

NOTES OF MEETING

project	Baldwin School Expansion Project	Project #	1822
date	10/25/18	location	Town Hall School Committee Room
re	Baldwin School Building Committee meeting #2 Preliminary Design Alternatives		
present	Bernard Greene - Co-Chair, Select Board Julie Schreiner-Oldham - Co-Chair, School Committee Nathan Peck - Building Commission Suzanne Federspiel - School Committee Mike Sandman - Advisory Committee Rebecca Manor - SEPAC/School Parent Community Representative Blair Hines - Planning Board/Greater Baldwin Community Clara Batchelor - Parks and Recreation Commission Representative Michelle Morrissey - Community Representative Mary Weitzel - Community Representative Deborah Abner - Community Representative Melvin Kleckner - Town Administrator Andrew Bott - Superintendent of Schools Mary Ellen Dunn - Deputy Superintendent of Administration and Finance Dr. Mary Brown - Senior Director for Teaching and Learning (former Baker School Principal) Ben Lummis – Project Manager, School Department Ray Masak – Project Manager, Building Department Jonathan Levi – Daniel Bennett - Building Commissioner Jonathan Levi - Jonathan Levi Architects (JLA) Philip Gray (JLA)		
distribution	<hr/> attendees; project file Casey Ngo-Miller - Interim Deputy Superintendent for Student Services		

1. Meeting minutes. Item #2 revised: Massachusetts Public Records Law. Bernard Greene noted that communications among SBC members regarding the Baldwin



project could be subject to disclosure under the State public records law following a public records request. Personal notes of SBC members, however, would not be subject to disclosure under the public records law. But if a lawsuit is filed against the project, all communications and other materials, including personal notes, could be subject to discovery in the lawsuit. He urged SBC members to use discretion in their written materials.

Revised 10/11 SBC Meeting minutes approved.

2. Summary of Community Feedback. Bernard Greene summarized the public meetings held and comments (see slides). Julie Schreiner-Oldham clarified there were various meetings held with abutters in one-on-one and group settings.
3. Program Summary. Philip Gray noted the Program Summary has been further refined through meetings with RISE and reviewed by Superintendent Bott. It will be presented tonight to the School Committee for approval.
4. Traffic Study. Giles Ham, Traffic Consultant at Vanasse & Associates, presented their findings and stated that with the recommendations implemented in the report, the traffic will be manageable. Traffic report documents traffic volume and direction at a 1hr interval at peak time, 7-8am. Staff parking, parent parking, and parent drop off/pick up were also studied.

Traffic Consultant comments on proposed design options included:

- Long drop off area is good, encourages drop off.
- Bus drop off in front good.
- Police control at intersections expected.

Committee comments on proposed design options included:

- Suzanne F. commented long drop off is appealing and seems much safer.
- Mary W. comments that the increased car drop offs would diminish the community interactions, parents seeing each other face to face.
- Mary B. comments the long drop off is good, alleviates stress, and is safer.

Traffic Consultant recommendations included:

- Use Heath Street
- Earlier start time, 7:45am is good – earlier is even better.



- Coordinate signal timing at Rte. 9
- Use police details.

Julie S.O. requests input on an earlier start time. Comments included:

- Would be good for working and commuting parents.
- 7:45am may be more palatable than 7:30am
- Need to coordinate with BEEP
- Earlier start means earlier dismissal, may result in other challenges for parents.
- Consider pushing the start time later (8 – 8:30am) and have before school program.
- Earlier start time may push bus pick up to 7am or even earlier – may be hard on kids.
- Afternoon traffic worse than morning traffic.

Sidewalk improvements will be developed later. Included \$1M placeholder in budget. This project will improve community in walkability and safety.

5. Revised Alternative Designs and Discussion. Philip G. reviewed Options including pick-up/drop off and parking for the following:

- Option A – Quadrangle
- Option B – solar Harvest
- Option C – Twin Court

The building height in all options negotiates the site slope so that 2 levels underground and 3 stories above at Heath Street. Heath Street building height comparable to adjacent building.

Comments included:

- Option A - Media Center underneath a greenspace/courtyard –natural light provided from skylights above.
- Clara B. questions how much vegetation would be provided in courtyards. Philip G. responds landscape not fully designed yet, but would be structured for planting and trees.
- Julie S.O. likes a connection of the cafeteria to a courtyard/outdoor space so that kids could eat outdoors.

6. Cost Estimates. Philip G. presented the cost estimates starting with an explanation of escalation trajectories. Estimates include a 8% escalation and \$1M for sidewalk improvements.



Comments included:

- Concern the \$1M for sidewalks may not be enough.
 - Estimates provide a range of costs and include 10 parking spaces. The higher-end of the range should include the full amount of spaces provided. Desire to maximize on-site parking.
7. Julie S.O. asks for availability for an additional meeting on either Nov 19 or 20. Agreed for the 19th at 7:30-9:30am

END OF MEETING NOTES

Addressees believing these notes are in error or are inaccurate should contact the writer within five business days, otherwise these notes will be considered accurate.

by Philip Gray/Carol Harris
encl Presentation Materials