

East Bridgewater High School Building Committee



Meeting No. 3

Date & Time: 7:00 pm Monday 13 September 2010
Location: EBHS Auditorium

Attended (✓) Name, Affiliation

East Bridgewater High School Building Committee

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|--------------------------|-------------------------|
| ✓ David Floeck, Co-Chair | ✓ Cheryl Pooler |
| ✓ Ryon Pratt, Co-Chair | ✓ Domenic DeAngelo |
| ✓ Martin Crowley | Peter Spagone |
| Elizabeth Hayes | ✓ Susan T. Cote |
| ✓ Thomas Hamilton | ✓ Patricia Coppola-Lugo |
| ✓ George McCabe | ✓ Paul Viera |
| ✓ Theresa McNulty | George Samia |
| ✓ John Haines | |

RFWalsh Collaborative Partners:

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

AI3:

- ✓ Scott Dunlap
- ✓ Daren Sawyer
- ✓ Jim Jordan
- ✓ Troy Randall

PARE Corporation:

- ✓ Andrew Chagnon
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The purpose of this meeting is to involve the community with the site selection of the New East Bridgewater High School.

Meeting Notes:

1. Chief Pratt introduced Joe Naughton who explained the project and the importance of the community's input in order to make this project a success.
2. Joe introduced Scott Dunlap from AI3 who gave a presentation of the two sites with their challenges and benefits.

Leland Farm Site

- 90 acres total area
- Scott explained how this site is a town resource which makes the site unique but also challenging. The site consists of natural streams, brooks, rivers, woods, farmland, etc.
 - o Makes site restrictive development-wise
- Site has a large brook that divides the site in half into an East side and a West side. The combination of the two sides makes up the total build-able area.
- Andrew Chagnon discussed the impact the wetland would have on this project if this site were chosen. The main issues are the Main brook, rivers, and Perennial streams – buffer zone of 200 ft restricted. The challenges with these bodies of water are:
 - o Access – need to be able to cross wetlands
 - o Standards – There are codes and regulations for crossing wetlands

- Accessing the Leland Farm site could be a challenge because the site has never been developed in the past. If this site were chosen we would need to consider:
 - o The residential area surrounding the site
 - o The fact that there are limited sidewalks surrounding the site therefore offsite improvements would need to be made
 - o It is very likely that once on the site, would need to cross brooks and streams to get to the new school
 - o There are a lot of regulatory requirements involved because you are bringing heavy traffic into an area that has never been developed and the roadways are not designed for this type of traffic. This would require widening streets and resigning roads to have the ability to carry heavy loads such as trucks and busses.
 - o Developing this site is possible but AI3 would not recommend it
- There is about 45-50 acres left over for site development (fields etc)
- A major concern with this site is the town losing a natural resource
- A new waste water treatment facility will need to be installed on either site. Some issues with choosing this site:
 - o There is limited soil available for discharge
 - o A previous soil test on this site showed water 2 ½ feet below the surface which means we would have to accommodate for this in the building design (foundation).
 - o This can be accomplished but it would be very expensive to do this

Existing East Bridgewater High School Site

- The current site is very close to the town center
 - o creates unity within the town
 - o Gives us the opportunity to reorganize and redesign parking so it is more efficient not just for the high school but also for all other town buildings surrounding the site (town hall, fire station etc)
 - o If this site was chosen, the waste water facility could pick up other surrounding buildings to give all town buildings a new sewage system. It wouldn't require additional load on the system but it would greatly improve the current system.
- The existing site is much less restrictive with wetlands
 - o The current drainage problem exists because there is nothing designed to keep the water out. It wouldn't be difficult to install a drainage system and flooding would not be an issue.
- This site has the opportunity for a variety of access points to the new building.
- All 3 architect studies of the two sites suggested that this was the better of the two (between Leland and existing)
- The existing building site can be used for playing fields and the
- If the existing site is not used, demo and abatement of this building would be an additional cost that the MSBA would not fund.
 - o When a building is constructed on the same site it is considered to be part of the construction project because the building/site can not be constructed unless the building is removed, therefore the MSBA will fund (a portion of) this part of the project
- The town would need to decide what they would do with the existing building if they chose the Leland farm site. The current condition of the building is not sufficient for use and would need numerous updates (not ADA accessible, asbestos etc.)
- This site has 35-40 acres available for development. (Similar to Leland but Leland is divided by wetlands)

3. Joe Naughton opened up the meeting for questions from the Building Committee.

a. **What would need to be done on the Leland farm site to adequately access the site in terms of waterways?** - *Ryon Pratt*

1. The North Central entrance is blocked by streams which would have a 100 ft absolute no-build set back and then an additional 100ft (because the water flows year round) that would require permitting for the type of crossing (bridge vs culvert, how big, proximity to stream, etc). – *Scott Dunlap*

2. The gold portion on the Leland farm site map is 22 acres of build-able space. The green refers to the wetlands and is not build-able. We need to evaluate what can fit into the Gold. – *Scott Dunlap*
 3. Beaver Brook (the main brook that separates the site) has a 100 ft no-build area and an additional 100 ft that would require permitting. – *Andrew Chagnon*
 - b. **Why can't we put a troth or culvert over the rivers and streams rather than a bridge if we have done it in the past in the town over heavier bodies of water?** – *Phil Zontz*
 1. The culvert installed in the past was an emergency situation and this is a different case. – *John Haines*
 2. The process to build the new school is going to require all permitting and have to follow all regulations in order to have any funding from the MSBA. When the state is funding a project like this all permitting is done under a microscope. Anything that has been installed in the past in the town is completely separate. – *Scott Dunlap*
 - c. **What are the costs associated with building a bridge or a culvert?** – *Domenic DeAngelo*
 1. It really depends on what is required (bridge vs culvert). Its not just a cost issue but a time issue and its unpredictable how long this could take. – *Scott Dunlap*
 2. The existing high school site would avoid wetland issues that the Leland farm site has and permitting for this would not be required. Ideally we would like to avoid having to go through this permitting in order to keep the project on an accelerated track. – *Scott Dunlap*
 - d. **How big is the existing high school site?** – *Domenic DeAngelo*
 1. 50 acres total; 35-40 acres of build-able space. – *Scott Dunlap*
4. Joe Naughton indicated that the MSBA will agree to fund approximately 60% of the new high school project as long as we follow the guidelines. They will not fund the sitework that the Leland farm site would require. He allowed the building committee to continue asking questions.
- a. **Could you identify the challenges and opportunities with each site regarding the waste water treatment facility?** – *John Haines*
 1. Leland farm:
 1. The wetlands would require the water to be pumped to a higher location. Another option would be to pump the water completely offsite. – *Scott Dunlap*
 2. Existing High School Site
 1. Would allow all town buildings surrounding the site to pick up the new system without adding much additional capacity. – *Scott Dunlap*
 - b. **Is the water table at the existing high school site too high to build and for playing fields?** – *Susan Cote*
 1. No. The current drainage is not collective and all the water is shedding down and infiltrates naturally. There is nothing to stop the water from traveling down. Currently there is no attempt to control the water flow. This is a result of decisions made in the past. It will not be an issue to fix and A13 will be looking into a way to control the water/drainage issue. – *Scott Dunlap*
 - c. **If the state will not reimburse for the demo of the existing school if the Leland farm site is chosen, what would the additional costs for demo and abatement be?** – *George McCabe*
 1. Abatement – \$1M-\$1.3M (using numbers from a similar project)
 2. Demolition – \$800,000
 3. A total of about \$2.5M
 4. The policy in the past has been if you are building on an existing site and you need to demo in order to complete the project, the MSBA will consider this as part of the total construction cost. If you chose to build the new high school on a new site and demo is not required to finish the project, the MSBA will not consider this as part of the project therefore will not fund.
 - d. **What are the site improvements that would need to be done to the Leland farm site?** – *Derek Floeck*
 1. Would need to perform a traffic analysis

2. Would need to look at pedestrian access to site
 3. Roads may need to be widened to allow a large enough turning radius to accommodate busses and trucks
 4. Sidewalks would need to be put in
 5. The roadways would need to be widened
- e. **If the Leland farm site was chosen, would we still need to deal with the current septic issue within the town?** – *Ryon Pratt*
1. Yes. Regardless something needs to be done because the current septic system is inadequate.
- f. **If the existing site is chosen, what can the community expect as far as safety procedures and precautions during construction of the new school?** – *Martin Crowley*
1. The OPM will have someone on site at all times to oversee that the site is safe
 2. With every project, the quality of safety consistently improves. The plans and documents are given to the general contractor that will outline every detail of safety requirements from noise requirements to boundaries.
 3. These safety requirements also include a privacy fence, separate entrance/exit from construction entrance/exit, and time restrictions when the construction workers can enter the site.
 4. There will also be documented information with a list of approved contractors. Every contractor will have to undergo a comprehensive background check to be sure whoever enters the site has permission to be there.
 5. There is no compromise when it comes to safety. It is also important to note that previous schools have included the construction process as part of a learning experience. It is a great way to integrate the project and learning. – *Scott Dunlap*
 6. Making sure the community is safe during the entire process is a priority. We will work with the architect to lay out the process and there will be a construction sequence plan so we know when and where each part of the process is taking place. The construction site manager will manage day-to-day logistics of the plan and inform the school of what is come next. The website will also be a great tool to inform the community of the process. The planning of this project is critical for a success of a safe and secure site. – *Joe Naughton*
- g. **The two crossings that will need to be installed on the Leland farm site – They are not fully reimbursable? How much will this cost?** – *Martin Crowley*
1. Developing this site will require costs that will exceed the MSBA's limit. It is impossible to determine how much it will cost until a complete site evaluation has been done.
- h. **Can you confirm that if the Leland farm site is chosen all existing fields would have to be removed? The streets surrounding the Leland site would all need to be widened? And that permitting for the Leland site will result in additional costs and time to complete?** – *Teresa McNulty*
1. Yes to all
- i. **If the existing site were to be chosen would the existing streets have to be widened as well?**
1. There is a possibility but it is hard to determine without a complete traffic analysis. The presumption is that the heavy school traffic is here now, and it shouldn't be a problem in the future.
- j. **Is the 22 acres of build-able land on the Leland farm site adequate to build the new school?** – *Phil Zontz*
1. If just the building was being constructed on the site then yes. However, with all the playing fields that need to be on the site as well, it is not.
- k. **Explain what the MSBA will fund as far as site costs.**
1. Regardless of what site is chosen, the MSBA will fund 8% of site costs. The Leland farm sitework would be much more expensive.

5. Cheryl Pooler indicated that she is concerned with the Leland farm site because of the aesthesis of the town, being 90% residential.
6. Scott Dunlap indicated that building the new school on the existing site would stitch all aspects of the town together. Walkways would encourage members of the town to walk through the site, walking trails would all connect within the site, which would allow teachers to use the site for outdoor classrooms. It will give the building the opportunity to tie in the historical architecture aspects from other town buildings that are within close proximity to the school.
7. The meeting was opened again for questions from members of the building committee and as well as questions from the town.
 - a. **Will the time and costs required for permitting and developing for the Leland farm site affect us negatively in regards to being chosen as part of the model school program by the MSBA? Will this impact how the MSBA will fund our project?** – *Teresa McNulty*
 1. The MSBA would like to see a site selected so the project can move along but they also feel it is important for the town to chose a site that they are going to be happy with and the town agrees on.
 - b. **How would properties surrounding the Leland farm site be impacted by the sitework for the project? Particularly the North Central entrance.** – *Julianne Joubert*
 1. The North Central entrance will most likely be an entrance if not a primary than a secondary. It is important to have 2 entrances for safety and that entrance will definitely be an area of concern.
 - c. **If the existing high school site is chosen, how will the septic system be dealt with?** – *Steve Brown*
 1. There are a few options that would be considered
 1. Build the system as the first phase of the project
 2. Use a temporary system and use holding tanks until the system is completed. – *Scott Dunlap*
8. Ryon Pratt closed the meeting by thanking everyone for coming and invited the town to future building committee meetings as well as the Commercial Club event on September 30th.

Future Meetings:

Date	Time	Group	Location
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