

East Bridgewater High School Building Committee



Meeting No. 5

Date & Time: 7:00 pm Monday 27 September 2010

Location: EBHS Library

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
- ✓ Inger Hamre-Foley

Ai3:

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

PARE Corporation:

- ✓ Andrew Chagnon

Gates, Leighton & Associates:

- ✓ Kris Bradner
 - ✓ Arthur Eddy
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1. Meeting called to order by Co-Chairman Ryon Pratt at 7:03PM
2. The building committee voted to accept the meeting minutes from 9/8 and 9/13.
 - a. Motion – John Haines
 - b. Second – Elizabeth Hayes
 - c. Vote – Unanimous

Old Business

3. Paul Kalous stated that the wastewater treatment plant had new developments and handed over the floor to Scott Dunlap.
4. Scott Dunlap re-introduced Andrew Chagnon from PARE Corporation, civil engineers. Scott Dunlap handed out a memorandum from Don Martinage, MEA Consultant, regarding the Location of the Final Leach Area and reviewed the content. He reminded everyone that the permitting for the leaching field is on a strict timeline and in order to have this work done prior to construction of the new school the team must be moving forward.

5. The recommendation is to use an area of the parking lot of the existing middle school on Central Street as the new leaching field. The testing of the soil has come back to be in favor of the middle school, and the soil of the high school grounds are located within Zone II Water Protection Area and require additional treatment, equipment and maintenance. The water, up to 30,000 gallon a day, will be pumped from the new wastewater treatment plant on the high school property in pipes under the sidewalks to the middle school, with manholes for access.
6. The cost savings for the recommended solution could be up to \$35,000 in operations and compliance cost alone each year.
7. The team has met with Board of Health and Department of Environment Protection (DEP) and the agency are also looking favorable at the leaching being at the middle school due to the conditions of the soils.
8. John Haines stated that he had seen the soils and agreed with the recommended solution of transferring the treated water to the middle school leaching field.
9. Scott Dunlap to review with DEP regarding public hearing requirements.
10. Domenic DeAngelo asked if 30,000 gallon a day will be enough for future usage. Scott Dunlap stated that the formula from DEP is current usage for all the buildings to be connected to the wastewater treatment plan times two plus an extra 10%. The usage at the new school will be less as all the fixtures will be water conserving so 30,000 gallon a day will be plenty large for what will be needed.
11. David Floeck asked about the timing of the work and Scott Dunlap stated that he would want to see this work being done during the summer so not to interrupt the middle or high school schedules.
12. The building committee voted to have Ai3 and their consultant move forward with the permitting process to locate the leaching area to the middle school property on Central Street.
 - a. Motion – Domenic DeAngelo
 - b. Second – Peter Spagone
 - c. Vote – Unanimous
13. Scott Dunlap re-introduced 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. Kris presented an updated proposed site plan and overall concept that they had all developed as a team based on the feedback from the last meeting they attended.
14. Scott Dunlap stated that they had confirmed that the current number of parking spaces at the high school is 265 and that the committee must think about if additional parking will be needed as this will take away area for other desired items like fields. Kris is currently carrying 300 parking spaces on the proposed plan.
15. Two soccer fields have been stacked with retaining walls from the common with a 5' drop from the first field to the second field and then another 5' down to the school. At the top your view will not be the roof of the school and the fields will be fully ADA accessible.
16. John Haines raised concern together with Elizabeth Hayes that the elementary school students would be closer to the areas where the fields for the new school would be located and would like to see some barrier to separate the spaces.
17. Andrew Chagnon reminded the committee that survey, wetland and traffic reports are still being compiled so the site plan would still need to be tweaked as this information comes available. Scott Dunlap would like the sub committee assigned to meet and review in more detail the fields and site within the next few weeks.

Reports/Actions of Sub-Committees

18. No update on Liaison - MSBA.

19. No update on Liaison - Sub-Committee – Feasibility Study/Schematic Design/OPM RF Walsh.

Reports of Project Working Groups.

20. Submission of programming. Scott Dunlap handed out the 9/24/2010 space summary program and reviewed the categories and the square footages that are being proposed, after meeting with RFWCP and sub-committee at numerous meetings. The MSBA indicated that the building would be 188,600 square foot for a traditional high school with 950 students. This will be the first model school that has 7th thru 12th grade. Ai3 stated that the sizes should be based on a sum of the square footage of a high school for 600 and a middle school of 350, which would be 206,000SF. The summary proposed by the working group asks for 213,086 square foot as the size of the new school.
21. As the schedule is tight Ai3 and RFWCP recommends that the proposed space summary must be submitted on a timely basis to the MSBA with a summary sheet explaining the reasoning behind the town's choices.
22. Paul Kalous stated that the MSBA will review this document by each line item and compare the town's request with their guidelines. The MSBA does not base their review on the total number, but what the total number includes.
23. David Floeck raised concern with the lecture hall not being included in the proposed summary as he sees this space as highly valuable space for the school and community.
24. Ryon Pratt reminded the committee that the estimated cost of the project will need to be reviewed together with the summary to confirm the school being proposed is in line with what the town can afford. Chief Pratt expressed concern that the committee may be requesting space it cannot afford in the first place.
25. The building committee voted to have the lecture hall of 1390 square feet added to the 213,086 square feet in the proposed space summary dated 9/24/2010 prior to presenting the summary to the MSBA.
 - a. Motion – George McCabe
 - b. Second – Thomas Hamilton
 - c. Vote – 6 in favor, 4 opposed. Majority carry to vote.
26. Jim Jordan reviewed the first preliminary designs with the committee. The design show two entrances in the front and back with core shared spaces on the first floor. 2nd floor was assigned for classroom space for 7th thru 9th grade. 3rd floor was assigned for classroom space for 10th thru 12th grade. Jim Jordan stated that as they reviewed the options of a 2-floor and 3-floor building, the efficiency of the 3-floor building was much higher.
27. No update on Liaisons - Local Government/Compliance/Coordination.
28. No update on Liaisons - Finance.
29. Liaisons - Community: Ryon Pratt reminded the committee about the community meeting on Thursday night at the Commercial Club. The Ai3 animation will be shown every hour and the committee members will be talking to the community and answering questions.
30. No update on Liaisons – Educational Community

31. Liaisons – Public Information/Communications. Paul Kalous updated the committee on the creation of the website for the new school. The first preliminary design is done and the FAQ are being compiled. The site can be up, if desired by the committee, by Thursday, September 30th, however it may not have all of the features running.
32. The name of the project will until further notice be “New Proposed 7th thru 12th School”
33. Thomas Hamilton motioned to adjourn the meeting. Theresa McNulty second.
34. Meeting adjourned at 11:13 PM

Future Meetings:

Date	Time	Group	Location
30 Sept 10	7:00 PM	ABC	Commercial Club
4 Oct 10	7:00 PM	EBHSBC	EBHS Library

These notes will become part of the project record as written, unless corrections or additions are received in writing within 6 days of distribution.