

East Bridgewater High School Building Committee



Meeting No. 7

Date & Time: 7:00 pm Monday 18 October 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
Inger Hamre-Foley

Ai3:

Scott Dunlap
✓ Jim Jordan
Troy Randall

PARE Corporation:

✓ Andrew Chagnon

Gates, Leighton & Associates, Inc:

✓ Arthur Eddy
✓ Kris Bradner

1. Meeting called to order by Co-Chairman Ryon Pratt at 7:05PM

Old Business

2. Secretary Report
 - a. The building committee voted to accept Meeting No. 4 minutes from September 20th, 2010
 1. Motion accepted by – George McCabe
 2. Second by – Cheryl Pooler
 3. Vote – Unanimous
 - b. The building committee voted to accept Meeting No. 5 minutes from September 27th, 2010
 1. Motion accepted by – George McCabe
 2. Second by – David Floeck
 3. Vote – Unanimous

c. The building committee voted to accept Meeting No. 6 minutes from October 4th, 2010

1. Motion accepted by– George McCabe
2. Second by – Ryon Pratt
3. Vote – Unanimous

3. David Floeck gave an overview of last week's programming meeting with the MSBA. Although some adjustments to the program need to be made, overall the building committee feels the program is in a good place and the meeting with the MSBA went well. Further discussion of the topic will be on hold until the working group and Ai3 is able to review and make adjustments.

New Business

4. Paul Kalous introduced the meeting agenda and turned the discussion over to Ai3 to review updates on the wastewater treatment plant. Jim Jordan indicated a meeting with representatives from the East Bridgewater Police Department, COA, Town Hall, Central Elementary School, and School Superintendent should be held as soon as possible to discuss the proposed site circulation and parking modifications, for all user groups, is acceptable. Co Chair Ryon Pratt agreed to facilitate this meeting the week of October 25th.
5. Andrew Chagnon indicated there was a preliminary meeting with DEP and they are excited about moving the septic field out of Zone 2 area. If the high school leach field is constructed at the Middle School, there will be two leach fields on the site (the existing Middle School leach field and the proposed High School leach field). MADEP is reviewing this internally to verify it is not an issue. Pare Corporation is currently working on a plan that will then be turned over to DEP for additional testing. The aerial survey of the site is complete. The site plans presented at the meeting were the actual updated site plans. The field work for the traffic analysis is complete and they are in the process of reviewing the accident report and circulation issues. Geotech fieldwork is complete and reviewing is in progress. Updates and completion of these studies should be ready within the next couple weeks.
6. Gates Leighton reviewed the site plan and changes that have been made.
 - a. New site plan – Shows actual wetlands, they found the building needed to be shifted and rotated. The property line gave extra space and they were able to move the tennis courts against the forest to give an open view to the public. Parking has been expanded for all buildings. This plan allows for the little league field to be separated from the new school fields which increases parking for the elementary school. This area is subject to change, they are looking to fit in an additional roadway in order to provide more circulation. The grade levels for the fields allow for only one terrace down to the school rather than the 2 separate grades in the previous site plan. With this plan there is less overlap of fields but we would need to make up for the grade change.
 - b. Old site plan – There was an overlap of three fields which would not allow for separation of the elementary and new school. The fields on the bottom right of the site plan however would have a tiered approach to the school which gives it a nice flow and helps with the grading.
7. Andrew Chagnon indicated he spoke with Roy Gardner about the process of going to the Planning Board. Mr. Gardner indicated circulation throughout the site is important and parking for all uses should be centralized. Andrew Chagnon indicated the next step will be to meet with sub-committees to discuss site issues relating to traffic and parking, and then begin discussing field placement. The parking for this plan is based on a conceptual idea and these areas are subject to change. Beth Hayes asked about the ADA codes and parking on the site referring to a question asked by a member of the community. The new site plan has been designed with handicap parking spaces closer to the building after consideration of community input.
8. The Building Committee discussed the site changes and issues. Peter Spagone indicated that parking works better in the new site plan for community events on the common. Outdoor bathrooms will need to be looked at

9. Upcoming community outreach events were discussed. The November 1st informational meeting will be held to discuss the site plan specifically (but not limited to) and the public is invited to join the HSBC in the high school auditorium to ask any questions they may have. The HSBC voted to hold an informational meeting November 15th to discuss the Space Program which will also be held in the high school auditorium.
 - a. Motion accepted by – John Haines
 - b. Second by – Beth Hayes
 - c. Vote – Unanimous

10. Ryon Pratt asked the HSBC to comment on holding small neighborhood meetings. The committee agreed that they would be happy to come to a small neighborhood meeting and answer any questions the community has, but they will not be scheduling them unless the community requests so. The committee decided to address the clubs in town to inform them of the project. The Public Informational sub-committee will be responsible for connecting with local groups in town to set up meetings for the HSBC to come and discuss the project. Ryon Pratt issued a motion to have this subcommittee as well as additional committee volunteers to be responsible for communicating with local groups. The members will include: Cheryl Pooler (as lead contact), Paul Vieira, Susan Cote, Theresa McNulty, Beth Hayes, Ryon Pratt, David Floeck, and Martin Crowley.
 - a. Motion accepted by- Cheryl Pooler
 - b. Second by- Peter Spagone
 - c. Vote – Unanimous

11. The Committee agreed that they would not be hosting tours of the existing high school.

12. Estimated Project Cost was discussed and Cheryl Pooler reviewed household impact based on project cost scenarios. The interest rate used for these calculations is from last year; this year's rate is lower which will bring down the numbers. The new school will not hit the tax bill for approximately 2-3 years after the town votes for the project. George Samia will be invited to next meeting to review financial issues. The HSBC is going to town meeting and the town is voting on the cost of the budgeted project not the actual cost of the project. It is important the town understands these details and it is up to the HSBC to deliver this information properly. The MSBA currently reimburses for the project on a monthly basis.

13. Town Meeting was discussed. Ryon Pratt indicated planning for town meeting has already begun. The committee agreed that this is the biggest event (second to the town vote) where the HSBC has to carefully explain the project and put everything on the table. Planning associated with the meeting and the vote such as parking, capacity issues, sound, etc., should also be thorough so both events run efficiently. A plan for both of these events should be worked out by December in order to adjust by February. The School Department to decide if money left over from Feasibility Study will be used for town meeting costs.

14. Jim Jordan reviewed adjusted floorplans. The entrances have been consolidated into two with two entry lobbies. Weight room has been moved to the front making it easier to monitor and it is easily accessible by the community for use. Walls will be glass so at night it is lit up welcoming to community. Sped classrooms have been moved from the first floor to be more centrally located. Storage is next to loading dock so supplies is stored and then brought into kitchen. Dining room is now designed more open and glass walls provide better views into space. The first floor has become more of a public floor and the voc/tech spaces are located there as well. The second floor has teacher administration space stacked next to the front stairwell so it is easily accessible for meetings. Third floor layout is almost identical to second floor. Communicating doors between

15. The Maintenance plan was discussed. The committee will need to submit a complete maintenance plan and decide on the approach to gather all of this information. This should be added to the agenda for next meeting.
16. Liaisons – Educational Community – George McCabe reported that there is a political action committee with a list of all teachers in the community. There are a number of teachers that are willing to be involved and they are currently working out a way to get these teachers involved in the project.
17. Building Committee meetings will be held (almost) every Monday until the town vote. (Please see the dates below).
18. RFWCP and Ai3 invoices were reviewed by the committee. Ryon Pratt issued a motion to accept RFWCP invoice # 101017-01 dated September 30th, 2010 in the amount of \$52,039.25.
 - a. Motion accepted by – Cheryl Pooler
 - b. Second by – John Haines
 - c. Vote – Unanimous

Ryon Pratt issued a motion to approve Ai3 invoice # 001B-1003.00 for the period ending September 30th, 2010 in the amount of \$79,008.69.

- a. Motion accepted by – Beth Hayes
- b. Second by – Cheryl Pooler
- c. Vote – Unanimous

Ryon Pratt issued a motion to approve the “Wastewater Treatment Plan Design Engineer” breakdown, in the amount of \$12,650.00, included in the Ai3 invoice # 001B-1003.00, for the period ending September 30, 2010 for EXTRA Services.

- a. Motion accepted by – Cheryl Pooler
- b. Second by – George McCabe
- c. Vote - Unanimous

19. The committee agreed to have invoices reviewed by at least two members of the committee before approval by Trish Lugo. Those members will be Theresa McNulty, David Floeck, and Ryon Pratt. The invoices will be tracked simultaneously by the treasurer, Marilyn Thompson. The process to approve invoices will be, RFWCP to review and recommend payment, HSBC to review and approve, RFWCP sign approval.
20. Ryon Pratt issued a motion to adjourn the meeting at 10:30PM.
 - a. John Haines accepted the motion.
 - b. Second by Cheryl Pooler.
 - c. Vote - Unanimous

Future Meetings:

Date	Time	Group	Location
25 Oct 10	9:00 AM	Site Plan Sub-Committee	Town Office - 2 nd fl conf
25 Oct 10	7:00 PM	EBHSBC	EBHS Library
1 Nov 10	7:00 PM	EBHSBC & Community	HS Auditorium
8 Nov 10	7:00 PM	EBHSBC	EBHS Library
15 Nov 10	7:00 PM	EBHSBC & Community	HS Auditorium
22 Nov 10	7:00 PM	EBHSBC	EBHS Library
29 Nov 10	7:00 PM	EBHSBC	EBHS Library
6 Dec 10	7:00 PM	EBHSBC	EBHS Library
13 Dec 10	7:00 PM	EBHSBC	EBHS Library
20 Dec 10	7:00 PM	EBHSBC	EBHS Library
3 Jan 10	7:00 PM	EBHSBC	EBHS Library
10 Jan 10	7:00 PM	EBHSBC	EBHS Library
19 Jan 10	7:00 PM	EBHSBC	EBHS Library
24 Jan 10	7:00 PM	EBHSBC	EBHS Library
31 Jan 10	7:00 PM	EBHSBC	EBHS Library
7 Feb 10		TOWN MEETING	
8 Feb 10	7:00 PM	EBHSBC	EBHS Library
9 Feb 10	7:00 PM	EBHSBC	EBHS Library
12 Feb 10		TOWN VOTE	

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