

Town of Millis

Elementary School Building Committee

Meeting Minutes of Wednesday, April 6, 2016

Call to Order: ESBC Chairman, Wayne Klocko, called the meeting to order at 9:08 a.m.

Meeting Attendees:

Elementary School Building Committee Voting Members

Wayne Klocko (Chairman), Denise Gibbons, Craig Schultze, Jon Wine

Elementary School Building Committee Non-Voting Members

Steven Catalano

Compass Project Management Representatives

Jeff D'Amico, Tim Bonfatti, Mia Ayers

Tappe Associates, Inc. Representative

Charlie Hay, Chris Blessen

Other Attendees

Nancy Gustafson (Superintendent of Schools), David Warner and Tyler Johnson (Warner Larson, Landscape Architect)

Discussion on Land Swap Article 97 & Next Steps

In the returned PDP comments from the MSBA, the MSBA stated that the school needs to control the parcels with the proposed project. The School would need ownership of Parcels 18 and part of 20 prior to the Schematic Design submission in late September. Wayne Klocko notified the Board of Selectmen of this requirement. Jeff D'Amico briefly presented the proposed parcel map, identifying the portions of part of 20 needed. The Committee discussed giving back Parcel 19 and part of Parcel 11 to the Parks, approximately 390,000 sf. The balance of the land swap would come from Cassidy or other land in town. The two points to be cognizant of with this swap are: 1) preserve to the extent possible, the playing fields as they currently exist and 2) replication will still be deemed as acceptable by the Town, but at a cost. The Warren Article only includes Parcels 18 and 20, which will need to be voted on by the public at the May 9th Annual Town Meeting. The ESBC will work to contact Representative Linsky notifying him of their plans.

Review Updated Design Plans

Tappé presented the four shortlisted options, focusing on new construction options 1B.2 and 1C.3. Tappé reiterated that both the renovation/addition and code-renovation designs will not fully meet the educational plan for the school. The renovation designs could end up costing as much as new construction and will also encroach on Park Parcel 18, requiring the land swap. Option 1B.2 is built into the hill and utilizes split-level entrances, encouraging outdoor learning spaces. This scheme has construction close to the existing school and results in temporary relocation of the bus loop on the kickball field, no disruption to the baseball fields, and will require recreating the tennis and basketball courts.

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Option 1C.3 also utilizes split-level entrances into the hillside. The school grades are grouped into three learning community's by age. This scheme has construction separated from the existing Clyde Brown school and results in the temporary loss of one baseball field, Basketball and the tennis courts. For each of these options Tappe present the site plans, floor plans and construction phasing plans.

Recap MSBA Comment Letter

The MSBA comments from the PDP submission have been included in the meeting packet. The Project Team has fourteen days to respond, by Wednesday, 04/13/16. Most of the comments we expected responses. The MSBA expressed their happiness with the proposed educational plan and complimented the School Educators for their work.

Discuss Overview of Community Forum on April 13th

For the upcoming Community Forum on April 13th, Tappé plans to present the four preferred options to the community; Option 1B.2, Option 1C.3, the renovation/addition option and the code-improvement plans. The presentation will include a brief discussion of the pro's and con's of each design and will emphasize that all designs are "net-neutral" regarding the overall quantity of playing fields. It was decided that a brief explanation of Article 97 will be included in the closing comments to the community, stressing the need for their presence at the formal Town Vote. Steve Catalano will send out a notification to vote to the community via multiple media.

New Business

Tappé stated that they had requested an extra 2,000 sf in the Gymnasium design, but were denied by the MSBA. It is the goal of the project to include a full-size basketball court, with or without spectator stands. Tappe will update the design to include the allowable size gymnasium.

In response to the public notice about the airborne contaminates that temporarily closed the school down, Weston and Sampson sent a letter suggesting they should perform a Phase II Environmental Site Assessment based on the IAQ issues. A copy of their letter dated March 21, 2016, included in the meeting packet. The school dept. does not think this testing is necessary based on more recent testing data which they will share with W&S.

Minutes

The meeting minutes from 3/14/16.

Craig Schultze made a motion to approve the meeting minutes from 3/14/16. The motion was seconded by Denise Gibbons. Jon Wine abstained and the motion passed 3-1-0.

Invoices

A bills payable schedule for Compass Project Management for services rendered through March 31, 2016 was reviewed.

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Craig Schultze made a motion to pay Compass Project Management \$10,585.00 for services provided. The motion was seconded by Jon Wine and passed unanimously.

A bills payable schedule for Tappé Architects, Inc. for services rendered through March 31, 2015 was reviewed.

Jon Wine made a motion to pay Tappé Architects \$36,690.00 for services provided. The motion was seconded Denise Gibbons and passed unanimously.

Adjournment

Wayne Klocko made a motion to adjourn the meeting at 11:27 a.m. The motion was seconded by Jon Wine and passed unanimously.

Submitted by:

Mia Ayers
Compass Project Management

The date of the next meeting of the Elementary School Building Committee will be determined at a later date.