

East Bridgewater High School Building Committee



Meeting No. 2

Date & Time: 7:00 pm Wednesday 8 September 2010

Location: EBHS Library

Attended (✓) Name, Affiliation

East Bridgewater High School Building Committee

- ✓ David Floeck, Co-Chair
- ✓ Ryon Pratt, Co-Chair
- ✓ Martin Crowley
- ✓ Elizabeth Hayes
- ✓ Thomas Hamilton
- George McCabe
- ✓ Theresa McNulty
- ✓ John Haines

- ✓ Cheryl Pooler
- ✓ Domenic DeAngelo
- Peter Spagone
- Susan T. Cote
- ✓ Patricia Coppola-Lugo
- ✓ Paul Viera
- George Samia

RFWalsh Collaborative Partners:

- ✓ Joe Naughton
- ✓ Paul Kalous
- ✓ Allyson Toner

Ai3:

- ✓ Scott Dunlap

PARE Corporation:

- ✓ Andrew Chagnon

Gates, Leighton & Associates:

- ✓ Kris Bradner
 - ✓ Arthur Eddy
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The purpose of the meeting is to review and discuss site location and development.

1. Meeting called to order by Co-Chairman Ryon Pratt at 7:05PM
2. Committee approval of minutes to EBHSBC meeting from 18 August 2010.
 - a. Motion to Approve – Theresa McNulty
 - b. Second – Cheryl Pooler
 - c. 3 Abstentions
 - d. Vote – Approved
3. Committee approval of minutes to EBHSBC meeting from 25 August 2010.
 - a. Motion To Approve – Elizabeth Hayes
 - b. Second – Tom Hamilton
 - c. Abstain – Cheryl Pooler, Martin Crowley
 - d. Vote – Approved
4. Committee approval of minutes to EBHSBC meeting from 31 August 2010
 - a. Motion To Approve – Teresa McNulty
 - b. Second – Tom Hamilton
 - c. Abstain – David Floeck
 - d. Vote – Approved

5. Co-Chairman, Ryon Pratt, reviewed the agenda and discussed events that are coming up in the near future.
 - a. School Committee meeting Thursday September 9th, 2010 at 7:30 to update the public on the progress of the project so far. At this meeting AI3 and R F Walsh will be introduced.
 - b. Building Committee meeting opened to the public Monday September 13th, 2010 to discuss site selection. AI3 will give a report on two options with their pros and cons. The purpose of the meeting is only to get people involved, no decision will be made. There will be room for Q&A for the public and an open discussion period.
 - c. Building Committee meeting Monday September 20th, 2010 to review changes made to site by AI3, Gates, Leighton & Associates, and PARE Corporation based on discussion from tonight's meeting.
 - d. School Committee meeting September 23rd, 2010 to act on recommendation.
 - e. Community Evening Event September 30th, 2010 to gain community involvement in the project. John Haines suggested making it an open house style event with a short 15 minute presentation from AI3 every hour beginning at 6PM so people can rotate in and out. He also noted the purpose of this event is to excite and educate people so they will spread the message positively.
6. Paul Kalous informed the committee that Monday's meeting with the MSBA will not be necessary. He mentioned that the OPM selection package has been sent to Chris Alles from the MSBA.
7. Scott Dunlap discussed the Educational Programming meeting that occurred earlier in the day and distributed the 4th revision of the program with changes based off the input from the meeting. He discussed that the MSBA guidelines call for 43,785 sq ft of core academic spaces. The goal is to make the building as small as possible while still meeting the needs of the working groups. As of right now the space needs are about 45,000 sq ft of core academic spaces. By the end of the month they should have the program revised enough so they can set up a meeting with the MSBA. Paul Kalous noted as a result of the working group meeting earlier in the day, they are taking a trip to Whitman Hanson tomorrow.
8. Ryon Pratt announced the September Article is now available to view on the East Bridgewater webpage. He mentioned they would like to have a fact sheet similar to this article that is updated with new information every month. This is something they would like to display on the new high school website. The first one should be ready by September 18th.
9. Joe Naughton asked what they would like to include in the fact sheet. The committee decided not to include square footage and just have a timeline for the first fact sheet.
10. Scott Dunlap discussed the square footage guidelines calculated by the MSBA were 188,000 sq ft but he stated that this was calculated from a formula that the MSBA used which only factors in the number of students (950) for a 9-12 school and doesn't take into consideration there will be 7&8 there as well and more space will be required for the separation. He suggests presenting the school separately- 350 7&8 students and 600 9-12 students rather than saying 950 students total. The current square footage including the middle school is 234,000 sq ft. He mentions that this will require gathering enrollment data to defend space needs in order to negotiate with the MSBA.
11. Scott Dunlap discussed the waste water treatment facility and possible solutions to save money by having the water treated offsite. There will need to be more information on this to come on this topic. Committee thought waste water update should be an item on the weekly meeting agenda.
12. Scott Dunlap introduced Andrew Chagnon from PARE Corporation, civil engineers, and Kris Bradner and Art Eddy of Gates, Leighton & Associates, the landscape architects for the project, who have done the site design on previous model schools including Norwood, Plymouth, and Natick. Scott then presented a proposed site plan and overall concept that they had all developed as a team. Scott explained the location they chose was a central area that would connect all areas within the site, keep the main entrance away from major road traffic,

13. After presenting the site plan Scott opened the discussion up to the Building Committee to get input. The committee then discussed several issues including:
 - a. Separate entrances - The Committee mentioned all students arrive on the same buses so they should having both entrances on the same side would be preferred. Entrances on separate sides would require more admin to monitor.
 - b. Parking – The Building Committee is concerned that the site plan does not have enough parking especially for events (baseball, football etc).
 - c. Athletic fields – Not enough. When the middle school is combined with the high school there will be up to 6 teams for each sport that will need to be accommodated for games and practices.
 1. The idea of using synthetic turf for soccer and football fields was addressed. It is more expensive but true grass fields do not have the life synthetic fields do and they require much more maintenance.
 2. Scott Dunlap asked what the priorities were and the committee talked about having a 2 synthetic soccer fields, 1 synthetic football field, and a practice field.

Cheryl Pooler said it is important to figure out what people from the town want. Some people may think spending more money on synthetic fields is a waste of money, others think it's a priority and it needs to be the community's decision.

14. Scott Dunlap summarized the input from the committee by saying:
 - a. There is a need for (at least) 2 soccer fields
 - b. The football stadium stays
 - c. The baseball field can be overlapped for field hockey in the fall when it is not in use.
 - d. Parking is a concern

Scott said that input on site design is something that should be on the weekly agenda.

15. Ryon Pratt suggested next Monday's public Building Committee meeting begin at 6:30 and from 6:30-7:30 have an open discussion with the public so they can provide input.
16. Ryan Pratt mentioned the space next to the fire station is currently a skate park and could be removed and used for parking or sporting fields.
17. Scott Dunlap stated that the MSBA will consider anything other than the actual building separately. This is to include: synthetic fields, waste water treatment, irrigation, stadium, track, outdoor restrooms etc. The MSBA now cap 8% of total construction to cover sitework but this amount has not been sufficient on previous projects.
18. Andrew Chagnon stated they are about 3 weeks away from completing the initial site survey. He will let the school know when they plan to do a site visit in advance.
19. Paul Kalous talked about the new high school website. R F Walsh has currently received 3 proposals from web designers and are waiting on one proposal from Steve Culp from Culp Design of East Bridgewater. The Building Committee voted on a \$5,000 budget towards launching and updating the New East Bridgewater High School Website.
 - a. Motion to Approve – Ryan Pratt
 - b. Second – Cheryl Pooler
 - c. Vote – Approved – Unanimous

20. Paul Kalous suggested having AI3 at the top of the agenda for next weeks meeting.

21. Ryon Pratt mentioned that Russ Hannigan, the cable TV director, asked if the Building Committee wanted to have their public hearings and meetings live. The committee decided to decline the offer.
22. The School Committee meeting Thursday September 9, 2010 was discussed. The meeting will begin at 7:30 in the High School Library. The Building Committee and RF Walsh will be introduced.
23. Meeting adjourned 9:30 PM

Future Meetings:

| Date | Time | Group | Location |
|-------------|-------------|--------------|-----------------|
| 13 Sept 10 | 7:00 pm | EBHSBC | EBHS Library |
| 20 Sept 10 | 7:00 pm | EBHSBC | EBHS Library |
| 23 Sept 10 | 7:30 pm | EBSC | HS Library |
| 27 Sept 10 | 7:00 pm | EBHSBC | HS Library |
| 30 Sept 10 | 7:00 pm | ABC | Commercial Club |

These notes will become part of the project record as written, unless corrections or additions are received in writing by RFWCP by 13 September 2010.