



Town of Swampscott, Hadley Elementary School

Swampscott School Building Committee Meeting #14

Date & Time: 8:00AM on September 24, 2013

Location: Swampscott Middle School

Attended

Swampscott School Building Committee (SSBC):

Joseph Crimmins, SSBC Chair (JC)
Edward Cronin, SPS Business Manager (EC)
Pam Angelakis, Assistant Superintendent (PA)
Sandra Rivers, Principal, Hadley School (SR)
Garrett Baker, Member, MCPPO Certified (GB)
Thomas Younger, Town Administrator (TY) via phone
Barry Greenfield, Board Selectmen (BG)
Nancy Hanlon, Teacher SPS (NH)
Kenneth Ardon, Finance Committee (KA)
Niles Tooher, Electrical and Energy Engineer (NT)
Glenn Paster, Communication & Marketing Professional (GP)
Carin Marshall, School Committee Member (CM)
Laurier Beaupre, Ex. Officio (LB)

collaborative partners (CP):

Joe Naughton (JN)
Paul Kalous (PK)
Inger Hamre-Foley (IF)

Mount Vernon Group Architects (MVG):

Frank Tedesco, AIA (FT)
Al Cuevas, AIA (AC)
Ben Gary (BG)

The purpose of the meeting is to move the Hadley Elementary School Project forward.

Final Public Comments

Joe Crimmins opened the meeting and asked for any additional comments from the general public.

An abutter of the current Stanley School spoke. He stated that his backyard is abutting the current Stanley school and he is not opposed to a new school. His question revolved around what the process and duty of the SBC has included to date, including available sites, traffic study, geotechnical etc., and what will be developed prior to the anticipated May vote. Paul Kalous responded that the duty of the SBC is to review all available sites and determine what is the best site and option for the Town. The SBC together with their consultants have analyzed 11 alternatives A thru K. These alternatives include enrollment; footprint; anticipated project schedule; square footage; preliminary costs including estimated demolition, consultant fees, modular classrooms, site cost, construction cost; and sketches of the building layout showing traffic flow.

The alternatives have been presented to the residents at three public forums, and the SBC has received feedback from the residents. After the SBC vote on a preferred option, the consultants will incorporate the preferred option in the Preferred Schematic Report and submit it to the MSBA. The MSBA will review and comment on the report and vote to approve the report at their November Board Meeting. If the preferred option gets approved by the MSBA, the team will start the work on the Schematic Design which will include floor plans; exterior renderings; site layout; further traffic and geotechnical studies; furniture, fixtures and equipment; and a full cost estimate. The Schematic Design report will be submitted to the MSBA in early February 2014 for their review and approval at the MSBA Board Meeting in March 2014. If the MSBA approves the Schematic

Design and extends a grant offer, the Town of Swampscott will have 120 days to approve the project and vote to fund the project via a debt exclusion.

Discussion of Alternatives

Joe Crimmins started by stating that he has received several questions regarding Machon, and why there were not an alternative showing a new school on this site. The site has a large amount of ledge, which meant large site cost. The site is also too small for a 275 student school as an add/reno and would not be sufficient space for play area and parking. Additional land would had to be acquired, which could delay the project and the cost would not be reimbursable by the MSBA.

Joe Crimmins also stated that the Hadley site has similar issues with the lack of land. The Linscott Park was purchased as parkland, and in order to receive state and legislative approval to take part of the Linscott Park for the project could be costly and delay the project. In order to take part of the park, new parkland would need to be replaced in other parts of the Town. The estimated Town of Swampscott's share of the project cost for a new 275 student school at the Hadley site is \$17 million and \$26 million for a new 635 student school. The students at Hadley would have to be placed in modular classroom for 1 ½ years, at a different location, possibly in the parking lot of the High School due to the amount of space needed for the modular classrooms. The cost of the modular classrooms and legal fees for parkland acquisition would not be considered reimbursable costs by the MSBA.

Ed Cronin asked if a new 275 student school next to the middle school had been evaluated. CP and MVG stated that a new 275 student school next to the middle school is not one of the alternatives but the cost of a 275 student school at the middle school would be comparable to Alternative E – a new 275 student school at the Stanley site.

Pam Angelakis stated that she has spent time on the DESE website and studied the information available on similar school sizes. She reached out to several Superintendents. Pam spoke to the Abington's Superintendent which has a grade 1 thru 4, 685 student school, and the superintendent validated that they have small community feel within the school and that it less expensive to operate than multiple schools in many ways. Pam understand that parents are concerned about a district wide school, but with the conditions of both the Hadley and Stanley schools she would like to see a district wide school that can offer all the elementary students a new school. She is not concerned with the size of the student population and foresees that this school could be managed by 1 principal and 1 assistant principal. Pam also mentioned that when you have behavior issues in a smaller school, it is hard to move the students to another class if necessary.

Garrett Baker stated that a new 635 student school would be more economical from a maintenance standpoint. Today the school department spend considerable funds on landscaping, snow removal, mechanical and electrical upkeep, custodial equipment, etc at three separate locations. A new school would be more efficient, and equipment could potentially be shared with the middle school if the new school were to be located next to it. Ed Cronin concurred that there would be savings with a district wide elementary school.

Joe Crimmins stated there is both pros and cons with all the options and that it is important to keep in mind that the preferred option will need to be approved by the MSBA and then by the residents of Swampscott. He understands the concern residents might have over the extra taxes.

Glenn Paster stated that he understand the abutters at each of the sites might not be in favor of a new school in their neighborhood. It is important to view this project from the educator side, and how it will be beneficial for all the elementary students to get a new school. Many of the students play on sports teams in Town and already know each other even though they attend separate schools. He met a parent that has three children that would like to keep the neighborhood schools, but did like the idea that the older sibling could be in close proximity to the younger siblings with the new school next to the middle school. The benefits of whichever preferred option starts this afternoon, and he concurred with Joe Crimmins that it is important to keep in mind what the residents be voting in favor for.

Nancy Hanlon stated that she has been in contact with many teachers and school staff and they are all in favor of a district wide school. Now the resources are spread over three separate schools, but with a new district wide school the resources can be shared and the teachers can enhance the collaboration.

Tom Younger stated that he agrees that a district wide school would make the most sense with oversight of the students, maintenance, quality issues, and education resources.

Ben Gary was asked if he feels there is a difference with regards to traffic and parking between the Stanley and Middle School site. Ben stated that the Middle School site offers more flexibility with parking, a drop off area for each of the schools, while the Stanley site is more compact when it comes to parking and drop off area, and traffic options at Forrest Avenue would need to be reviewed. Machon is on the main road, but with much more traffic.

Glenn Paster stated that with the Machon site located close to the high school there would be 635 elementary students close to the 700-800 high school students. Pam Angelakis stated that there are also many student drivers in the area. Ed Cronin stated that with the amount of ledge on the Machon site, he would be concerned with the blasting on site.

Carin Marshall stated that she would be concerned with selecting an option that only provided 275 students with a new school, while the rest of the elementary students would be in outdated facilities.

Sandra Rivers stated that she does not have any concern with having the elementary school next to the middle school. She sees this as an opportunity for cross education, and there is a separation with separate drop off location and entrances. Sandra also stated that 635 student elementary school is manageable for a principal and assistant principal. Pam Angelakis stated that the older students could become role models for the younger students, for example as math buddies. Pam also stated that the two schools could share resources, equipment and space for programs like chorus and band. Carin Marshall stated that it would be beneficial for the students to have the library program in one elementary school as it is now stretched over three separate schools.

Ed Cronin stated that another positive with choosing a new district wide school would be that the Town doesn't need to go thru the MSBA process again in order to update the other elementary schools.

Barry Greenfield stated that the SBC will need to show leadership and inform the residents as details become available in order to get the preferred option voted thru.

Motion: That the School Building Committee votes on the preferred option at today's meeting

Motion by: Edward Cronin

Seconded: Glenn Paster

Vote: All members in favor

Motion: Rank the schemes with the following point value: Best: 3 points, second best 2 points, third best 1 point. Highest points would receive the highest ranking. The motion is that the Swampscott School Building Committee ranks in their voting the following alternatives:

Motion By: Glenn Paster
Second: Joseph Crimmins

Ranking by roll call voting:

Committee Member Name	Alternative by 1 st rank (3 pts), 2 nd rank (2 pts), and 3 rd rank (1 pt)
Carin Marshall, School Committee Member:	H, G, F
Barry Greenfield, Board Selectmen	H, G, F
Edward Cronin, SPS Business Manager	H, G, F
Kenneth Ardon, Finance Committee	H, G, F
Sandra Rivers, Principal, Hadley School	H, G, F
Garrett Baker, Member, MCPPO Certified	H, G, F
Pam Angelakis, Assistant Superintendent	H, G, F
Nancy Hanlon, Teacher SPS	H, G, F
Niles Tooher, Electrical and Energy Engineer	H, F, G
Glenn Paster, Comm. & Marketing Professional	H, G, E
Joseph Crimmins, SSBC Chair	H, G, F
Thomas Younger, Town Administrator via phone	H, G, F

1st: Alternative H with 36 points
2nd: Alternative G with 23 points
3rd: Alternative F with 12 points

Motion: That the Swampscott School Building Committee selects Alternative H, as presented in the Preliminary Design Program as a new grade 1-4 school for 635 students located at the current middle school site as the Preferred Schematic.

Motion by: Glenn Paster
Second: Edward Cronin

Carin Marshall, School Committee Member:	Yes In Favor
Barry Greenfield, Board Selectmen	Yes In Favor
Edward Cronin, SPS Business Manager	Yes In Favor
Kenneth Ardon, Finance Committee	Yes In Favor
Sandra Rivers, Principal, Hadley School	Yes In Favor
Garrett Baker, Member, MCPPO Certified	Yes In Favor
Pam Angelakis, Assistant Superintendent	Yes In Favor
Nancy Hanlon, Teacher SPS	Yes In Favor
Niles Tooher, Electrical and Energy Engineer	Yes In Favor
Glenn Paster, Comm. & Marketing Professional	Yes In Favor
Joseph Crimmins, SSBC Chair	Yes In Favor
Thomas Younger, Town Administrator via phone	Yes In Favor

In Favor: All
Against: None
Abstain: None



Motion: That the minutes of meeting # 13, dated September 17, 2013 be accepted.

Motion by: Joseph Crimmins

Seconded: Carin Marshall

Vote: Unanimous

Next Meeting:

The next School Building Committee meeting will be held on Thursday, September 26, 2013 at 8:00AM in the Middle School Conference Room.