



The Chairman opened the meeting at 4:00 pm

Present: Superintendent Steve Stone, Dennis Piendak, Barbara O'Connor, Phil Thibault, Linda Trouville, Renee Young, Rob Sheppard, Nicholas Botelho, Dave Martin, Marybeth Veilleux, Andrew Graham, Stefanie Fields, Michael LaCava, Rebecca Duda

Present from LiRo-Hill: Paul Kalous

Present from Mount Vernon Group: Frank Tedesco, Al Cuevas, Bill Peters, Susan Taylor, Dennis Grudkowski, Vanessa Rogers.

Minutes

Mr. Martin made a motion to approve the minutes of December 18 2024. Ms. Young seconded the motion. The motion carried with all in favor.

Invoices

Invoice from Mount Vernon Group 2024 09-0007 in the amount of \$50,000 – Mr. Thibault made a motion to approve the invoice from Mount Vernon Group in the amount of \$50,000 as recommended by LiRo-Hill. Ms. Trouville seconded the motion. The motion carried unanimously.

Invoice from LiRo-Hill No. 10 in the amount of \$16,785.00 – Mr. Thibault made a motion to approve Invoice #10 in the amount of \$16,785.00. Mr. Mr. Sheppard seconded the motion. The motion carried unanimously.

Present and Review Conceptual Design PSR Package

Mr. Cuevas introduced Susan Taylor. Susan presented slides that summarized the outcome of the Visioning Sessions that included faculty, staff, committee members and finally the public. She explained the Guiding Principles the community is looking for within the new school. The design of the school will respond directly to the Guiding Principals. Susan described how these Guiding Principles will result in a design that organizes the classrooms into “neighborhoods” within the school.

Mr. Cuevas stated that the MSBA requires that the code upgrade alternatives remain on the table while their team is looking at renovation/addition and new school configurations for the Campbell site.

Existing Survey for the land showed the lot line as the curved stone wall. Mr. Piendak asked if this had been determined that it is the actual lot line. Mr. Cuevas stated it was. Mr. Cuevas said this reduces the size of the site slightly, but that the site is large enough to fit a new school or addition/renovation as they will show.

Susan went over the slides in the presentation. They started with the Code upgrades and explained that they would have to add an elevator, ramps, and lift at the stage area, all toilet rooms would need to be renovated, the doors, railings and stairs and the mechanicals. One of the biggest impacts would be the push/pull clearance at most doorways for handicapped accessibility renovations in the old school that would result in slightly smaller classrooms. The phased construction for an addition renovation would be a 36-months. MVG and LiRo-Hill have cost estimators independently developing cost estimates for the code upgrades and other options to this building.

Susan went over the Addition Renovation Options for a school with 560 students and a school with 860 students at the Campbell site. All of the code upgrade scope including toilets, doorways, elevators, lifts, etc. would be included, plus replacement of all the finishes, windows, roofing, structural upgrades, fire protection, mechanical and electrical systems. There was a discussion on the location of the play area. The current thinking is to fence off an area along Methuen Street for a temporary playground during construction, but this may change.

The plan would be to construct the addition first. This would be a twenty month construction phase for new addition. The students would be moved into the addition once completed. The renovation of the old school would be about a sixteen-month phase. They would need to renovate the kitchen. Kitchens cannot be renovated in a two month summer, and for the months that are happening in the school year, the gym would be used for lunches and brought from another location until the kitchen is complete. When the kitchen is complete, meals would need to be transported to the gym through the area undergoing renovation. Similarly, the work in the boiler room will extend beyond a summer and there will likely be a need for a temporary boiler to operate outside the building in a trailer on south side of the building. There was concern expressed that this would create noise and exhaust near the neighborhood. Mr. Cuevas stated they would look at that. The last phase will be restoration of the site.

Mr. Piendak brought up the phasing schedule and how that works with the construction contract. The Lowell High School had millions in cost overruns due to complex construction phasing and does not want the same thing here. Mr. Tedesco stated that that the Lowell project was CM at Risk that inherently has cost overruns whereas we this project will have a hard bid.

Susan showed two very conceptual floor plans with different footprints/shapes of the building that both minimize the amount of wetland replication. Both schemes have a core/common area, near Methuen Street than includes all of the uses shared by all grades such as the gym, cafetorium, kitchen, administration, etc. Both schemes have classroom wings. There will be one wing with three floors and one wing with two floors. This is due to the grades on the site. Kindergarten and pre-K will be on lower level. The core spaces can be open with the wings off the core and the wings can be locked off so the public can't get access after hours. Mr. Martin asked about the fire exits from the stairways with this new layout concept and size of the building. Al Cuevas showed where the exits would be and that they are well within the code requirements for path of travel. Susan indicated that the scheme shaped like a whale's tail fits the site better and meets the guiding principles better than the alternative.

Schedule

Mr. Kalous went over the upcoming meeting schedule and the MSBA Board of Directors meetings. He stated that the Committee would need to make their final decision on the preferred schematic at the February 12 meeting. The Preferred Schematic Report would be submitted to MSBA on February 27 and would be discussed with the MSBA on either March 12 or 19th Facilities Assessment Subcommittee meeting. The MSBA will be looking for the design to respond to the guiding principles and educational

plan established by the Town and School in this review. The MSBA Board of Directors would then vote on April 30.

There was a brief discussion on the steps after the MSBA meeting vote where the Town would have it on Town Meeting and then a ballot vote would be put on the elections schedule.

A discussion on questions that may come up with what the Town is going to do with the old Greenmont Avenue School building. Mr. Tedesco suggested that we establish a Q&A page for the project which would include questions asked because inevitably the same questions get asked and we can have them up on this page.

Public Comment

There was a discussion on whether a topic for public comment should be carried on the agenda. The majority of the committee felt there should be. They would like to see it at the end of the agenda and they would adopt the same rules and regulations that the School Committee uses for their public comment. Ms. Duda made a motion to add a Public Comment topic on the School Building Committee agenda for future meetings. Ms. Trouville seconded the motion. The motion carried unanimously.

Adjourn

Ms. Young made a motion to adjourn the meeting at 5:05 pm. Ms. Duda seconded the motion. The motion carried unanimously.