

School Building Assistance Committee

Meeting Minutes – January 17, 2013

Members present: Karin Chavis, Robert DiMento, Dave Dockendorf, Barbara Flavin, Monica Ford, Paul Giella, David Girard, Tim Gordon, Martha Kelleher, Richard Lawton, Jim Letterie, John Macero, Arthur Marcella, MaryLou Osborne, Gary Skomro, Vinny Crossman, Anthony Evangelista, and Gerald Boyle

Members absent: Gail Conlon, Debie McDonald, Jim McKenna,

Also present with the committee: Mary Ann Williams, Skanska, Tina Stanislaski, HMFH, George Metzger, HMFH

Members of the Town Council: Peter Gill, Phil Boncore, Jim Letterie, Larry Powers, Nick DelVento, Craig Mael, Paul Varone and Linda Calla

School Committee Members Present: Maryalice Sharkey, Peter Gill, Brian Perrin, Gary Skomro

Citizen's Advisory Committee on Finance: Robert Wynn

Dave Dockendorf opened the meeting with the Pledge of Allegiance, after which he welcomed members of the Town Council, and Citizens of the Town who were in attendance.

Agenda Topics:

Model Schools: John Macero and Mary Lou Osborne reported to the group on a conference call on the topic with MSBA. MSBA invites a community to look at a Model School as an option if they (MSBA) feel that would be a good choice: site wise, enrollment wise and educational plan wise. At the present time there are only two communities that have a Middle/High School building that is used in the model school program are Ipswich and Manchester/Essex. Because there are only two Middle/High Model Schools, MSBA has begun to use Model High Schools to be used as designs for Middle/High Buildings accepted into the Model School Program.

Ipswich and Manchester/Essex do not necessarily meet Winthrop's needs, but the MSBA is in the process of updating their Model School Policies; the program itself is in flux, including the 5 % points of additional discretionary reimbursement points.

David: At this particular time, the SBAC needs to let the feasibility study be completed, have their choice submitted and wait for the MSBA recommendation on eligibility for the Model School Program.

Flood Plans:

MaryAnn Williams and Tina Stanislaski explained the issues with building in the Flood Plan

- Timing of permitting

- Entire site will have to be re-grade to accommodate the compensatory storage for flood plain
- Fields will need to be reconfigured and rebuilding three in the allotted area may not be possible
- Neighbors agreeing with a three story structure fronting their street
- Raising the lowest floor above the flood plan becomes very expensive
- Poor Soil Conditions

David Girard expressed his strong opinion that if the design for Option B were moved to the flood plain, the costs would be significantly lower than costs of Option D and felt that the differences in cost were not adequately investigated.

Mary Lou Osborne felt that this has been discussed at length and the committee should rely on our consultants on the issue, as recommended by MSBA.

Dave Dockendorf stated that all opinions are always considered and the flood plan and its issues have been revisited. He estimated that even if the costs were reduced for building Option B in the flood plain, (a new Option F), the savings on the cost of swing space would be less than the added cost of the foundation for building in the flood plain. He brought the committee back to the options on the table for consideration: A, B and C.

Handout sheet and cost comparison on file at Town Hall

Results of K12 – Insight School Building Survey:

John Macero explained results of the Insight School Building Survey to the audience conducted a power point presentation. There were approximately 446 responses between November 13, 2012 and January 1, 2013. The responses were those of parents of the Winthrop School System, (301), Employees of the Winthrop School System (121), and Community Members (24)

Packet with results on file at Town Hall

Creating Fact Sheet:

Vinny Crossman recommended creating a fact sheet and distributing it to citizens of the community. Mary Lou Osborne expressed interest in working with Vinny on this. They will look into it further and discuss it at the next meeting.

Swing Space Concerns:

Mr. Macero has looked into several possibilities, after discussing options with Mrs. Kelleher although not final the best scenario so far:

- Middle School could be an 8-12 school (with possibly a few modular classrooms) because high school classes are mixed classes and mobile
- Changes to the MS building: gym would have to upgrade (potential to move some bleachers from current HS building's gym; the auditorium could be enhanced by moving the relatively new lighting from the current HS auditorium.

- Miller field: after football season, start to revamp Miller Field
- St John's School has issues with school day time-frame availability and handicap accessibility
- 6 and 7th grade could go to the A. T. Cumming School with 12 Portable Classrooms (see diagram on file at Town Hall).....
- 6th and 7th grades would have 2nd floor and 3 and 4 grades would go into portable classrooms, but portables are connected (see diagram on file at Town Hall)

MaryAnn Williams continued discussion with an explanation of the differences in modulares, how the industry is now able to accommodate school systems in comparison to what the industry used to have available, they also can make any combination of modules (2, 4, 6, 8, etc.) using the allowance that is in the project's budget for portable classrooms.

Discussion:

Ms. Sharkey: Did you consider splitting grades?

Mr. Macero: Yes, but disruptions of grades would not be beneficial to the grade levels, also double sessions create concerns for parents who work.

Ms. Flavin: What about traffic?

Mr. Macero: Times may have to be adjusted to accommodate and I am looking into the parking for the facility.

Ms. Sharkey: The Portable Classrooms are connected?

Ms. William: Yes and the area of the room is 783 sq feet which is approximately 29x27

Mr. Macero: Modulares can even be connected by an indoor walkway to the Cummings School

Middle School Reuse Committee:

Gerry Boyle updated the committee on the progress of the committee. Highlights included:

- Memorandum to the MSBA regarding reuse of the Middle School
- Purpose of the subcommittee
- The Auditorium and Larsen Rink are not part of the project
- Pros and Cons of the scope of the work that would be involved
- Agendas and Minutes will be posted and filed in Town Hall and on Web

Due to conflicts in time, Mr. Skomro has asked to be withdrawn from the Middle School Reuse sub committee

Support from Town Council for Options A and B:

Town Council Peter Gill thanked the council for attending the meeting, commenting that not only did they (the Council) appreciate and support the hard work the SBAC is doing but the Council, the Schools, and private citizens are working together to find a solution that will be in the best interest of the entire community for years to come.

Mary Lou Osborne requested a copy of the Council's approved minutes from the Town Council's meeting showing support for Options A and B in order to get the pertinent vote certified by the

Town Clerk and to be included in the PSR submission to MSBA. Mr. Gill stated that the minutes in question will be brought forward at the next Town Council meeting for approval.

New Business:

Green Rating System:

LEED vs. CHPS

(Leadership in Energy and Environmental Design) vs. (Collaborative of High Performance Schools)

Tina Stanislaski, HMFH explained the difference between the two and felt that LEED would be better choice for Winthrop ...

Tina then deferred to several of the committee members for their personal comments regarding both LEED and CHPS

Motion made by Dave Girard to us LEED in the energy design

Second by Paul Giella:

Open for Discussion: None

Vote: Unanimous

Vote on Preferred Option:

Mary Ann cautioned us that Options A, B and C on the table to be considered in the vote for preferred option are each site specific.

Tina Stanislaski explained the new version of Option B which shows a tighter building design, a simpler box that stacks the gym over the auditorium and Cross St remaining as is.

Karin Chavis: Will the 6th grade be completely separated from the rest of the school?

Tina: Yes, Remember while this is a new version and you are going to vote on this it is still a diagram and can always be tweaked.

Bob DiMento mentioned that Option B as seen in the current drawing can be changed as we proceed; Option B really means “new building.”

Mary Lou Osborne urged the committee to speak with one voice after the vote; the majority vote will be the vote of the committee.

Comments:

- Children need to be separate
- Mrs. Kelleher: option B creates the ideal learning situation, people moving into a community look at your school system
- Renovation of any building you have to be prepared for the unexpected...
- May not be able to go green with renovations
- Option B, fields do not have to be disturbed
- If you choose option A, and close Cross Street, who owns it, MSBA wants to see clear title
- Neighbors to be considered

- Possibility of loosing a field
- May not be able to go green with renovations
- Prettiest doesn't mean the best
- Landscape Architect would have to come back in after a choice is selected and redesign area

Without any further discussion David Dockendorf called for a motion to vote on an option.

Prior to the vote Ms. Osborne read a letter from Mrs. Conlon who could not attend the meeting due to a personal family matter) as to her preference (her preference was not counted as a vote)

Motion to select an Option for submittal to the MSBA by Gerry Boyle

Second by Karin Chavis

Vote was tallied by role call each member called alphabetically:

14 for Option B, 4 for Option A, 3 absent members

Voting tally on file at Town Hall

- Option B has been selected as the preferred option for the Preferred Schematic Report

Co Chair Dockendorf Recessed Meeting at 8:48 P.M.

School Committee Meeting called to Order for vote of support

School Committee voted: at 8:48 P.M., January 17, 2013 to support the vote of the School Building Assistance Committee in the selection of Option B as the preferred option. Mr. Gill seconded the Motion.

Mr. Gill,-yes Ms. Sharkey,-yes Mr. Perrin-no, Mr. Skomro=yes

The motion passes: 3-1

Mary Lou Osborne informed Mr. Skomro of the need to have the Sc vote certified. Mr. Skomro assured her that the SC would vote on these minutes at their next meeting.

Minutes on files. see attached

Co-Chair Dockendorf Resumed Meeting at 8:50 P.M.

Motion by Vinny Crossman to direct the project manager to submit the Preferred Schematic Report to the MSBA as scheduled by February 14, 2013 as voted by the SBAC

Seconded by Arthur Marcella

Vote: Unanimous

Minutes:

Motion to approve minutes of January 3, 2013 by Barbara Flavin

Second by Richard Lawton

Discussion: none

Vote: 16 yes 2 abstentions

Financial:

Motion by Barbara Flavin to Approve Skanska Invoice 11690-15 in the amount of \$5925

Second by Karin Chavis

Discussion: None

Vote: Unanimous

Motion by David Girard to approve HMFH Invoice 997580 in the amount of \$21005

Second by Arthur Marcella

Discussion: None

Vote: Unanimous

Point of Interest: Town has acquired legal documentation of the ownership of the land on which the current High School was built.

Motion to adjourn at approximately 9:15 p.m.: Jim Letterie

Second: John Macero

Vote: Unanimous

Respectfully Submitted

Judi Buono, Secretary