

School Building Committee
Town Hall Room C, 25 Green Street
July 6, 2016 – 7:00 p.m.

Acronyms used within:

OPM: Owner's Project Manager

SBC: School Building Committee

1. Call to Order

7:10 p.m.

Attendees: Jeff Anderson, Jonathan Elder, Barry Hopping, Mitchell Lowe, Nishan Mootafian, Kevin Murphy, Sarah Player, and Steve Solomon.

Also Attending: Paul Queeney of PMA Consultants, Owner's Project Manager. Robert Bell and Dan Colli of Perkins Eastman, Project Architect. Ashley Iannuccilli of Birchwood Design Group, landscape sub-consultant to Perkins Eastman.

Not Attending: Robin Crosbie, Joanne Cuff, Dr. William Hart, Richard Howard, Sheila McAdams, Chub Whitten, and Bill Hodge.

2. Review and Approval of 6/9/16 and 6/22/16 Meeting Minutes

The Building Committee approved the minutes from the 6/9/16 and 6/22/16 Building Committee Meetings.

3. Approval of Bills

The Committee reviewed and approved the following invoices from Perkins Eastman (architect) and PMA Consultants, LLC (Owner's Project Manager, OPM):

- a. Perkins Eastman invoice in the amount of \$56,336.000, dated 6/10/16, for Feasibility Study architectural services from 5/1/16 through 5/31/16.
- b. PMA invoice in the amount of \$34,927.20, dated 6/17/16, for Feasibility Study architectural services from 1/1/16 through 5/31/16.

Prior to the meeting, the bills were also reviewed by the OPM. The OPM recommended the bills for payment after reporting them to be consistent with the contracts and with the observed levels of effort.

4. Report on Informal Meeting with Bialek Park Abutters

The Chairman reported on an informal meeting with residents living in the area of Bialek Park. The meeting convened at 5:00 p.m. on 7/6/16 at Bialek Park and concluded at the Hart House restaurant. The neighbors communicated their concerns about the potential for a school being built on the Bialek Park site. The Chairman and representatives of the architect, the architect's landscape consultant, and the OPM answered questions and explained the process of designing and constructing a school building at a site like Bialek Park and how the various concerns of the neighbors can be addressed in the design and in the management of the construction. At the meeting residents also expressed their concerns about the ongoing operation of the Middle/High School at the end of Kimball Ave. and how promises made during the development of that project were not kept. The Chairman indicated the SBC's intent to hold more meetings with abutters of the Bialek Park and Winthrop School sites.

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5. Perkins Eastman Design Update

Robert Bell of Perkins Eastman gave a presentation to indicate the development in the design since the prior Building Committee meeting. The slides that were presented will be posted on the Building Committee’s web site (www.ipswichsbc.org).

Mr. Bell reviewed the 4 regions of the town, the character of these regions, and the architecture presently in place. Ashley Iannuccilli of Birchwood Design Group, the landscape sub-consultant to Perkins Eastman explained how layout of the building is intended to provide experiential pathway model with the purpose of advancing the educational program elements of project-based learning, outdoor learning, and connections to the outdoors.

Mr. Bell reviewed in-process building layouts and massing for: 1) an addition/renovation at the current Winthrop School site, 2) a new-build at the Winthrop site, and 3) a new school within the boundaries of Bialek Park. Configurations and adjacencies of key building elements were discussed for each option, including the gymnasium, the cafeteria, the academic areas with groupings of classrooms and grades.

For both the Winthrop and Bialek Park sites, the neighborhoods, traffic, and play-fields were discussed. During the discussion of the Bialek Park site, there was discussion of what playgrounds and fields would remain and how to integrate the building and site designs with train operations and existing and future configurations of crosswalks.

6. Alternative Site Subcommittee/Working Group Update

The Chairman discussed the ongoing efforts of the land-search subcommittee/working group that is studying potential alternative sites to the Winthrop Elementary School and Bialek Park sites that are currently under consideration. Three (3) of the six (6) alternative were identified as preferred sites. Communications have started with the owners of the 3 properties and will continue. A property at Linebrook Road and School Street was identified as having particular potential and the Committee voted to authorize the architect to prepare a test-fit of as school and fields at this site.

7. Town Counsel Memorandum on Applicability of Article 97 for Bialek Park Site

Town Counsel completed his review of a potential change of use for Bialek Park and issued a memorandum to the Town Manager dated 6/27/16. The concluding paragraph of this memorandum indicates, in part:

Based on the foregoing, it is my opinion that Bialek Park was acquired for “playground purposes,” and as such, may be converted to a different use subject to the provisions of G.L. c. 40, S 15A, and that it is not subject to the requirement of a two-thirds vote of the Legislature under Article 97.

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The Committee discussed the memorandum. The Committee agreed to arrange to have the Town Counsel appear before the Committee at a future meeting to provide a briefing as to his work. The Committee further indicated that it would be appropriate to have the Board of Selectmen present at such a briefing.

8. New Business

There was no new business discussed.

9. Next Meeting

The next meeting of the School Building Committee was scheduled for 7/19/16 at 7:00 p.m. in Room A of the Town Hall.

10. Adjournment

The meeting adjourned at 9:22 p.m.

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