-story and 3-story studies. The most influential factors include:

- PreK-5 Grade Span / Continuity
- Small School Qualities / Feel
- Providing Organizational Flexibility
- Robust Arts / STEAM Integration
- Support Co-teaching Model
- Sustainable Education & Community Influence
- Professional Learning Communities
- Specialized / Support Spaces
- Technology Rich / Fully Integrated

Mr. Bell explained that clustering rooms creates the small school feel and grade span continuity. Special education rooms were dispersed in each cluster. Both the 2-story and 3-story studies provide organizational flexibility because the rooms may be clustered by grade-level, house, or competence-level. Maker spaces, galleries, and additional storage are built in to both studies to allow for robust arts / STEAM integration. Large classrooms, pull-out spaces, and small group rooms are used to support the co-teaching model. Outdoor learning areas, gardens, mud rooms, large fitness areas, and community recycling are incorporated to emphasize sustainable education with the community in mind. Professional learning communities are fostered using dispersed teacher planning rooms.

The 2-story study was shown and discussed first, followed by the 3-story study. The 3-story study was said to be more favorable in Perkins Eastman's opinion. The 3-story study

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allows for better clustering of administrative/dining areas and is a more functional design overall.

In both studies, flexible learning spaces were organized to incorporate natural sunlight. Outdoor connections were emphasized as a major design element. Pockets of outdoor spaces are thought of as extended learning areas. Safety and security are enhanced by having administration up front/along the exterior, a locked-off vestibule for guest entrance, and placing teacher planning spaces near bathrooms/flexible learning spaces.

Various questions were asked throughout/after the presentation. Sheila McAdams, in particular, was heavily involved in all conversations related to tying the educational program to the design. Robin Crosbie asked Mr. Bell to elaborate on the functionality of a 2-story versus a 3-story school. Mr. Bell explained that the 2-story option involves more distance between functional areas (classroom to cafeteria, etc.) compared to the 3-story option. The 3-story option allows for a more clear segregation of community spaces from educational spaces as well.

Robin Crosbie asked Mr. Bell to discuss the relative energy requirements between the 2-story and 3-story options. Mr. Bell explained that energy models will be run once materials are selected, and he will have a better answer at that point in time.

6. Perkins Eastman Progress Update Presentation- Part 2

The second portion of the Perkins Eastman progress update presentation involved Robert Bell showing photos of different completed 21st century schools (not limited to Perkins Eastman projects only) and discussing how the design elements are similar to the two studies presented in Part 1. The Samuel Staples Elementary School in Easton Connecticut sparked interest from the committee and town members. The exterior walls of the school are constructed using barn-style red metal panels which rest on stone. Committee members agreed that a similar look would be appealing for this project as it aligns with Ipswich's community identity.

The photos showed flexible learning spaces and outdoor connections in use by students. The green roofs of the John D. Runkle School in Brookline, MA were discussed. Mr. Bell explained that although they were not large enough to reduce the heat island effect (a LEED consideration), they served as a great learning tool for the children. Specifically, he mentioned that a class was able to watch a bird lay eggs and observe the growth of the new family over time.

Mr. Bell prompted the committee and community to gather similar images for discussion. A committee member suggested opening a website page where these photos could be uploaded. The page could allow for comments and ratings from town members. Mr. Bell urged the committee to make tours to schools. The committee agreed that more tours should be taken this year, despite the difficulty of coordination in the summer.

A citizen asked Mr. Bell about the community expectancy (in years) of the building in terms of public use. Mr. Bell responded that per the MSBA, the design service life is 50

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years; however, it is reasonable to assume that the building will be used longer than 50 years. This led to a committee discussion of selecting materials based not only on cost, but also on expected serviceable life. Kevin Murphy described this selection process as an opportunity to incorporate lessons learned from decisions made during the Ipswich High School project.

Carl Nysten (School Committee member) asked Mr. Bell to discuss the benefits and drawbacks of utilizing interior glazing in learning spaces. Mr. Bell responded that there is a balance that must be achieved to maximize security while having the students feel comfortable. Mr. Bell explained that more tours will help the committee understand this concept and form opinions for their school.

7. Meeting with Potential Site Abutters

Kevin Murphy notified the committee/community that he sent an email to Jack Moon. Jack Moon is serving as the quasi-representative of the Kimball Ave abutters. K. Murphy is trying to set up a workshop with the Kimball Ave abutters to discuss their issues with Perkins Eastman present. K. Murphy mentioned that he would like to do the same for the abutters of the Winthrop School site.

A committee member suggested holding this meeting (or a portion of this meeting) at the Bialek Park site. This would allow the abutters to physically point out their concerns, and would emphasize that their concerns are being taken into consideration of the design.

8. Next Steps Moving Forward

Kevin Murphy prompted the SBC to provide ideas for next steps moving forward. Robin Crosbie suggested reaching out to the community for signature design elements that incorporate the Town of Ipswich's identity. She believes that this could raise public engagement and excitement towards the project.

Sheila McAdams suggested that Perkins Eastman apply a hatch overlay to their plans presented in order to demonstrate to the public how the educational plan is shaping the design of the school. S. McAdams further elaborated that this could be put on the Town's website and increase excitement towards the project from community members.

9. New Business

There was no new business discussed.

10. Next Meeting

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

11. Adjournment

The meeting adjourned at 9:13 p.m.

Respectfully submitted,
Joseph DeSantis, PMA Consultants LLC, Owner's Project Manager