



## **The Chair called the meeting to order at 4:00PM**

### **Present:**

Chairman Steven Stone, Phil Thibault, Andy Graham, Linda Trouville, Rob Sheppard, Kate Hodges, Rebecca Duda, Stefanie Fields, Josh Taylor, Katharine Foster

Mount Vernon Group: Al Cuevas, Bill Peters, Susan Taylor

Crowley Engineering/HVAC: Marty Vicky

LiRo-Hill: Paul Kalous, John Abbott

Absent: Barbara O'Connor, Renee Young, Dennis Piendak, Nicholas Botelho, Paul Kalous

### **Minutes**

Mr. Stone asked if they could table the review and approval of the minutes wanting to review them more closely due to the context and depth of the conversation at this meeting. Without objection Mr. Stone tabled the minutes.

### **Schematic Design Progress Estimates**

Mr. Kalous began by explaining the Design Team has forwarded the packet to the Cost Estimators on Friday and they are following up with some drawings, diagrams and information to the cost estimators and wanted to have the updates to the plans. Mr. Kalous stated they are showing the modifications to the plans so the Committee can digest each plan a little at a time. Mr. Cuevas continued that the OPM and MVG will be reconciling the plans over the next couple of weeks with the estimators. When you do an estimate you have the plans, the mechanicals and the site plan so we're giving them complete package today. The estimators will work on that any questions that come up MVG will clarify with both estimators so both will have the same information. Once the process is complete they'll sit down with the estimators for the rough number and will go through every single line item. Once they've done that and they've reconciled the numbers and plans they'll present that to the committee for both the site and the building. Mr. Kalous asked Mr. Cuevas at the next meeting August 6<sup>th</sup> they'll have some beautiful pictures of the building. Mr. Cuevas stated they'll have some drawings on the 6<sup>th</sup> and aerial visuals, and elevations. Superintendent Stone stated they are eager to get that to get it up on the website but we'll talk about that in a minute.

Mr. Thibault asked if there was any objection giving the package (electronically) that was sent to the estimators because he would like to see that too. Mr. Cuevas stated absolutely. The next discussion was on the floor plans and Susan Taylor began the presentation. Ms. Taylor talked about the first floor plans not any changes to this plan. Parent and student drop-off connected by a common lobby, cafeteria for grades 1-5 and a smaller cafeteria. On the second floor there have been some refinement to the plan.

Making spaces a little more regular rectangular versus a five sided room things like that. We straightened out the front entry and administration and on the right side of the building we included a Special Ed self container there was a sixth one there that wasn't on the previous plan and made some refinement. Mr. Cuevas interjected that they are making refinements to make things as efficient as possible. They are stacking systems so that it will be more cost effective. Not just educationally but systems as well to make things more efficient and cost effective.

Ms. Taylor continued on the next floor plan on the left hand side they made changes to the media center, and straightened out some of the walls. On the right side they did some reorganization of the space and we moved the auxiliary gym out and moved it closer to the academic wing. Ms. Duda asked a question on the auxiliary gym. The reddish burgundy color on the floor plan there are bathrooms and health office. Ms. Duda asked if there are any administration on the third floor. Ms. Taylor stated yes they have them dispersed on each floor, they are named health office, office counseling, academic coaches, and then there is a workroom. On the floor below there is another counseling office but there is the main administration space which has a number of offices within and the main medical suite.

Superintendent Stone stated this has been the result of extensive conversation of spreading out administration, they've talked with Easton and Wareham and they suggested keeping it together. However, they identified spaces on the south side of the school to use as secondary administration areas. Mr. Cuevas added that even though we call it an office today, five years from now it could be used as something else. Ms. Duda asked Superintendent Stone how many nurses he would need in this size building. Mr. Stone responded two. Ms. Taylor stated moving onto the fourth floor a little more refinement was done at the front of the building spaces such as moving the art from left side to right side of the building. When talking with the Engineers it was determined that they need that space for some mechanical equipment for the gym. They have left things the same. There is an academic coach and a guidance office. Ms. Duda asked if any rooftop gardens have been talked about. Superintendent Stone stated they have had conversations on that. Mr. Cuevas answered It is a possibility it is an expense and would need to be estimated. Superintendent Stone stated that a garden is a little problematic because the growing season doesn't match up with the school year. They could partner with the Garden Club. Ms. Duda stated It can be done they have done it in Lowell even if it's on the ground. Mr. Cuevas talked about needing sun and looking at the plan where it may be able to happen. It could be a raised bed. Superintendent Stone stated they do terraponic growing in the school currently. As a farming community they are trying to enhance where they can.

Mr. Sheppard asked about the art room on the third floor and the windows are to the north? Mr. Cuevas stated yes. On the second floor the art room the windows are on the eastside. Ms. Duda asked if both art rooms get kilns? Mr. Cuevas stated only one, which is typical.

They talked about the exterior bus ramp and the loop on the property and the ability for buses and cars to pass. Conversations on this route is that the lane will be wider. Superintendent Stone also had a conversation with the Fire Chief and they talked about the ladder truck. The Chief will get the weight of the newest truck to the Superintendent so that the culvert can support the truck. Also because of the one main entrance over in that area, minimizing things like trees to minimize things that can fall so they don't impeded people getting in and out. Mr. Cuevas said a sidebar to that is we did have a meeting with security with Police and Fire and talked a lot about the site. This site will be fully lit from a security standpoint with lights and camera systems throughout. In terms of the ability to surveil the site, it will be very well controlled and managed off sight. If there is an issue inside the building the systems will turn on and start monitoring the site. They are pretty sophisticated systems nowadays how we control, separate and manage. That helps to make sure we have a secure site. Superintendent Stone stated when he has

his next conversation with the Police we will talk about hardening the building to give more time in case there is any type of emergency.

Ms. Hodges asked what happens if the Police or Fire have issues with the plans. Superintendent Stone stated that to date the Police and Fire have not brought up any issues on these preliminary plans to date. Ms. Hodges stated they just found out that the latter part of this is not going to happen or contemplated in the initial design. Mr. Cuevas clarified this is the initial design when we talked about this they did say that it would be advantageous to have a second egress out. MVG stated they would investigate that and we'll see how we can achieve that. The initial design has always been this and they didn't say there were any issues. Ms. Hodges stated that she was not invited to those conversations but I'll tell you our conversations do not reflect that. I'm just asking the question because I'm going to be asked do we have a different conversation? Mr. Sheppard asked Superintendent Stone if we can have a follow up conversation with the Police and Fire internally with the Town Manager. Superintendent Stone stated he's happy to do that. Ms. Hodges stated she had conversations with them and they had not heard of that. The Police Chief is on vacation next week and we'll follow up after that. Mr. Sheppard stated that's fine we just found out last week we didn't have access.

Mr. Taylor had a couple of questions and asked if there was a bonafide fire lane, he sees the bus and drop off area but if there is an issue during parent drop off how do they get the ladder truck down there? Mr. Cuevas stated it's a good point and they did discuss it and they are going to make it large enough to address those issues. The parking lot in the middle is that a concrete wall going down, Mr. Cuevas stated it looked like because that's lower there would be a drop off. Mr. Taylor stated that Dracut has a no build within the fifty-foot on conservation area and you are within twenty-five feet all over the place. Mr. Sheppard stated there is an exemption and they would need to submit for one. They had talked about that. Mr. Cuevas stated when they had their initial conversation with ConCom they said they would review that at the appropriate time.

Mr. Martin asked about the driveway. Is it two lanes and barrier then two more lanes? Mr. Cuevas stated that he didn't have his civil engineer there but tried to explain the width. Mr. Martin stated he had driven a fire truck for about twenty-two years so he understands how that works. He asked what happens in an emergency? Would there be someone out there directing the vehicles. He would like to see some type of drawing on that. Mr. Cuevas stated he could get the civil engineer to do a drawing. They also talked about snow and if there were an emergency with all that going on etc. He just thinks forty-five feet might not be wide enough. Mr. Taylor asked if there was a plan for snow storage. That would have to stay away from the buffer areas also. They did talk about that with ConCom and that will be noted on the plan. Mr. Sheppard noted to Mr. Martin's comment that it looks as though there are three eleven foot lanes roughly twelve feet left five and a half foot sidewalks you only have a one foot for shoulders there probably going to increase that by a couple feet.

Mr. Taylor asked about storage for the Building Maintenance and if you have a golf cart or side by side where that would be stored. Mr. Cuevas stated that would be in the FF&E portion of the project and those items would need to be discussed. It couldn't be stored in the building if it is gas but they'll look at it. It's a large site for your staff to walk from Methuen Street out to the buildings.

## **Technology and FF&E**

Mr. Kalous stated at the next meeting August 6<sup>th</sup> and the one after that once we have the estimates you want to have a conversation about an important part of the budget being the technology and the furniture and equipment for the building. These are separate line items that are on the budget from the

MSBA and MVGs consultants will have some guidance as far as what should be budgeted for that. It's usually an allowance in the budget for the design and purchase, which occurs later on after construction and so forth. We have to make sure we have the right number for that. MSBA has a limit for that item \$1200 a student for technology and \$1200 for furniture and equipment per student. It's about \$2 million. As far as technology is concerned, we recommend and MVG does the same, to have as much of the technology work built into the contractor's scope in the construction contract. The interactive white boards, in the construction contract to make that \$1200 per student technology go as far as it can. We'll want to discuss that at the August 6<sup>th</sup> meeting. Superintendent Stone stated he'll want to have that technology conversation very deeply with his IT staff. Technology changes get outdated so quickly. They don't have interactive white boards anymore they have interactive projectors which is a whole different ballgame. Mr. Cuevas stated MSBA every so often increases the dollar reimbursement for the construction costs and they haven't increased it for the FF&E. That FF&E number has been there for quite some time. So we try to put on the technology side things like sound enhancements, projection screens, in there. The problem with that if we put something in the drawings in two years it will be outdated. It's a double edged sword sometimes it helps sometimes it hurts you to maximize the reimbursable. What we are going to do is come up with a number for FF&E and project it forward and that's going to give us a number. We'll need to have a conversation on what is needed, how to store it and then the district decides what they need. Superintendent Stone talked about the interactive boards they just purchased and they are \$1800 to \$2000 a piece. It adds up quickly. Mr. Cuevas stated they try to include things attached to the building to maximize the budget, boards, switches, sound enhancements.

## **Community Outreach**

Mr. Kalous mentioned a lot was hinged on the Lot 64 question so now that we have moved from that the design team will have images of the what the building will look like which will be important and we have an outreach plan that we want to share. We will be scheduling community events to talk about what the project is all about. There is a lot of information we are on the cusp of obtaining. We suggest that probably around the time we have all the information together we can start rolling this out to the community. Superintendent Stone stated on Friday we discuss these items and he is going to resurrect his TV show where he brings in the Architect and talks about the project and do presentations to replay on DATV. They will talk with the Town to make it easy for folks to see it if they go to the Town's website to link to the School's information.

Mr. Kalous talked about the committee not being able to tell folks to go vote for the project but a separate group of people to promote this project would be good.

Superintendent Stone stated there would be more information coming out of my office after Friday. They will be getting an action plan together.

## **Public Comment**

No public comment.

Mr. Thibault asked about ATRP force protection hardening the building but I don't think we had any information on that. Mr. Cuevas stated yes there is information on it they did a presentation to Fire the Police Department wasn't there. They do have a presentation they can present. It's basically the first step and can be refined with time. They can share that at the next meeting.

## **Upcoming Schedule and Milestones**

The Schedule is the same as presented in last meetings.

The MSBA vote 29<sup>th</sup> of October, 10<sup>th</sup> of November vote at Town Meeting then onto a ballot vote – those most important decisions will already be set so there won't be meeting things to discuss. Most importantly is getting the need for this project communicated to the Community and what the project is going to cost.

Mr. Sheppard asked the Town Manager if a second project came up and they could get another lot at the back of the school property what would that look like to get approved. Ms. Hodges talked about the Town's deficit and there not being CPA funding for open space due to the last piece of property they purchased so she stated she did not see that happening. The Town had not had a Capital Plan for the last two years. They used ARPA funds for the ladder truck for the Fire Department. She was not sure that the Capital Planning Committee would move this project forward ahead of other projects if they could. Ms. Hodges stated they do not have an allocation of resources but the Capital Plan Committee could opine on where it would lie on the capital plan list of projects. Mr. Thibault stated that he didn't believe CPC monies could be used for this purpose. Mr. Taylor added the Town is still waiting for the list from Town Counsel on the deed issue.

## **Adjournment**

Mr. Thibault made a motion to adjourn. Ms. Duda seconded the motion. The motion carried unanimously.