

**Town of Swampscott
School Building Committee
Hadley Elementary School Project
Tuesday, January 5, 2021
6:30 p.m. – 7:37 p.m.
Meeting Held via Zoom**

M I N U T E S

Committee Members Present: Suzanne Wright, Martha Sybert, Pamela Angelakis, Max Kasper, Martha Raymond, Michael McClung, A.Randall Hughes, Lytania Mackey Knowles, Scott Burke, Kathleen Huntley, Matt Kirschner, Christina Collela, Jose Alvarado, Robert Bell, Tim Cooper, Catie Porter-Roberts, Eric Stewart

Committee Members Absent: Sean Fitzgerald, Ilana Bebchick, Kevin Breen, David Zucker,

Others Present: Paul Kalous (OPM, Hill International), Vivian Varbedian (OPM, Hill International), David Harris (Architect, Lavallee Brensinger Architects), Leigh Sherwood (Architect, Lavallee Brensinger Architects), Neal Duffy

Call to Order: Suzanne Wright made a motion to call the meeting in order, seconded by Catie Porter Roberts. The meeting was called to order at 6:34 p.m.

1. Minutes from prior meeting:

A motion was made by Pamela Angelakis to approve the previous meeting minutes from October 27, 2020. Eric Stewart seconded the motion.

2. Schedule Update

Recent Activity

David Harris gave an update on recent activity including; community engagement, MSBA process, sustainable design (SD), and existing conditions. Community engagement included a community meeting (10/20/2020). The MSBA process included; preferred schematic report submittal (11/06/2020), facilities assessment subcommittee meeting (12/02/2020), a board of directors meeting (12/16/2020), PSR review comments response (12/21/2020). The sustainable design included a sustainability subcommittee meeting regarding the Path-1 incentive program (12/09/2020). Existing conditions included; Phase-1 ESA for Stanley site, lining up SD investigations for Stanley site-survey and lining up SD investigations for geotechnical investigations.

Two-Week Look-Ahead

David Harris gave a two-week look-ahead on items including; SBC Meeting, community engagement, building and site design, and sustainable design. The next SBC meeting is on January 19, 2021 (01/19/2021). Community engagement involves setup and schedule community workshops. building and site design include; schedule a site survey for Stanley, UU church, select neighborhood areas, schedule geotechnical investigations, and develop a proposed access drive at UU church. Sustainable design includes scheduling an integrated design meeting.

Three-month overview

David Harris gave a three-month overview. January includes; Stanley site-survey, Geotech, faculty meetings (3 schools combined), review proposed access drive with UU church community, review project with Swampscott planning, fire, and police. A community update meeting is scheduled for January 26 (01/26/2021). February includes; community workshops (first week of February), an SBC Meeting on February 2 (02/02/2021), and February 16 (02/16/2021). A community update meeting to on February 23 (02/23/2021). SD drawings, specifications, and narratives to cost estimators will also be included in February. March includes; an SBC meeting on March 2 (03/02/2021), an SBC meeting on March 16 (03/16/2021), review and reconcile cost estimates, community update meeting on March 23 (03/23/2021). An SBC meeting on March 30 (03/30/2021) to review topics including; total project budget, SD submittal approval, finalize DESE, and SD submittal. April includes; DESE and SD Submittal to MSBA on April 7 (04/07/2021), MSBA project scope and budget conference, MSBA schematic design review comments, and response.

3. SBC Required Actions

Town approvals / funding

L. Sherwood indicated need the SBC's help finalizing the town approvals and funding. Town approvals/funding include site surveys at Stanley, UU Church, and select neighborhood areas. Sherwood indicated the sooner the better for geotechnical investigations. Sherwood indicated it is a good investment. V. Varbedian indicated the more upfront information leaves less margin for error down the line.

Community Outreach

Community outreach includes selecting an outreach liaison from the SBC, identifying community members, creating groups, and chairing weekly meetings. The liaison would identify community members and create groups. The created groups would include; traffic and student safety (UU Church, Forest Avenue, Whitman/Orchard), neighborhood outreach (ledge, construction, resource protection), landscape design, play areas and buffers, building design, and community spaces. Schedule and hold working meetings in early February 2021. It was indicated only people who have productive feedback to give should attend. Kathleen Huntley and Scott Burke volunteer to be head-liaisons.

S. Wright indicated the need to directly reach neighborhood communities while keeping the entire community as a whole in mind.

V. Varbedian indicated providing packets of information at community outreach events. Martha Raymond volunteers for the landscape design group. M. Raymond indicated she would reach out to different families. M. Raymond indicated she would reach out to families with children who have special needs. It was indicated the conservatory committee might overlap with this group.

S. Burke volunteered to be the neighbor-abutters-liaison while also holding his position as head-liaison.

It was indicated Kevin Breen should attend the neighborhood outreach regarding ledge and blasting.

It was indicated someone should contact Doreen from the UU Church.

Utility Incentive Program Update

David Harris reviewed incentives for the Mass Save Path-1 program including; design and post-occupancy incentives, EUI of 25 or better, zero net energy, or ZNE-ready which provides a ZNE specialist.

D. Harris indicated a one-year post-occupancy monitoring period that can revert to Accelerated Performance Program (Path-2) incentives if the EUI target is not achieved.

Max Kasper indicated his support for this program.

A motion was made by Robert Bell to approve the utility incentive program seconded by Michael McClung.

A unanimous decision to approve the utility incentive program.

4. MSBA FAS Meeting

Educational Excellence

L. Sherwood indicated the MSBA is very thorough and involved in making sure every town has a vision and the architect is in support of that vision. P. Angelakis indicated having a positive experience with the MSBA in her recent interaction with them.

A recap of the Educational Visions' top priorities; align grades district-wide, improve student placement / SPED, create small learning neighborhoods, reduce class sizes in primary grades, improve scheduling and resource efficiency, and support faculty collaboration.

Community Outreach and Feedback

Community Engagement during the Feasibility Study period consisted of; 22 school building committee meetings, 12 community meetings, joint meeting with town boards, joint meeting with the select board and financial committees, meeting connectivity through social media (Facebook live, YouTube) public survey (mailer and on-line) on preliminary alternatives, project website for presentation materials and meeting minutes.

Proposed Site Plan

A recap of the latest site plan that was submitted to the MSBA was discussed. L. Sherwood indicated the MSBA was more concerned about the specifics rather than the site selection. Sherwood indicated the MSBA was interested in topics including; entry views, least imposing, neighbor distance, buffers, most efficient footprint, maximum open/play space, on-site queuing, traffic, community use, access, solar orientation, PV's, geothermal system, rain garden/native plants, protect natural resources.

Plan Organization – First Floor

L. Sherwood indicated the MSBA was interested in the floor plan organization of the first floor. They liked daylight, small neighborhoods (grouping), and special education extensively.

Exterior Relationships and Connections

An aerial 3D rendering of the proposed building shows the “stepping” in levels, different wings, daylighting, orientation, building footprint. L. Sherwood indicated this will be developed over time for unique and specific situations.

S. Wright indicated receiving a message from a realtor inquiring about the adjacent property, 49 Forest Ave. Extension. An increase in land means increased on-site queuing, play areas, and parking. V. Varbedian indicated the added lot becomes an expenditure not reimbursable by the MSBA. Eric Stewart indicated that this potential acquired land should stay green space and not increased blacktop.

Adjournment

A motion was made to adjourn by Eric Stewart and seconded by Robert Bell. The meeting was adjourned at 7:37 pm.