



Eileen Donoghue
City Manager
Kara Keefe Mullin
Assistant City Manager

School Building Committee MSBA Meeting

Meeting Minutes

Date: August 2, 2018
Time: 6:30 PM
Location: City Council Chambers

I. Attendance

Present: Eileen Donoghue, William Samaras, Conor Baldwin, Maryann Ballotta, Marianne Busted, David Cunningham, Edward Kennedy, Jay Mason, Jeanine Durkin.

Also in attendance:

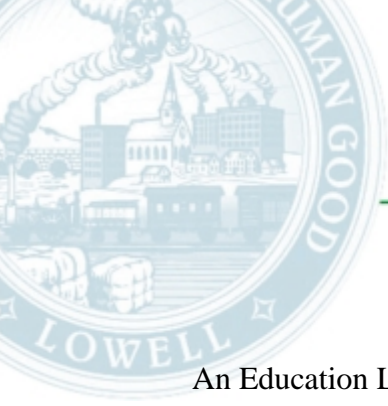
City: Kara Keefe Mullin, Elliott Veloso, Heather Varney, Alex Magee
Skanska: Maryann Williams, Jim Dowd
Perkins Eastman: Joe Drown, Bob Bell, Ashley Iannuccilli

City Manager E. Donoghue called the meeting to order at 6:30 PM.

II. Update on Tasks Since Last SBC Meeting 4/30

R. Bell of Perkins Eastman led off presentation. Comments focused on May 9 MSBA Facilities Assessment Subcommittee (FAS) meeting. Noted that the MSBA FAS spoke with design team, focused on education plan to verify the school design will achieve education plan. Formal submissions of feasibility studies PDP and PSR occurred with many favorable determinations. Some highlights from the FAS meeting included board members' comments on designs, and some were curious about elevators and general travel times between spaces. Explained freshman academy functions as its own "School". MSBA urged caution regarding air rights and to make sure to work with local historic board. There were some comments on community and after hours use. Consultants noted that safety/security part of design. The stage and scene-shop will be accessible to each other, as addressed in the design. In design, there is a good buffer to main entry to the school to accommodate large queues of students. R. Bell noted that this was a very unique school, with canals, history, etc., design team continuing to explore opportunities to involve them in design.

Regarding the program spaces – the MSBA accepted almost all of the spaces as proposed. They will continue to review some area as some are ineligible such as Catie's Closet, health center, bank, and school store. MSBA is still considering options for these programs.



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An Education Leadership meeting was held on June 13, allowing for individuals a chance to speak on the education program locations and Special Education in particular.

J. Drown noted that on June 27, 2018 there was a an MSBA Board Meeting. The project was approved to proceed into Schematic design; and therefore has now entered the next phase “Schematic Design”. Perkins Eastman will continue to refine project design during this period (July 2018 to approximately February 2019). The team has started in the high school conducting laser scanning . The team will also be conducting hydro-flow testing on plumbing systems to make sure adequate water pressure exists where it needs to.

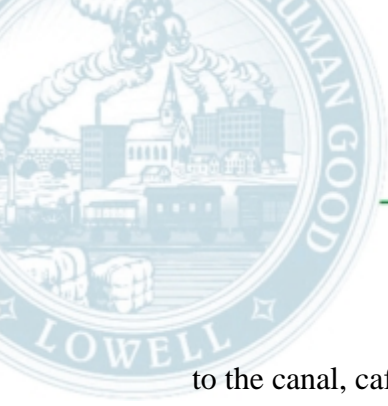
III. Site Plan Opportunities

A. Iannuccilli walked the SBC through site plan. She noted that in past designs, there was not much plaza space near entry. The current design has more handicap parking spaces near entrance, replacing the bus lineup area. Also, the team has created more outdoor plaza/dining space on the canal, a unique feature that the team would like to showcase. This design also considers the possibility of utilizing access from Dutton St. which will make service vehicle turnaround easier. The presentation showcased inspiration pictures to show possible designs including green roof space with outdoor classrooms, rooftop gardening, and light wells with 3D sculpturing. The presentation depicted light wells in the 1980’s building to bring natural light to middle of the building. A. Iannuccilli also discussed a large greenspace that will be used in different ways including passive recreation, gym class, marching band, etc. She mentioned that these were just some ideas for now, and the team will continue to develop and design these elements.

IV. Plan Updates

E. Kennedy asked a question regarding access between buildings, whether designers have given thought to footbridge across canal. Perkins Eastman has not designed this but will consider possible options. J. Mason commented on encouraging bike safety, storage, usage. Perkins Eastman noted that they are and will consider this moving forward.

R. Bell gave a general look at floor plans, noting that each color represents a different educational subject: pink - administration/teacher areas, purple – SPED, yellow – arts/gym/cafeteria/library, blue – humanities, and green - STEM. The 1922 building will consist of arts, both visual and performing, as well as the TV studio. The team will try to design abundant sources of natural light, hoping to restore historic light wells which had been shuttered. Academic clusters will be utilized for both STEM and Humanity with SPED and teacher planning space mixed in. A new main lobby, considered the heart of the school, with easy access



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to the canal, cafeteria, fitness center, culinary restaurant, bank, and school store. There will also be a security station upon entry.

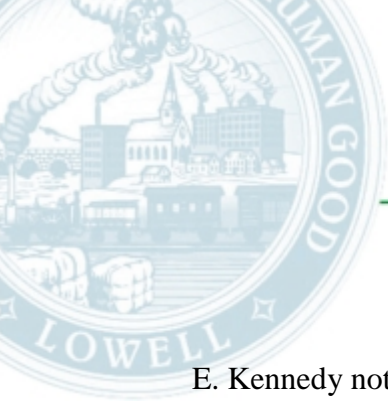
W. Samaras asked a question regarding cafeteria size. R. Bell replied that the cafeteria is large enough for a third of the school population based on standard MSBA formula. W. Samaras then asked about the auditorium plan. R. Bell replied that the team is looking at options and including any access issues that may arise. The team is also planning to renovate and restore the space with all new seating, walls, lighting, stage, etc.

R. Bell continued that the building will contain one large cafeteria with alcoves and break out space and the floor above will have a smaller cafeteria for freshman. One kitchen will distribute to two serving areas.

W. Samaras asked question about openness of the large cafeteria. R. Bell replied the cafeteria design is still to be determined. He also noted all House Administrations will be one floor up from lobby, clustered so that they are close to each other near the heart of the school. MSBA approved co-location of adaptive PE and Gym space all within fieldhouse at the maximum space allowed.

V. Eminent Domain & Air Rights/Article 97 Updates by the City

E. Veloso gave an update on ongoing issues related to the air rights. He discussed 760 CMR 27.03 regarding relocation plan submission to Bureau of Relocation. E. Veloso noted the city has finalized a plan and will submit this Friday. It is anticipated that eminent domain will take place 45 days from that date. A vote will be presented to City Council in September 2018. Once the city records copy with registry of deeds, the property will be under city control. E. Veloso noted that the city continues to explore air rights. Some specific issues have come up with the National Parks over trolley tracks, and DCR, which has control of air rights over canals. E. Kennedy inquired where the city currently stands with the National Parks in negotiations. E. Veloso noted contact with Peter Aucella and top level discussion of air rights, including securing easements. E. Kennedy also asked how long the process will take. E. Veloso noted that the city will need to speak with representatives from the Dept. of the Interior in Washington D.C. A review of the process should take somewhere between 6 months to 1 year. E. Donoghue noted that easements exist for where tunnels are currently. She noted that the Administration cannot say for certain where the tunnels will be placed as this is ultimately based on ongoing designs. New easements will be discussed depending on the final design. R. Bell noted the team is looking at design options; and could make the tunnels work as they are if necessary.



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E. Kennedy noted that the city is currently not boxed into a corner in terms of time constraints, but this could change in the next few months. E. Kennedy questioned whether appraisals have come back yet. E. Donoghue stated that the appraisals have not come back yet. E. Kennedy mentioned that he thought they were to receive appraisals in August, and inquired to why it will be delayed a month. E. Donoghue confirmed that they will be received in September, noting the city is comfortably where we need to be based on the timeline. E. Kennedy asked about a working committee for the school, and inquired whether this can be discussed this yet. E. Donoghue noted yes, a team has been appointed, and the Administration will inform the City Council of appointees. E. Donoghue also pointed out regarding article 97, that she is confident DCR will work with the Administration on air right easements. She also noted the city cannot draft a home-rule petition until the new legislature is elected.

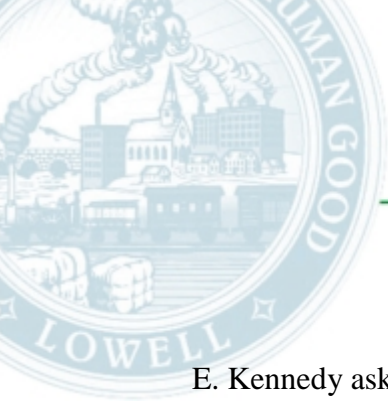
E. Kennedy asked about Article 97 legislation passed last year, and if it would be prudent to ask delegation to negate what was done last year. E. Donoghue stated what was passed last year had language including terms that if a school was not built on that land within 5 years, that it would revert back to the Board of Parks. She mentioned that when the city files new Article 97 legislation, the city would ask to remove previous relief at the same time.

VI. Schedule Overview

J. Drown discussed the upcoming schedule, noting there are some specific working groups such as the Education Leadership Team and some other smaller working groups. Focus groups have been utilized to help define program and goals of project. Now that the city has one design selected, the design team will need guidance on programs from the focus groups in September and October 2018. Student forums and community meetings will continue to occur over next 6 months as well.

A 3-dimensional modeling of building is currently underway, which is an important step in the design process. J. Drown noted they have identified the 75 Arcand building and believe it will be available by Nov. 1 for access and testing. He noted a potential extra traffic study is on their radar as well, should it become necessary. He stated the design team will be refining design through November and will begin cost estimates in December. J. Drown noted a potential vote in February 2019 with School Building Committee and City Council to submit final design to MSBA.

VI. Next Steps



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E. Kennedy asked about the security within building. J. Drown noted there have been meetings on this already, which the team has begun to develop implementation strategies on security and will continue to look at this issue closely. W. Samaras inquired if the exits can be shut down or blocked off. J. Drown noted they are looking at options but will need to work to code, and that egress needs to be maintained.

E. Donoghue made an announcement welcoming acting superintendent Jeanine Durkin.

Motion to adjourn by City Manager Donoghue, 2nd by Ed Kennedy 7:26 PM.

Notes taken by Alex Magee and certified by:




 HEATHER VARNEY
Notary Public
Commonwealth of Massachusetts
My Commission Expires Oct. 2, 2020