

Wareham ES Building Committee Meeting Minutes

PROJECT: Wareham Elementary School(s)
LOCATION: Multi-Service Center, Room 228

MEETING DATE: March 5, 2018

ATTENDEES: (*Absent Members Listed in Italics*)

<u>Bldg. Committee:</u>	<input type="checkbox"/> Jamie Andrews (JA)	<input type="checkbox"/> Judy Caporiccio (JC)	<input type="checkbox"/> Jackie DeGrace (JD)	<input type="checkbox"/> Michael Fitzgerald (MF)
	<input type="checkbox"/> Jane Gleason (JG)	<input type="checkbox"/> David Heard (DH)	<input type="checkbox"/> Michael Houdlette (MH)	<input type="checkbox"/> Michael MacMillan (MMM)
	<input type="checkbox"/> Nadia Melim (NM)	<input type="checkbox"/> Dave Menard (DM)	<input type="checkbox"/> Michelle Montrond (MM)	<input type="checkbox"/> Bernard Pigeon (BP)
	<input type="checkbox"/> Rebekah Pratt (RP)	<input type="checkbox"/> David Riquinha (DR)	<input type="checkbox"/> Joan Seamans (JS)	<input type="checkbox"/> Kim Shaver-Hood (KSH)
	<input type="checkbox"/> Derek Sullivan (DS)	<input type="checkbox"/> Geoff Swett (GS)	<input type="checkbox"/> Rhonda Veugen (RV)	<input type="checkbox"/> Jamie Wiksten (JWi)
	<input type="checkbox"/> Steve Wirtes (SW)			
<u>PMA (OPM):</u>	<input type="checkbox"/> Chad Crittenden (CCr)	<input type="checkbox"/> Tony Oliva (TO)	<input type="checkbox"/> Chris Carroll (CC)	<input type="checkbox"/> Mark Adrean (MA)
<u>MVGA (Designer):</u>	<input type="checkbox"/> Al Cuevas (AC)	<input type="checkbox"/> Luis Ascensao (LA)	<input type="checkbox"/> Dennis Daly (DD)	<input type="checkbox"/> Susan Taylor (ST)
	<input type="checkbox"/> Frank Tedesco (FT)	<input type="checkbox"/> Ben Gary (BG)		
<u>Others:</u>	<input type="checkbox"/> Joyce Bacchiocchi (JB)	<input type="checkbox"/> Dean Decas (DD/WP)	<input type="checkbox"/> Andrea Schwamb (AS)	<input type="checkbox"/> Patrick Tropeano, BOS (PT)

Meeting called to order by Chair Michael MacMillon at 5:33 PM. There was not a quorum present.

Item	Responsible	Due	Notes
03/05:2	RECORD		<u>Approval of Minutes:</u> Approval of the February 23 SBC Meeting minutes will be taken up at the March 26 meeting.
03/05:3	AS/WPS DD/MVG RECORD RECORD CCr/PMA MMM/WP S	3/9 3/9 3/9	<u>MSBA PDP Review Update:</u> CCr updated the SBC on the Feasibility Study progress. The MSBA delivered review comments on the PDP submission on 3/1, for which responses are due 3/15. PMA has assigned the responsibility of drafting responses by task and distributed to the various parties. Draft responses are due to PMA on 3/9. CCr stated that there had been no response to the PNF from Mass Historic Commission, filed 2/9. Their response is due no later than 3/12. It is likely that a revised PNF will need to be filed, showing the new school on the existing footprint at the Minot Ave. site, given the recent information of the archeological sensitivity of the site. CCr reported that the meeting took place with representatives from the various Town Departments took place, and was well attended. The meeting was productive, and CCr will distribute notes of the discussions. One topic discussed was that of the perceived need to provide a connection to the abutters road for use by emergency vehicles. There will be more meetings with this group as the plans for the project develop. PMA has pursued quotes for Archeological Phase 1 Survey services, and is still awaiting one quote before presenting to the SBC for approval. These services were requested by Wareham Historical Commission. SBC to seek to make a presentation to the Board of Selectmen to gain their support of selection of the Preferred Option. MMM to reach out to get on 3/27 Selectmen's meeting agenda.
03/05:4	RECORD MVG	 3/15	<u>Existing Conditions Evaluation Update:</u> LA/MVG updated the SBC on recent efforts in furthering the study of existing conditions at the MFES site: HazMat surveys were continued today, and slated to conclude Thursday 3/8. Geotechnical soil borings will take place mid-March. SBC comments included that the noises from the drill rig can be disruptive, and requested MVG seek to minimize the potential disruption, if possible. MVG agreed to look into this. Geo-environmental sampling would take place in the coming days, in support of the results being ready by the end of the month. A traffic survey has already taken place, and MVG apologized for their sub-consultant's lack of advanced notice about their presence. All efforts will conclude with reports ready for inclusion in the Preferred Solution Report (PSR), which will be compiled on or about April 24.

03/05:5	RECORD		<p><u>Preferred Schematic – Final Evaluation of Alternatives:</u></p> <p>Per request of the MSBA, the PSR will include evaluation of Base Repair and Add/Reno options at the Minot Ave. site.</p> <p>MVG presented a list of deficiencies at the Minot and Decas buildings for the SBC, and discussed the MA Building Code’s cost triggers, which would mandate certain improvements, once the cost of the work exceeded a certain percentage of the building’s assessed value. CCR indicated that the building’s capacity does not enable meeting the current Educational Program, and as such, the MSBA would not participate in the funding of a Base Repair scenario.</p> <p>Without the MSBA’s participation, this option then becomes costlier than either the add/reno or new building options. MMM observed that use of the term “code deficiency” makes it difficult for the lay person to understand the nature of work. It would be better to speak of this work in the terms of addressing “safety issues”, “energy conservation measures”, and “enabling accessibility” when informing the public.</p> <p>MVG also presented conceptual plans of an Add/Reno approach to the MFES. While meeting the Educational Program, the product has several limitations, including that it resulted in 5 different levels (this would add to the expense of access, elevators, and stairs), would feature less break-out teaching areas, and would be less insulated than a new structure (costing more to operate). The plan would be less efficient than the “new” option, as it would be constrained by the existing structure. Also, the site would require several retaining walls in order to deal with the site topography. PMA stated that they would need to run a new cost estimate for this scenario, given the recent news that an Add/Reno could take place without a phased approach.</p> <p>It was also discussed that a 3-story design would have less impact on the site, and would cost less. PMA/MVA to prepare an estimate of the potential savings. Some reservations were expressed about 3-story designs, but SBC members who had toured the Hannigan School spoke to the successful design.</p>
03/05:6	RECORD		<p><u>Outreach / Communications Subcommittee:</u></p> <p>Outreach/Communication Subcommittee has organized an initial date to meet: Wednesday 3/7 at 5:30, weather permitting.</p>
03/05:7			<p><u>Schedule and Next Steps:</u></p> <p>A tour of the New Bedford Hannigan Elementary School took place; the SBC thanked Nadia Melim for orchestrating this, and indicated it was very beneficial.</p> <p>MVG offered the prospect of additional tours, as follows:</p> <ul style="list-style-type: none"> • Viveiros Elementary School in Fall River, a 3-story, 676 student MVG product • Athol Elementary School, a 2-story, 602-student MVG product. • Duxbury Middle/High School, a 3-story, 1,053-student MVG product • PMA offered to arrange a tour of Carver’s Elementary School, a 784-student HMFH product. <p>The SBC agreed to tour Carver on 3/29 at 5PM, and Duxbury and Fall River at a time TBD.</p>
03/05:8	RECORD		<p><u>Next Meeting:</u></p> <p>Next SBC meeting will be held March 26 at 5:30PM.</p> <p>Board of Selectmen Presentation tentatively March 27</p>
03/05:9	RECORD		<p><u>Adjournment:</u></p> <p>Meeting was adjourned.</p>

The author of these minutes assumes, to the best of his or her knowledge, that the above content of these Meeting Minutes depict all that transpired during this Project meeting. All attendees are required to address by memo or via e-mail, any omissions, errors or inconsistencies in the reporting of these Meeting Minutes, to the writer, within two (2) business days of receipt of these Meeting Minutes.

Minutes prepared by PMA on behalf of Michael MacMillan

Signed: _____

Date: 03/14/18