

Triboard Meeting
Board of Selectmen, Finance Committee, School Committee
Minutes of October 11, 2010

I. Call to Order/Roll Call

Chairman Vispoli called the Triboard Meeting to order at 7:08 P.M. in the Meeting Room at Memorial Hall Library. Present from the Board of Selectmen: Chairman Vispoli-Y, Selectman Teichert-Y, Selectman Major-Y, and Selectman Hess. Selectman Lyman arrived at 7:30 P.M.

The School Committee moved from Executive Session to Open Session at 7:09 P.M. In attendance: Chairman Forgue, David Birnbach, Richard Collins, and Annie Gilbert.

Finance Committee: Chair Joanne Marden, and members Paul Fortier, Richard T. Howe, Peggy Kruse, Cindy Milne, Mary O'Donoghue, Stephen Stapinski, and Jon Stumpf.

Others in attendance: Town Manager Buzz Stapczynski, Town Clerk Larry Murphy, Superintendent Marinel McGrath and Assistant Superintendent Susan M. Nicholson. School Building Committee Chair Mark Johnson, Joseph Piantedosi, Interim Director of Plant & Facilities, Bancroft School Principal Francine Goldstein, Joe Reilly, and Tom Deso. Representatives of the architectural firm of SMMA: Alex Pitkin and Lorraine Finnegan. The meeting was duly posted and cable-cast live.

II. Opening Ceremonies

A. Moment of Silence/Pledge of Allegiance

Chairman Vispoli asked for a Moment of Silence followed by the Pledge of Allegiance.

III. Bancroft Elementary School Building Project

Chairman Vispoli said the inclusion of a public information session as part of tonight's Triboard meeting for the presentation of the Bancroft Elementary School Building Project was a decision on the part the three Chairs. The project began four years ago with the appointment of a Task Force led by Mark Johnson which eventually evolved into the School Building Committee (SBC). Chairman Forgue explained that the initial Statements of Interest submitted to the Massachusetts School Building Authority (MSBA) included Bancroft School, Andover High School and Shawsheen School with their first priority being Bancroft School due to its structural issues. The project presented tonight is the culmination of four years of work.

Mark Johnson led the presentation of the Bancroft School Building Project by reviewing how and why the project began and the steps that followed including the feasibility study, process of applying to MSBA, and the many meetings held with all parties involved. Attorney Johnson shared renderings of the floor plans, site plan, and discussions on the operation of the school through construction and financing of the project.

Mr. Piantedosi provided a visual presentation of the structural issues and maintenance conducted to keep the school open and safe. Main beams in the building were cracked especially in the Media Center. In 2008 shoring towers were installed for safety; steel tie rods were installed to support cracked beams, and support beams sagging in the cafeteria/stage area were braced. Areas in the gymnasium had seismic cracking from walls to roof, so steel tie rods were installed to protect trusses and steel plates to protect the walls. Supports were installed in the lower level classrooms to brace trusses; bridges had areas of corrosion, and exterior stairs had deterioration. In the second floor classrooms the main roof rafter was braced and structural bracing and support columns added in the Kindergarten Loft. Crack gauges were installed throughout the school to monitor cracks. The Structural Engineer's Report showed a long history of problems, major repairs, and a limited snow load capacity for the roof requiring it to be manually removed. The building has exceeded its natural and useful life structurally. Plant and Facilities continues to closely monitor the building.

Mr. Piantedosi spoke about the state of Shawsheen School, built in 1923, the smallest of the ten schools in Town which houses pre-school through grade 2 students. He estimates it would cost over seven million dollars to renovate and bring up to code. Upon completion of the new Bancroft School, students from Shawsheen will be distributed to neighborhood schools.

Lorraine Finnegan explained the process with MSBA which is very detailed and deliberate. The steps include identifying the problem, validating the problem, evaluation of potential solution(s), confirmation of the solution, and implementation of an agreed upon solution. She reviewed the steps involved with the Feasibility Study which once approved by MSBA, is followed by a study of planning alternatives (build, not-build, renovate, lease, build new Bancroft, building new Bancroft including Shawsheen, etc), and the costs associated with each alternative.

Upon approval of the project a Schematic Design is developed. The Schematic Design includes five steps: floor designs/site plans, conceptual massing, presentations with staff, students, and the community, refinement of the plan and floor plans, elevation(s), systems, and estimating of costs. On November 17th MSBA will hopefully approve the Schematic Design for Bancroft School and residents will vote on the project at the December 6, 2010 Town Meeting.

Following approval next steps include retaining a contract manager at risk, design development, construction documents, completion of building construction, and school occupancy.

Alex Pitkin reviewed the overall Schematic Site Plan which included where the new school will be built (in front of the current building), site safety and access areas, drop off and pickup areas, walking and biking paths, and playing fields. A review of the floor plans shows a three story condensed building. The first floor will operate as a true community resource floor with the gym, cafeteria, stage and kitchen area as designated space for community functions and setup to deny access to classroom and other areas if desired. The second floor will house classrooms, the library/media center, and rooms for special education services. The third floor will include upper grade level classrooms, special education areas, and the Art & Music rooms which will benefit from the natural light and views. Mr. Pitkin showed a 3-D modeling of the facade of the building, what it will look like conceptually, and the access roads to

and from the school. Sustainable design is a top requirement of design for acceptance by MSBA. Green building materials will be used, high efficiency HVAC systems installed, and energy savings gleaned through the installation of high-efficiency boilers, energy management system, air recovery unit, high performance envelope (extra insulation), and solar lighting. Water will be recycled and used for irrigation of the fields.

Mr. Piantedosi showed an estimation of the project costs.

Feasibility Study	\$825,000
Construction Costs	\$31,015,189
Architecture & Engineering	\$3,529,765
Owners Project Manager	\$1.1M
Other Soft Costs	\$190,000
Miscellaneous Project Costs:	\$260,000
Furnishings & Equipment:	\$1,824,750
Contingencies	<u>\$5,881,133</u>

Total Cost: \$44,659,837

Estimated site costs of \$5.17M include West Knoll extension, new fields, water line, radon mitigation system, wetland mitigation, storm water management, and a rain water harvesting system.

Green building components will exceed \$1.7M and with a LEED Silver rating qualifies us for additional reimbursement from MSBA (2%) plus rebates from the electric company. Contingencies are estimated to be 13.1% of the total building cost. A reimbursement from MSBA for building the new Bancroft School is estimated to be from 43-45% of the building project cost or \$16.9 to 17.7 million. The cost to the Town for the \$44,659,837 building cost will range from \$26.1 to \$26.9M

A presentation of the design was given to the Design Review Board and if the project is approved at Town Meeting, Mr. Pitkin said there will be additional dialogue sessions to ensure aesthetics of the building meets their goals as well as the Towns.

Mark Johnson listed the timeline items which include meeting with MSBA on November 17th for approval of the project, Special Town meeting for approval by residents on December 6th; and if approved by residents at the December 6th Town Meeting, a debt exclusion vote scheduled for January 25, 2011.

Selectman Major thanked Joe Piantedosi and his staff for ensuring the current building is operational and safe for our kids. He asked if there would be any reimbursement for the costs incurred in maintaining the current school building until the new building goes on-line. Mr. Piantedosi said there would not be any at this point; however, there are many items in the building they have identified to salvage and reuse. Selectman Major inquired as to when a project manager would be involved and assumes it would be early in the project to alleviate problems. Mr. Piantedosi said a general contractor joins the team during the design phase, which has shown to improve the quality of the project.

Bob Willard, 76 Tewksbury Street is delighted with the process, the site, and the size of the school to be built. He asked about the ratio of parking spaces to the building

size and if an elevator(s) will be installed. Mr. Piantedosi said there are 120 parking spaces planned, and the building will have one centralized elevator. Mr. Willard also hopes there is sufficient storage space for custodial supplies/use on each floor.

Steve Fink, 26 Bateson Drive asked what impact a green/sustainable school will have on staff positions for maintenance. Mr. Piantedosi said the unique maintenance features will make the building easier to maintain. There could be a small increase in custodial personnel which will be offset by the cost currently being spent to maintain the building.

Finance Committee member Peggy Kruse inquired about the cost of design changes. Lorraine Finnegan said the Schematic Design sets the scope and budget. There will be no radical changes allowed but there will be an allowance for minor adjustments. Mr. Pitkin said the size and sections of the school go back to the migration and study of enrollment in the district.

Finance Committee member Richard Howe asked to what extent is the overall design new, are we using a standard design, or developing a new one for MSBA. Alex Pitkin responded he is not aware that any of the model schools are equal to the Bancroft Design. The Model Schools Program exists only for the high school level.

Town Manager Buzz Stapczynski thanked Mark Johnson and the members of the School Building Committee, and Joe Piantedosi and his staff, for the many hours and years they have worked on this project. He asked about potential off-site improvements and associated costs.

Mr. Piantedosi explained that off-site improvements will include construction of the West Knoll extension which will allow access for safety and emergency vehicles, installation of sidewalk links to connect with the Holt Road area, and installation of 12" water lines from the reservoir to the West Knoll extension to alleviate the existing pressure problems. Other improvements include creating better visibility in the area coming off of the Bancroft Road site, investigating removal of the pump house, and approval of the easement for the site where the modules currently sit. Currently, this is town property they would like to designate for overflow parking for school functions.

Town Manager Buzz Stapczynski asked about the future plans for Shawsheen School.

School Committee Chair Dennis Fogue said if the Bancroft Project is approved students enrolled at Shawsheen will go to their neighborhood schools following an overall redistricting, and an alternate plan(s) for the pre-kindergarten investigated. A recommendation will be made to the Board of Selectmen and the Town Manger to appoint a committee to look at the future of the Shawsheen property.

Selectman Hess thanked all those involved, especially the volunteers, for participating in the building process, and asked where they are in the process of what will be voted on at Town Meeting, what dollars will be appropriated if approved, and how funded.

Mr. Piantedosi said the vote at the Town Meeting will be for the entire cost of the project \$44,659,837; however, the amount spent will be less the reimbursement from MSBA. MSBA will directly reimburse the Town as the project progresses. Mark

Johnson said the full project cost and the amount being reimbursed from MSBA will be set before Town Meeting. Lorraine Finnegan said MSBA continues to reimburse on a monthly basis, but wants the Town to acknowledge the full project cost.

Tim Vaill, 9 Bancroft Road, the largest abutter to Bancroft School, complimented the SBC, SMMA, and Joe Piantedosi and staff who have worked tirelessly on this project. No stone has gone unturned; he is extremely pleased with the result and feels the residents of the Town will be proud of the facility. To that end, he asks that the water retention area (where the fields are now) be an enormously attractive area.

Steve Fink of 26 Bateson Drive stated that the process followed was outstanding, the design of the building exceptional, great conversations held with abutters, and he is impressed with the professionalism of all involved. Mr. Fink is especially pleased that Special Education rooms have been designed to be placed in the middle of the building – an excellent idea.

IV. Adjournment

At 8:30 P.M. on a motion by Selectman Major and a second by Selectman Lyman, the Board voted 5-0 to enter into Executive Session to conduct a strategy session and contract negotiations with non-union personnel and not to return to Open Session. Roll call vote: Chairman Vispoli-Y, Selectman Teichert-Y, Selectman Major-Y, Selectman Hess-Y, and Selectman Lyman-Y.

Selectman Hess motioned for the Board of Selectmen to adjourn the Executive Session at 9:15 P.M. The motion was seconded by Selectman Teichert and unanimously approved. Roll call vote: Chairman Vispoli-Y, Selectman Teichert-Y, Selectman Major-Y, Selectman Hess-Y, and Selectman Lyman-Y. Chairman Vispoli declared the Executive Session to be closed.

On a motion by Richard Collins with a second by David Birnbach, the School Committee voted 4-0 to adjourn. Roll call vote: Chairman Forgue-Y, Richard Collins-Y, David Birnbach-Y, and Annie Gilbert-Y.

The Finance Committee adjourned.

Respectfully submitted,

Dee DeLorenzo
Recorder