

# Whitman Middle School Building Committee

## Meeting Minutes

Time: 4:30 PM

Place: Whitman-Hanson Regional High School

Date: Tuesday, July 12, 2022

**Members Present:** Fred Small, Beth Stafford, John Stanbrook, Crystal Regan, George Ferro, Christopher Scriven, Jeff Szymaniak, Robert Curran, Randy LaMattina, John Galvin, Lincoln Heineman, David Codero

**Absent:** Rich Pulkinen

**Building Team Present:** John Bates, OPM – Colliers Project Leaders (CPL), Derek Osterman, OPM – (CPL), Troy Randall, Principal Architect – Ai3 Architects (Ai3), Julie Rahilly, Architect – (Ai3)

**Absent:** Ken Guyette, OPM - (CPL)

### Call to Order:

At 4:32pm Fred Small, The Committee Chair opened the meeting by calling it to order.

### Pledge of Allegiance

#### A. Approval of Meeting Minutes

The Chair entertained a motion to approve the minutes:

Motion: Mr. LaMattina

Second: Ms. Stafford

**The motion was approved by unanimous vote.**

#### B. Colliers Project Leaders

##### I. Selection of Committee member to the biweekly Working Group

Mr. Bates (CPL) explained that Ai3 will be working with the administration on the project space planning goals during biweekly meetings. Both Ai3 and CPL recommend having at least one member of the Building Committee to be a part of the working group going forward. The Committee discussed and selected John Galvin and Beth Stafford to be the Committee representatives on the biweekly working group.

The working group will meet on Tuesdays at 9:00am, starting with in-person meetings at the high school and likely transitioning to virtual meetings depending on the agenda. The first meeting will take place on July 19<sup>th</sup>, 2022.

##### II. OPM Report

Mr. Bates provided an update on the budget status, noting the total encumbrance on the project date as well as the invoices received and approved for both the architect and OPM services. The project is currently on budget.

The project remains on schedule with the next major milestone being the PDP submission to the MSBA in October.

#### C. Ai3 Architects

##### I. Project Schedule Overview & Progress

Mr. Randall and Ms. Rahilly (Ai3) began with a schedule update noting the following:

October 2022 – Submit the PDP(Preliminary Design Program) to the MSBA

March 2023 – Submit the PSR(Preferred Schematic Report) to the MSBA  
August 2023 - Submit the Schematic Design Package to the MSBA. This will include a project cost estimate produced by reconciling the architect and OPM’s cost estimates. This number will be the cost presented to the Town at the public vote in Fall of 2023 to certify the funding for the project.

**II. Existing Conditions Analysis – Initial Observations**

A Phase I Environmental Site Assessment has been done on the property at 100 Corthell Avenue and a copy has been distributed to the Committee. Overall, the reports finds here are no recognized environmental conditions (RECs, or hazardous substances) or data gaps in connection with the property and no additional investigation is recommended at this time.

Hazmat Investigation is to be performed in the existing building during the summer.

The Wetlands Field Report issued July 5, 2022 finds the property has no habitats of rare species, vernal pools, resource waters or areas of critical environmental concern. (4) wetland areas were identified: A,B, C, and E with 100’ buffer requirements.

Soil investigation is scheduled to occur onsite on July 21-22, 2022. The objective is to determine the soil composition at a site where construction may occur.

An Historic Preservation Assessment has shown that there are no historic related restrictions on the 100 Corthell Avenue site.

**III. Whitman SBC Building Tour Summary**

Some members of the Committee attended architect led building tours of recently completed Ai3 projects on June 23, 2022. The visited schools include Hosmer Elementary School in Watertown and Southwest Middle School in Quincy. An additional project tour will likely be scheduled in the future.

**IV. Educational Planning and Programming**

Different sessions included groups of grades 6-8 students, Grade 5 students and Staff and Educators. The sessions resulted in list of priorities and goals for a future building. The working group will be reviewing the initial draft Space Summaries.

**V. Grade Level Configuration**

The PDP Submission will consider 9 options for new construction or renovation of both grades 5-8 and 6-8 with and without an auditorium.

Stephanie Blackman, 18 Pearl St. asked the Committee how why the project is currently considering a grades 5-8 school. Mr. Small noted that the SOI included both 508 and 6-8 options because the Town of Hanson has moved their 5<sup>th</sup> grade to the Middle School. Ms. Stafford added that a full day Pre-K requirement will require space within the elementary schools, therefore creating a need for additional space.

**VI. Next Steps: Planning for the Community Forum**

It was recommended that a regional community meeting should be held at the Middle School in September. The date is TBD.

Stephanie Blackman requested that the meeting not be held on a Tuesday or adjacent to a holiday weekend.

**D. WMS Feasibility Study Account/Invoice Approvals**

The following invoices were presented for approval:

Colliers Invoice for May services (\$9,758.73)

Ai3 Invoice for June services (\$32,780.00)

Mr. Small entertained a motion to approve the invoices:

- Motion: Mr. Curran
- Second: Ms. Stafford

- The invoices were approved by unanimous roll call vote

**E. Summary of MSBA call on July 7 2022 regarding building lease agreement**

The existing lease between the District and the Town is for 30 years. The MSBA requires that a new lease be established for a 50 year duration. The Town's interest is primarily concerning the new lease containing language regarding the release of the athletic fields after the end of the school day.

**F. Impact to the building project if Town of Hanson withdraws from the regional school District**

The Town of Hanson has been discussing leaving the Whitman-Hanson Regional School District. The Board of Selectmen will have more information in the coming two weeks. The project will be impacted if this withdrawal takes place.

**Adjournment**

The Chair entertained a motion to adjourn.

Motion: Ms. Stafford

Second: Mr. Galvin

The motion was approved unanimously by roll call vote at 6:11 pm.