

School Building Committee
Town Hall Room C, 25 Green Street
August 3, 2016 – 7:00 p.m.

Acronyms used within:

OPM: Owner's Project Manager

PDP: Preliminary Design Program

SBC: School Building Committee

ELT: Educational Leadership Team

MSBA: Massachusetts School Building Authority

1. Call to Order

7:11 p.m.

Attendees: Jeff Anderson, Robin Crosbie, Jonathan Elder, Barry Hopping, 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: Joanne Cuff, Dr. William Hart, Richard Howard, Mitchell Lowe, Sheila McAdams, and Bill Hodge.

2. Review and Approval of 7/19/16 Meeting Minutes

The School Building Committee (SBC) approved the minutes from the 7/19/16 SBC Meeting.

3. Approval of Bills

The Committee reviewed and approved Invoice # 7 from Perkins Eastman (architect), dated 7/12/16, in the amount of \$64,960.82, for Feasibility Study architectural services from 6/1/16 through 6/30/16.

Prior to the meeting, the bill was also reviewed by the OPM. The OPM recommended the bill for payment after reporting it to be consistent with the contract and with the observed levels of effort.

4. Announcements

The Chairman mentioned that a response to MSBA comments on the Preliminary Design Program (PDP) was delivered to the MSBA on Friday July 29, 2016. The response was developed by a broad array of project team members and the Chairman acknowledged and thanked the following team members for their special efforts: the Superintendent of Schools and staff, the Winthrop and Doyon School Principals, the teachers of the schools, members of the School Committee and ELT (including Barry Hopping, Carl Nylen, and Sarah Player), and the Perkins Eastman design team.

The Chairman and Town Manager addressed the forthcoming Building Committees where abutters/neighbors to the Winthrop and Bialek Park sites will be invited to review and respond to ongoing design developments for a school at each of the sites. The 8/10/16 meeting will be dedicated to the Winthrop site and the 8/23/16 meeting will be dedicated to the Bialek Park site. The means of public notice include: letters to residents within 500 feet of the sites (with reference to further information available on the SBC's web site), robo-calls for each meeting, and a press release to be published in the Ipswich Chronical. There was some brainstorming about means of assuring good results from the

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meetings, some ideas included: a summary of project history and developments to-date, a frequently asked questions list, and informal round-table groupings of neighbors with printouts of plans to discuss. The meetings are scheduled to be conducted in Room A of Town Hall; however, there will be a contingency plan in place to move the meeting to the gym if Room A reaches its capacity.

5. 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 ongoing design developments involving buildings, site configuration, and floor plans for building options at the Bialek Park site and the Winthrop School site. For all building options, configurations and adjacencies of key building elements were discussed as were car and bus queueing, traffic flow, parking capacity, and play spaces. Particular emphasis was placed on the orientation and location the buildings on each site and there was a comparison of the currently existing play areas at the Winthrop and Doyon schools to what would be provided at schools to be built on each site.

Among the building options for each site was one described as consolidated, with the gym located over the cafeteria, an arrangement that makes the building to take up less space, thereby leaving space for other amenities. It was noted that a school on the Winthrop sit will likely require off-site parking. Regarding the options reviewed for the Bialek Park site, particular emphasis was placed on how much of the site would remain as fields and play areas after the construction of a school and how the fields and play areas would be upgraded from what presently exists – these design developments at Bialek Park are a response to community and committee interests, concerns, and comments.

While both the Winthrop and Bialek Park sites can accommodate the construction of a school, it was noted that the Bialek Park site had some advantages over the Winthrop site in regard to the routing of busses and cars and the capacity for on-site parking.

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

6. 7/27/16 Tri-Board Meeting and Concerns Raised at the Meeting

The Chairman discussed a Tri-Board meeting held on 7/27/16 and reviewed a list of concerns about the Bialek Park site that were expressed by members of the Tri-Board. (Tri-Board refers to a joint meeting of the Board of Selectmen, the Finance Committee and the School Committee.) The following is a summary of the concerns:

1. Difficulty in replacing Bialek.
2. Determining the intent of the Town in 1912 – playground or conservation.
3. Railroad – Quiet zone.
4. Traffic – including pedestrian and bus traffic over tracks.

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5. Need railroad report before BOS vote.
6. Train sound levels.
7. Traffic study including traffic on site plus in surrounding neighborhoods.
8. Identify existing park land and play space in downtown area. Also identify other potential playground and field spaces to replace Bialek.
9. Can Bialek be enhanced to provide better features to community? Walking/jogging path? Better use of area around road from Kimball?
10. Better police access to Bialek.
11. Hydrology – controlling water on site.
12. Mosquito control.
13. Town finance on bonding.

The Chairman asked Committee members to consider the concerns of the Tri-Board and to consider the preliminary responses to the concerns that are already under development. The Chairman asked the Committee to provide input that will be compiled into a written SBC response to the Tri-Board. The Committee discussed the timing for authorizing design expenses that would result from future and more robust study of matters involving traffic and the railroad with action deferred to a subsequent meeting.

7. Discussion of Board of Selectmen's Meeting Scheduled for 8/15/16

Board of Selectmen are scheduled to meet on 8/15/16 and an item on their agenda is a discussion of the potential use of a portion of the Bialek Park site for a school. At the 7/19/16 SBC meeting, it was noted that the authority to transfer use of Bialek Park from a playground to a school rests with the Board of Selectman. There has been interest in an October Town Meeting that could provide an advisory opinion (non-binding vote) on the use of Bialek Park for a school; however, this interest is coupled with concern that potential actions by the Board of Selectmen in advance of a Town Meeting would render unnecessary any discussion of Bialek Park at a Town Meeting.

The Committee expressed interest in informing the Board of Selectmen about the developments to the design of a school at Bialek Park and how the developments were made in response to community and abutter concerns. It was noted that only a portion of the Bialek Park land would need to be transferred from the Town to the School Department with the remaining portion remaining under control of the Town. It was also noted how much of the Bialek Park site would remain as fields and play areas after the construction of a school and how the fields and play areas would be upgraded from what presently exists.

Committee members and community members in attendance expressed interest in assuring that the Board of Selectmen be accurately and fully informed as to the status of design efforts, the recommendations of the SBC, and the longstanding efforts of the SBC to keep the Board of Selectmen remain informed as to project status and developments. The means through which the SBC would inform the Board of Selectmen about the school design and site selection were discussed with the options being a written letter from the

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SBC to the Board of Selectmen, a delivery of the responses to the Tri-Board's concerns, and a project presentation about the use of Bialek Park at the 8/15/16 Board of Selectmen's meeting.

8. Public Comments

Throughout the meeting, citizens were invited to ask questions and provide comments, the following topics were discussed (*where applicable, responses to the comments are noted in italics after the listing of the comments*):

- concern over train horns and if a loss of quiet zone status would result if a new school on were to be constructed on the Bialek Park site (*consultant proposal for additional studies are under review*);
- benefits to getting more of the community interested in and educated about the project;
- interest in further public meetings for the entire town subsequent to the forthcoming meetings with the neighbors to the Winthrop and Bialek park sites;
- public access to Bialek Park fields after the construction of a school on the site and whether or not the presence of a school would restrict the times of public access (*design intent is for fields along Linebrook Road to be available while school is in session*);
- interest in the Bialek Park fields remaining along Linebrook Road rather than being placed behind a new school on the site;
- interest in additional traffic studies (*consultant proposal for additional studies are under review*);
- interest in an October Town Meeting to provide an advisory opinion (non-binding vote) on the use of Bialek Park for a school – this was coupled with concern that potential actions by the Board of Selectmen might render unnecessary any discussion of Bialek Park at Town Meeting; and
- interest that the Board of Selection provide the public with the opportunity to express its opinions and not rush to action in exercising its authority to rule on transfer use of Bialek Park from a playground to a school.

9. Next Meeting

The next meeting of the School Building Committee was scheduled for 8/10/16 at 7:00 p.m. in Room A of the Town Hall. The meeting will include a community forum for Ipswich Residents living near the Winthrop School to review the potential of a school being built on the Winthrop site.

10. Adjournment

The meeting adjourned at 9:58 p.m.

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