

# East Bridgewater High School Building Committee



## Meeting No. 17

Date & Time: 7:00 pm Monday 24 January 2011

Location: East Bridgewater Town Hall

### Attended (✓) Name, Affiliation

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#### East Bridgewater High School Building Committee

✓ David Floeck, Co-Chair  
✓ Ryon Pratt, Co-Chair  
✓ Patricia Coppola-Lugo  
Susan T. Cote  
Martin Crowley  
✓ Domenic DeAngelo  
✓ John Haines  
Thomas Hamilton

✓ Elizabeth Hayes  
George McCabe  
✓ Theresa McNulty  
Cheryl Pooler  
Peter Spagone  
Paul Vieira  
George Samia

#### East Bridgewater Planning Board:

✓ Steven Betcher  
✓ David Botelho  
✓ John Delano  
✓ Roy Gardner  
✓ David Johnson  
✓ Steve McCormick  
✓ Bernard Smith  
✓ Linscott Snow

#### 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

✓ Art Eddy

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The purpose of this meeting was to present the New School Building Project to the Planning Board.

1. The meeting was called to order at 7:05PM.
2. Ryon Pratt began the presentation with an overview of the New School Building Project and the opportunity that East Bridgewater has been given by the state.
3. Scott Dunlap explained to the Planning Board that the project is in the Schematic Design phase. If the project is approved by the Town in February, a full design package will be complete by the end of the summer.

4. Andrew Chagnon and Art Eddy presented the site plan and explained how it is designed for flexibility.
5. The committee invited the Planning Board to ask questions:
  - a. Is there a School Building in this state similar to the one designed for East Bridgewater?
    1. Whitman Hanson has a similar layout but the state allows you to customize the building layout based on the district's needs. Many modifications were made to the program and space layout.
  - b. The Planning Board commented that the building layout seems to have an efficient design. Scott Dunlap agreed and added that the reason Whitman Hanson was chosen as the first Model School is because of its efficiency. The building had lower costs to build and operate because of the way it was designed and East Bridgewater will have the same benefits from this design.
  - c. Are there plans to make traffic improvements to Plymouth Street and Route 18? Will there be land takings for the entrance on Plymouth Street?
    1. When the traffic analysis is complete specific improvements will be known. There is potential to add sidewalks, turning lanes, etc in order to improve traffic in those areas. Plymouth Street will be the primary parent drop-off location and buses will be using Route 18. The state may require road-widening for buses. Options are still being looked at for traffic solutions. There will not be any land takings, the entrance will be located in the same location.
  - d. Why are the middle school students being moved to the high school?
    1. Full day kindergarten is being mandated which will cause overcrowding at the Elementary School. Moving grades 7&8 to the High School will save problems system-wide. More room at the Middle School will allow for space for outplacement students that the town is currently paying for. This also allows 7&8 grade students to have more academic opportunities. The issue of overcrowding was addressed in the 2006 Feasibility Study. The vote to combine 7&8 with 9-12 was taken last May by the School Committee. The grade configuration had to be determined before the new school could be designed.
  - e. The Planning Board indicated that they are concerned with tearing down a vintage building that is an asset to the town. They think the condition of the building is due to the lack of maintenance over the years and asked if a renovation was considered.
    1. Ryon Pratt indicated that the new school project with participation from the state is costing the town \$33.8 Million and a renovation would cost the town \$46 Million with no participation from the state. The MSBA toured the current high school and indicated they would not consider funding a renovation of the school because of the condition. A renovation project would be very expensive and take up to 2-3 years to complete with phasing and be very disruptive to students. It would be much more cost effective to build a new school.
    2. Ryon Pratt indicated that the committee took on the maintenance issue very early on and agreed to address the issue to the town as an important piece of this project. Paul Kalous explained the maintenance plan that was put together by members of the committee and RFWCP and submitted to the MSBA. The MSBA granted the town 1.68 points out of 2 as a result of the plan. The program SchoolDude was purchased and will be implemented in the schools by next month. This program will plan and track maintenance requests necessary to properly maintain the new building and equipment.
  - f. Does the wastewater treatment plant solve the septic issue of all surrounding municipal buildings. How will the wastewater treatment plant be maintained?
    1. Yes. The wastewater treatment plant will solve the septic issue of all surrounding municipal buildings. DEP requires a certified person to maintain the facility. Some towns hire an outside person, others have had a member of DPW trained, for this purpose. This will be a 30,000

gallon wastewater treatment plant that will need to be properly maintained in accordance with MA DEP by a trained professional or else the plant will be shut down. Responsibility to maintain this plant will go beyond the HSBC.

- g. Steve McCormack asked about the site costs.
    - 1. Scott Dunlap indicated the MSBA will cap the site costs at 8% of the total building construction cost. As is typical for suburban school sites, the site costs exceed this amount.
  - h. Steve McCormack asked about the drainage for the site.
    - 1. Scott Dunlap indicated that the building footprint will be at a higher grade. The drainage for the site will be designed differently than it is currently. The water table for the site is not high, flooding occurs because of the way the drainage of the site is designed.
6. Roy Gardner thanked the High School Building Committee for all of their efforts in this project. He stressed the importance of making maintenance a major priority of this project and making that clear to the community at Town Meeting.
7. The meeting was adjourned at 8:30PM.
- a. Motion – David Floeck
  - b. Second – Theresa McNulty
  - c. Vote – Unanimous

**Future Meetings/Events:**

<b>Date</b>	<b>Time</b>	<b>Group</b>	<b>Location</b>
31 Jan 11	7:00 PM	EBHSBC	EBHS Library
<b>7 Feb 11</b>		<b>TOWN MEETING</b>	<b>EB HIGH SCHOOL</b>
8 Feb 11	7:00 PM	EBHSBC	EBHS Library
9 Feb 11	7:00 PM	EBHSBC	EBHS Library
<b>12 Feb 11</b>		<b>TOWN VOTE</b>	

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