



Town of Swampscott, Hadley Elementary School

Swampscott School Building Committee Meeting #9

Date & Time: 8:00AM on August 13, 2013

Location: Swampscott Middle School

Attended

Swampscott School Building Committee (SSBC):	Joseph Crimmins, SSBC Chair (JC) Glenn Paster, Comm. & Marketing Professional (GP) Edward Cronin, SPS Business Manager (EC) Pam Angelakis, Assistant Superintendent (PA) Sandra Rivers, Principal, Hadley Elementary School (SR) Thomas Younger, Exec. Officer and Administrator (TY) Carin Marshall, School Committee Member (CM) Laurier Beaupre, Ex. Officio (LB) Garrett Baker, Member, MCPPO Certified (GB)
collaborative partners (CP):	Paul Kalous (PK) Inger Hamre-Foley (IF)
Mount Vernon Group Architects (MVG):	Frank Tedesco, AIA (FT) Ben Gary, (BG) Steve Gribbin, AIA (SG)

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

Opening Remarks

JC opened the meeting by welcoming all including Kait Taylor from the Lynn Item. Joe Crimmins and Glenn Paster will be attending tonight's School Committee to request an approval to move forward with the space summary study of 275 student and 635 student school.

Approval of Meeting Minutes and Invoices

Motion: That the minutes of meeting # 7, dated July 23, 2013 and #8, dated August 6, 2013 be accepted.

Motion by: Glenn Paster

Seconded: Sandra Rivers

Vote: Unanimous

Motion: That the MVG invoice 02013.08-0000001 in the amount of \$43,001.20; and CP invoice 13051-03 for the amount of \$10,602.50 be accepted for payment

Motion by: Joe Crimmins

Seconded: Ed Cronin

Vote: Unanimous

Preliminary Design Program and Feasibility

MVG together with their Landscape Architect presented updated options for the Stanley and Middle School sites. MVG's geo-environmental company has conducted test pits at the Stanley School site and is due to complete the ones at the Middle School site today, and will report the findings when available.

The first scenario showed the middle school site with a new school building next to the existing school. The classroom area was shown as a four-story building and then the building steps down to a two-story which includes the gymnasium and cafeteria for a total of 635 students. The highest part of the roof line of the new building will align with the roof line of the current middle school. A new play area was shown between the new and current school. A SBC raised a concern that it would be distracting for both schools with the play area in this location. BG will review relocating the play area to the lower parking area by the tennis courts and create an extended outdoor eating area outside the cafeteria instead.

The traffic flow is shown with a drop off area for each of the schools, and the start time for the schools will need to be coordinated accordingly. BG also showed how a field by Forrest Avenue could possibly fit on the site, but the scenario would limit the parking spaces. The team said that the parking spaces are needed, and by losing the field at the middle school in this scenario, there would be a net gain of fields at the Stanley School. Creating the new fields at the Stanley School would not be reimbursable thru the MSBA.

A question was raised that the construction of a new school so close to the current school could be disruptive. MVG stated that safety is number one and total separation between the two operations/buildings is a must. The noise and dust will be monitored on a daily basis; each worker will be CORI checked; deliveries will be done by a separate entrance; and construction fence will be placed around the perimeter of the site with separate gate for enter/exit. The first few months while earthwork, foundation, and steel are ongoing will be the noisiest, but when the new building is enclosed, the noise will be noticeably less. The contractor will be required by contract to plan work so that MCAS testing is not disturbed.

MVG showed the next two scenarios, which were the same as last week, with a new two-story school being built across the street from the current Stanley School, with limited parking spaces and play area for a total of 635 students. MVG will update the option to show how a four-story building would free up area for parking spaces and play areas. After the completion of the new school building, the plan is to demolish the current building and create new recreational fields.

The second scenario at the Stanley site show renovating and adding space to the current Stanley School with limited play area and parking spaces. This scenario does not allow for adding stories to the existing school due to structural limitation, and the current students at the school will be relocated to temporary facilities during the construction period. The current school is not ADA accessible and not compliant with the building code. The design only accommodates 275 students rather than the desired 635 student school.

MVG stated that it would not be feasible to renovate or build a new building at the Hadley site due to the size of the site. A new building for 275 students would not fit on the current site and would be expanding into the Town owned field.

MVG will be adjusting the scenarios as well as showing a model school at the Stanley School site.

Schedule and Public Outreach

PK reviewed the draft schedule dated August 2, 2013, and requested that public forum dates be set. SR and GP reported to the committee the following dates for the education curriculum meetings:

- Stanley September 11th
- Clark September 12th
- Hadley September 18th
- Middle School September 17th and 19th
- High School September 16th

The SSBC is scheduled to meet and vote on a preferred scheme on Tuesday, September 24th at 8:00AM. Prior to the vote on the schemes, the SSBC will be participating with the CP and MVG in three Community Public Forums dedicated to introducing the project to the public:

- September 10th at 7PM at the High School Auditorium
- September 12th at 7PM at the High School Auditorium
- September 18th at 7PM at the High School Room B129



The preliminary design program that will show all of the schemes and program will be presented to the SSBC on August 27. This program will require a SSBC vote for submission to the MSBA.

The new website is scheduled to get launched at the Faculty Convocation on August 26, 2013 at 8:30AM. The SSBC will have about 7 minutes to present the project and website at this meeting. MVG and CP will have graphics ready for the Community Public Forums, as well as preliminary cost estimates including the reimbursement rates from the MSBA for the various schemes.

Motion to create a Sub-Committee for Public Relations/Outreach

Motion: Joe Crimmins

Second: Glenn Paster

Vote: Unanimous

The sub-committee members are JC, GP and CM and they will meet to discuss how to inform the residents of the upcoming events, including a possible bulk mailing via e-mail. GP will review setting up a separate email account. PK noted that later in the project a "Friends of Swampscott Elementary School Building" group could be created to promote the project, as this by law must be separate from the SSBC.

CP will be meeting with Kevin Kaczynski, MIS Director today to discuss adding a link to the new project website under the Town's website heading "Swampscott Schools", and to see what limitation if any the website might have.

Next Meeting:

The next School Building Committee meeting will be held on Tuesday, August 20, 2013 at 8:00AM.

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