

MINUTES
Green Meadow Building Committee
Monday, May 9, 2022, 5:00 pm
Remote Meeting

Pursuant to Gov. Baker's Executive Order dated March 12, 2020, suspending certain provisions of the Open Meeting Law, G.L. c. 30A sec. 20, the School Committee has modified meeting procedures to ensure the safety of all participants. The public will not be allowed to physically access this School Committee meeting; video and audio will be turned off for the public. This meeting will be held via a virtual meeting (internet) using Zoom Technology.

Meeting Called to Order via Roll Call at 5:02 pm

Brian Haas - Present
Greg Johnson - Absent
Jennifer Gaudet - Present
Jerry Culbert - Present
Justin DeMarco - Present
Justine St John - Present
Mary Brannelly - Present
Matthew Johann - Present
Nicholas Kane - Present
Robert Rouleau - Absent
Anthony Midey - Absent
Wayne White - Present
Mark Anderson - Present
Chris DiSilva - Present

Charles Gobron (NV) - Present
Katie Moore (NV) - Absent
Robert Savoie (NV) - Absent

Others present: Phil Palumbo, Colliers International; Mat Sturz, Colliers International; Chris LeBlanc, MVG; Dennis Daly MVG; Colleen Andrade, Admin Asst to the Superintendent

Colliers Schedule Update

Currently working on looking at the 7 alternatives designs, working to determine which of those would be the optimal way to meet the goals of the project. The Preferred Schematic Report (PSR) submission date is 6/27, followed by the MSBA review period and a vote by the Committee for the final plan.

Then the project moves into module 5 where plans for funding the project would begin.

Upcoming timeline:

5/9/22 Building Committee meeting
Review and discuss alternatives, review scorecard.
Discuss PSR submission timeline

Narrow alternatives down according (2-3)

- 5/16/22 Building Committee meeting
Present updated alternatives
Final discussion on remaining alternatives
- 5/17/22 Community Forum - present updated remaining alternatives
- 5/23/22 Building Committee meeting - vote for preferred alternative
- 6/13/22 Upload PSR documents for School Building Committee review
- 6/21/22 Building Committee meeting - vote to approve psr submission to MSBA
- 6/27/22 Submit PSR to MSBA

School committee members will receive an update about the process at an upcoming meeting.

Community Outreach Update

The first Community Forum went well. Maximum participation was around 61 people.

Also provided a short presentation to the Select Board last week.

Planning another community presentation for 5/17/22.

Will continue to post on the project website and Facebook Page.

Discussed further ways to get information to the public, including information about the Facebook page in Town communications to promote to Town residents.

A flyer will be created to distribute during the Town Meeting on 5/16/22.

Design Alternatives Review

Chris LeBlanc reviewed the pros and cons from each of the 7 alternatives.

Alternative 1 – Code Upgrades / Repairs

Pros

- Known layout/wayfinding
- Minimal disruption of education delivery.

Cons

- Does not address overcrowding.
- Does not address the education plan requirements.
- Does not provide separate parent / bus drop-off.
- Does not address energy efficiency / sustainability issues.
- Does not address visioning goals.

Mr. Haas noted this was the design they were least excited about.

Alternative 2 – Addition/Renovation

Pros

- Addresses overcrowding.
- Addresses the educational plan requirements.
- Incorporates most of the visioning goals.
- Provides improved site circulation and maintains play areas.

Alternative 3 – Addition/Renovation

Pros

- Addresses overcrowding.
- Addresses the educational plan requirements.
- Incorporates most of the visioning goals.
- Provides improved site circulation and maintains play areas.

Alternative 4 – New Construction

Pros

- Addresses overcrowding.
- Addresses the educational plan requirements.
- Incorporates all of the visioning goals. Provides appropriate site circulation and play areas.
- Ease of wayfinding.
- Does not affect education delivery.

Mr. Kane asked about reducing the amount of driveway and integrating it more with Tiger Drive. Mr. LeBlanc noted that a traffic study would be a part of the process and would look at all options.

Alternative 5 – New Construction

Pros

- Addresses overcrowding.
- Addresses the educational plan requirements.
- Incorporates all of the visioning goals.
- Provides appropriate site circulation and play areas.
- Does not affect education delivery.

Mr. Haas noted that one concern with this design was the distance that PreK and Kindergarten students would need to travel to get to the gym or cafe.

Cons

- Multi-phased construction
- Swing space would be required
- Does not address all of the visioning goals.
- Interior ramps required for floor changes.
- Site slope constraints.
- Site disruption during construction

Cons

- Multi-phased construction
- Swing space would be required
- Does not address all of the visioning goals.
- Interior ramps required for floor changes.
- Site slope constraints.
- Site disruption during construction

Cons

- Community space at end of building.
- Difficult to add-on in future.
- Site disruption during construction

Cons

- Two-Phased construction
- Community space at end of building.
- Single loaded corridors.
- Wayfinding difficulties.
- Spread-out plan.
- Site disruption during construction

Alternative 6 – New Construction

Pros

- Addresses overcrowding.
- Addresses the educational plan requirements.
- Incorporates all of the visioning goals.
- More compact plan.
- Easy wayfinding.
- Central community core.
- Provides appropriate site circulation and play areas.
- Ease of adding on in future.
- Does not affect education delivery.

Cons

- Site disruption during construction

This was a much more compact plan, less square footage.

Alternative 7 – New Construction

Pros

- Addresses overcrowding.
- Addresses the educational plan requirements.
- Incorporates all of the visioning goals.
- Most compact plan.
- Easy wayfinding.
- Central community core.
- Provides appropriate site circulation and play area.
- Ease of adding on in future.
- Does not affect education delivery.

Cons

- Site disruption during construction

This was also a more compact plan with the possibility of future expansion.

Mr. Haas noted that alternatives 1, 2 and 3 would require module classrooms which were costly and not reimbursable. Alternatives 6 and 7 had the core of the building at the main entrance which was nice, and easily considered as community buildings where the classroom wings could be blocked off. Having a central hub was easier for the younger students to transition to those spaces.

Ms. Brannelly liked the flexibility of alternative #6. She felt that having a removable wall between the cafe and gym was a nice feature to have.

Committee members had the option to vote to narrow the selection of designs, but could wait to vote at the next meeting where a vote would be required.

Mr. Culbert suggested conducting a straw poll of members.

Mr. Leblanc and Mr. Palumbo explained that the MSBA would see the whole process and what was considered.

Mr. Culbert asked each member to name which alternatives they liked the best

	1	2	3	4	5	6	7
Justin DeMarco			X	X			
Mary Brannelly				X		X	X
Brian Haas						X	X
Wayne White						X	X
Jerry Culbert						X	X
Mark Anderson						X	X
Matthew Johan						X	X
Justine St. John			X	X		X	
Nick Kane		X					X
Chris Di Silva				X			X
Jennifer Gaudet						X	X
Charles Gobron				X		X	X
Ken Neuhauser		X	X				X

No one had any interest in alternatives 1 and 5, they will be removed from the list of proposed alternatives.

Mr. Palumbo discussed 3 proposals for Additional Services which would not qualify for reimbursement. Site survey \$55,000, Traffic study \$35,200, and Phase 2 Environmental Assessment for \$5,610. The total would be \$95,810.

Ms. St. John made a motion to approve the site site survey, phase 2 environmental assessment, and traffic study proposals.

Mr. Haas 2nd the motion

Roll Call Vote

- Brian Haas - Yae
- Jennifer Gaudet - Yae
- Jerry Culbert - Yae
- Justin DeMarco - Yae
- Justine St John - Yae
- Mary Brannelly - Yae

Matthew Johann - Yae
Nicholas Kane - Yae
Wayne White - Yae
Mark Anderson - Yae
Chris DiSilva - Yae

Motion passed 11-0

Before the next meeting, Committee members need to fill out the design criteria sheets and send them back to Chris LeBlanc. The next meeting will be 5/16/22.at 4pm.

Approval of Minutes - Minutes will be tabled until the next meeting

Phil suggested having a formal vote before the June submission about the change in Building Committee members so an updated list of Committee members can be submitted to MSBA.

Mr. Kane made a motion to adjourn
Ms. St. John 2nd motion

Roll Call Vote

Brian Haas - Yae
Jennifer Gaudet - Yae
Jerry Culbert - Yae
Justin DeMarco - Yae
Justine St John - Yae
Mary Brannelly - Yae
Matthew Johann - Yae
Nicholas Kane - Yae
Wayne White - Yae
Mark Anderson - Yae
Chris DiSilva - Yae

Motion passed 11-0

Meeting adjourned at 6:38 pm

Respectfully Submitted
Colleen Andrade
Administrative Assistant to the Superintendent of Schools
Approved 5/16/2022