

Penn Brook School Building Committee Meeting Notes

November 22, 2011

7:00 PM

Georgetown Town Hall, 3rd Floor Meeting Room

Committee:

<u>Voting Member</u>	<u>Representing</u>	<u>Present</u>
Ellie Sinkewicz	Building Committee Co-Chair	X
Michelle Smith	Building Committee Co-Chair	X
Alan Aulson Jr.	Citizen	X
John Bonazoli	Finance Committee	X
Glenn Clohecy	Citizen	
George Comiskey	Citizen	
Peter Durkee	Highway Surveyor	X
Tillie Evangelista	Planning Board	X
Rob Hoover	School Committee	X
Kerry Stauss	Citizen	X
C. David Surface	Chairman, Board of Selectmen	X
Eric Zadina	Citizen	X
Jeff Wade	Citizen	X

Non-Voting Members

Carol Jacobs	Superintendent
Michael Farrell	Town Administrator
Dr. Donna Tanner	Principal, Penn Brook School

Other Attendees:

Carl Franceschi	DRA	X
Paul Brown	DRA	X
Pat Saitta	Municipal Building Consultants	
Chuck Adam	Municipal Building Consultants	X

1. **Update on other committees/boards:**

The co-chairs reported the School Committee voted unanimously to approve the option in the woods as the preferred option.

The Board of Selectmen voted 3-1 to approve the option in the woods as the preferred option.

The chairs openly thanked both boards for the discussion and votes.

2. **Update on MSBA Meeting:**

A meeting with MSBA staff was held on 11/21 in Boston. MSBA staff, DRA, MBC, Superintendent Jacobs and Michele Smith reviewed the work to date including the PDP submitted by DRA. Meeting was very productive. The team had an answer for every question asked. Key discussion points:

- Moving Kindergarten from Perley will take further explanation in the next submission
- What happens to vacated spaces in Perley will also require explanation
- The funding the authority's predecessor gave to Georgetown for Perley classroom renovations may need to be reviewed and possibly pro-rated against the proposed reimbursement for this project.

The committee discussed the Kindergarten and Perley space questions to brainstorm a response. The possible impact to the project if Kindergarten did not come over was reviewed. It was agreed that the committee agreed with the school committee that bringing K over is an educational decision.

3) **DRA update:**

- Reviewed latest version of the preferred alternative (building in the woods). Currently is (3) stories, upper, middle and lower not 1, 2 & 3. The design allows for good segregation of grades while still allowing easy access from "pods" to shared spaces. The proximity to the wooded areas is allowing for great views from all areas of the building to the woods. The septic design is still being reviewed.
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- DRA introduced the final survey plan and made note that a portion of the access driveway appears to be the neighbor's property. This does not impede the progress in the building design, but will need to be addressed before filing for any permits.
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- Questions/Concerns from committee:
 - Location of play areas at end of building
 - Concerned with natural lighting control based on orientation of some of the classrooms
 - Outdoor gym classes will have to travel to new fields upon demolition of Penn Brook.
 - When will committee members really be able to get into the design of the building elements?
 - DRA will begin setting up design workshops with faculty and staff and the consultants. Committee will always be invited to attend and weigh in.
 - Will the building require a name change? This is usually a school committee decision.
 - Look at creating "destination" spaces at end of corridors and within stairs if possible.

4) **OPM Update**

- MBC presented an additional service request from the Geo-technical consultants for additional test borings and exploration in the wooded area south of the existing school. Since this could be the location of the preferred alternative this additional work is required to verify the soil conditions. The additional cost would be an increase of \$3,100.00. MBC explained that there are still unspent funds in the contingency areas for this work.

Motion made by Jeff Wade, seconded by Rob Hoover – all present approved.

- MBC provided an update to the schedule going forward
 - December 9th – Submission of preferred alternative
 - December 14th – possible MSBA Facilities Subcommittee Meeting
 - December 20th – next building committee meeting, location TBD
 - Weekly calls and contact with MSBA regarding PDP comments and FSC meetings
- 7) Motion to adjourn made by Jeff, seconded by Michele and all voted to adjourn.