

School Building Committee
Town Hall Room A, 25 Green Street
July 19, 2016 – 7:00 p.m.

Acronyms used within:

OPM: Owner's Project Manager

SBC: School Building Committee

MSBA: Massachusetts School Building Authority

PDP: Preliminary Design Program

ELT: Educational Leadership Team

1. Call to Order

7:10 p.m.

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

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

Not Attending: Jeff Anderson, Robin Crosbie, Joanne Cuff, Mitchell Lowe, and Bill Hodge.

2. Review and Approval of 7/6/16 Meeting Minutes

The School Building Committee (SBC) approved the minutes from the 7/6/16 SBC Meeting.

3. Perkins Eastman Design Update

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

Mr. Bell reviewed in-process design developments involving buildings, site configuration, and floor plans for 2 building options at the Bialek Park site and for 2 building options at the Winthrop School site. One of the 2 new-build options for the Bialek Park site was described as consolidated, with the gym located over the cafeteria. At the Winthrop School site there was one site layout showing and a new-build option and a second site layout showing the option of addition/renovation.

For all building options, configurations and adjacencies of key building elements were discussed, including the gymnasium, the cafeteria, the library, and the academic areas, with special emphasis given to the placement of small learning clusters. Also reviewed were car and bus queueing, traffic flow, parking capacity, outdoor learning areas, and play spaces.

The discussions of the Bialek Park layouts indicated the extent to which many of the playground's fields and amenities would remain, including both little league fields, basketball court, playground, gazebo, concessions/facilities and multi-purpose lawns toward Kimball Ave. The plans for the Bialek Park site include increased field sizes (change from 180' to 225' per standards), improved parking, universal access, ease of safety/surveillance and soils/drainage and how a project on this site creates the opportunity to improve landscaping/buffers, fences, lighting, restrooms, and other services.

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Throughout the architect's presentation, committee members asked questions and provided comments.

4. Public Comments

After the design presentation, citizens were invited to ask questions and provide comments, the following topics were discussed:

- The size and quantity of ballfields proposed for to remain at the Bialek Park site.
- Assurances that the design of school play areas would be sufficient for a school with 775 students.
- Interest in the location of the gym, community access to the gym, and separating the gym from the rest of the school after hours.
- The location of a future public safety building was discussed, including an idea to renovate and add to the existing Winthrop school and reserve the Bialek Park site for a public safety building.
- Concerns were expressed about a potential need for trains to sound their horns if a school were built on the Bialek Park site. It was reported that this matter was being studied.
- Interest in preserving the Bialek Park site for exclusive use as a playground was expressed, particularly considering that the playground presently serves as a backyard to many residents.
- It was indicated that the Winthrop site was a more difficult site than the Bialek Park site and that the Winthrop site would require phased construction and would likely need off-site parking during the operation of the school.

5. New Business

The Chairman announced that on 7/14/16, the MSBA delivered a letter with comments on their review of the Preliminary Design Program (PDP) that was submitted to the MSBA on 6/9/16. The Educational Leadership Team (ELT) met today to discuss particular MSBA comments relating to the educational plan and grade configuration. Mr. Colli of Perkins Eastman explained that the MSBA questions and comments are a standard part of the MSBA's review process. Mr. Colli proceeded to review many of the MSBA the comments and he explained how Perkins Eastman would lead a collaboration of the ELT, the School Department, Building Committee members, the OPM, and others and that Perkins Eastman would compile and draft responses to the MSBA comments for delivery to the MSBA by the OPM on or before Friday 7/29/16.

The Chairman and the Committee discussed the importance of communication and community outreach, particularly as they relate to abutters to the Winthrop School and Bialek Park sites. It was indicated that the importance of communication and the interest in improving communication was addressed by the ELT. The Chairman proposed Building Committee meetings on 8/3/16, 8/10/16, and 8/23/16 with the meeting on 8/3/16 to focus on review of the design and to prepare for meetings with abutters anticipated to occur in conjunction with the Building Committee meetings on 8/10/16 and 8/23/16. The 8/10/16

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meeting would include communication with the abutters to the Winthrop School site and the 8/23/16 meeting would include communication with the abutters to the Bialek Park site. It was reported that abutters would be notified through standard Planning Board procedures with the expectation that this would be supplemented with publication in the newspaper.

Next to be discussed was the matter of the potential for a portion of the Bialek Park site to undergo a change in use from a playground to a school and the need to transfer control of the potential school site from the Town to the School Department. The Chairman indicated how the Town Manager had communicated that the authority to transfer use would rest with the Board of Selectman. A Committee member asked if the potential use of a portion of the Bialek Park site for a school could be addressed and voted on at a Town Meeting. The Chairman confirmed the possibility of action by the Town Meeting subsequent to action by the Board of Selectman.

An inquiry was made regarding the efforts of the Alternative Site Subcommittee/Working Group. It was reported that no viable alternative building sites were identified. The Chairman proposed that upon conclusion of the open Committee meeting, the Committee convene in executive session to discuss recent actions and events relating to the search for alternative sites.

6. Next Meeting

The next meeting of the School Building Committee was scheduled for 8/3/16 at 7:00 p.m. in Room A of the Town Hall.

7. Executive Session

A motion was made to move to executive session and not return to an open meeting. It was agreed that no actions or votes would be taken in the executive session and that the purpose of the session was to discuss recent actions and events relating to the search for alternative sites. On a roll call vote, the Committee unanimously voted to move to executive session.

8. Adjournment

The public session of meeting adjourned at 8:52 p.m.

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