

Wilmington High School – Wilmington, MA	Meeting Minutes
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High School Building Committee	March 17, 2011
Location:	Wilmington Town Hall, Room 9
Time:	6:30PM

Attendees:

Name	Assoc.	Present	Name	Assoc.	Present
<i>Building Committee:</i>	Voting		<i>Public:</i>		
Joanne Benton, Chair	HSBC	Y	Michael Bodnar		Y
Michael Caira	HSBC	Y	Carolyn Harris	HC	Y
John Donahue	HSBC	Y	Kevin MacDonald		Y
Richard Hayden	HSBC	Y	Michael McCoy	BS	Y
Robert Hayes	HSBC	Y	Jacque Raffi		Y
Randi Holland	HSBC	N	Karl Sagal		Y
John Holloway	HSBC	Y			
George Hooper	HSBC	Y			
Margaret Kane	HSBC	Y	<i>Joslin Lesser + Assocs.:</i>		
Joseph Langone	HSBC	N	Lisa Matey Bergeron	JLA	Y
Paul Melaragni	HSBC	Y	Jeffery Luxenberg	JLA	Y
Michael Newhouse	HSBC	Y	Stuart Lesser	JLA	Y
Joseph Parrella	HSBC	N			
<i>Building Committee:</i>	Non Voting		<i>Dore & Whittier:</i>		
Jeffrey Hull	HSBC	Y	Rani Philip	D&W	Y
Michael Morris	HSBC	Y	Jon Richardson	D&W	Y
Paul Ruggiero	HSBC	Y	Don Walter	D&W	Y
Eric Tracy	HSBC	N	David Wood	D&W	Y

"BS" = Board of Selectman
 "HC" = Wilmington Historical Commission

Chairman Joanne Benton called the meeting to order at 6:30 PM.

1. Meeting Minutes from March 2, 2011:

Motion by Paul Melaragni, seconded by John Holloway, to approve the meeting minutes. The vote was unanimous.

2. Project Schedule: Joslin Lesser noted that the updated schedule was attached to the agenda and the project remains on schedule. Joslin Lesser briefed the HSBC on current and upcoming activities including Facility Assessments, High School Visits, an Educational Visioning Session, bi-monthly High School Working Group (HSWG) meetings, and the first Public Forum (see attached schedule dated 3/14/11).

3. Construction Manager At-Risk Procurement Status: Joslin Lesser provided an update on the CMR procurement process, which currently is being finalized. The Town Certification and information from Dore & Whittier are pending. JLA anticipates submitting the Office of Inspector General approval in April, and starting the CMR procurement in May. This will allow the CMR to be on board in early Fall 2011.
4. New Project Website: The Superintendent announced the creation of a new project website with links from the Wilmington Public Schools and Town of Wilmington websites. The website will be updated to include information about the upcoming Public Forums.
5. Board of Selectmen Update: Joslin Lesser and the HSBC made a requested appearance at the Board of Selectmen's meeting on March 14, 2011 to update the Board on the process for the High School project. The Town Manager and Selectman on the HSBC emphasized the transparency of that process and that all options will be considered.
6. Design – Site Options: A presentation was provided by Dore & Whittier of site options for the proposed high school, including renovation and new construction options on several sites. See Presentation for further detail on each option (attached). Options 1, 2A, 2B, 3A, 4B, and 4C will continue to be studied. Going forward those options will be referred to as 1, 2A, 2B, 3, 4A, and 4B respectively (see new # in parentheses). Votes to remove options from further consideration are as noted below. See HSBC comments below by option.
 - Option 1 New Bldg Adj. to Existing on Roman House Site – **Continue to study** (no vote)
 - Option 2A New Bldg. Adj. to Existing Elsewhere on HS Site – **Motion to keep Option 2A by Michael Caira, seconded by Dick Hayden. Continue to study.**
 - Option 2B New Bldg. Adj. to Existing. Elsewhere on HS Site -- **Motion to keep Option 2B by Michael Caira, seconded by Dick Hayden. Continue to study.**
 - Option 3A (3) New Bldg. Incl. Existing Gym – **Continue to study** (no vote)
 - Option 3B New Bldg. Incl. Existing Gym – **Motion to remove Option 3B by Michael Caira, seconded by George Hooper.** Precludes future development on Middlesex.
 - Option 4A Renovated Bldg. and Addition – Min. Approach– **Motion to remove Option 4A by George Hooper, seconded by Paul Melaragni.** Does not meet all MSBA guidelines, doesn't meet site or educational program needs, longer construction schedule with need for phasing and portable classrooms.
 - Option 4B Renovated Bldg. and Addition – **Continue to study** (no vote). Would meet current MSBA standards; multiple phases with need for portable classrooms; longer construction schedule.
 - Option 5 New Bldg. on Middlesex Ave Site – **Motion to remove Option 5 by George Hooper, seconded by Peggy Kane.** Site too small – building takes up most of the site. Scale issue vs. closely surrounding homes.
 - Option 6 New Bldg. on Sciarappa Farm – **Previously eliminated** – not a viable site due to current owner unresponsive to Town inquiries; \$7 million last asking price for site; schedule likely would not allow for site's acquisition. It was noted that sites farther removed from the center of Town would impact educational program, which currently utilizes resources at the senior center and public library.
 - Option 7 New Bldg. on Wildwood Site – **Motion to remove Option 5 by George Hooper, seconded by Peggy Kane.** Required relocating Alumni Stadium and Roman House.
 - Option 8 New Bldg. on Town Hall Site -- **Motion to remove Option 5 by George Hooper, seconded by Peggy Kane.** Significant access and traffic issues were noted for this site, which is located in a dense residential neighborhood. Site is too small to accommodate school building and all site program. Town Hall would require relocation.
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7. Other Business: Joslin Lesser will be scheduling high school tours of Littleton HS, Woburn HS, and Swampscott HS on March 29, 2011. All HSBC members are invited to attend and provide feedback to the design team.

8. Public Comment:

A member of the public questioned the 960 design enrollment, noting that when he went to the high school there were 1200 students.

A member of the public asked about reimbursement of renovations vs. new construction by the MSBA. Joslin Lesser responded that renovations may be reimbursed by the MSBA, but temporary modular classrooms are not reimbursable by the MSBA either for phasing swing space or permanent use. The HSBC Chair noted that the Feasibility Study will compare the costs of renovation vs. new construction options.

A member of the public questioned narrowing the options given the soil contamination at the high school site. The HSBC acknowledged receipt of a letter and attachments from Gerry O'Reilly.

A member of the public asked a question regarding the MSBA regulations on artificial turf fields and whether they are reimbursable. Joslin Lesser noted that there is an 8% cap on site costs, so this typically affects the reimbursement of field construction. However, artificial turf fields are specifically excluded from reimbursement by the MSBA.

Another member of the public made a comment about the possibility of regionalization relative to the Town Hall site. The Superintendent responded that regionalization is primarily an option out in the western areas of the State, where there are towns with smaller populations. Wilmington is too large to regionalize. 1000-1200 students is the MSBA's target size for an efficient high school, and Wilmington High School already has a design enrollment of 960 students.

9. Upcoming Meetings:

Working Group Session, Wilmington Town Hall Rm. 9, March 24, 2011, 9:30 a.m.

High School Tours: Littleton HS, Woburn HS, Swampscott HS, March 29, 2011, TBD

Educational Visioning, Wilmington HS Auditorium, March 31, 2011, 1-6 p.m.

User Group Meetings, Roman House, April 6-7, 2011, TBD.

Working Group Session, Roman House, April 7, 2011, 10:15 a.m.

HSBC Public Forum, Wilmington HS Auditorium, April 12, 2011, 6:30 p.m.

MOTION by Peggy Kane, seconded by John Holloway, to adjourn the meeting. The vote was unanimous. Meeting adjourned at 8:30 p.m..

Prepared by: Lisa Matey Bergeron, Joslin, Lesser + Associates, April 10, 2011

End of Minutes