

FINAL MINUTES OF SBAC 10/2/13 MEETING

Committee Members Present: -- Steven Perlmutter (chair), with other members Ken Bassett, Owen Beenhouwer, Vince Cannistraro, Tim Christenfeld, Maggy Pietropaolo, Hathaway Russell (by open phone line at first), Gary Taylor

Public attending : 2

Call to order @ 7:45 by the Chairman with quorum, after some informal discussions started at 7:35pm

Minutes of last meeting (9/25/13) adopted, unanimously.

It is difficult for us to define the option with no MSBA support. We would need to do tech/engineering/modeling work to put a credible version before the Town -- a lot of work to prove the model out, w/o tech. assistance. What about the option with state reimbursement but at a lesser cost? What can we “take out” or “air out”, to be cost conscious for the Town? There is much detail in OMR/Maguire work which could be referred to.

If we “kick the can down the road,” many needed components for improving the school buildings and the education that takes place in those buildings will be delayed and need to be addressed in the future. This may result in future work being more expensive due to inflation and the costs inherent in gearing up several different projects over time. It could also jeopardize the quality of the education at The Lincoln School and result in Lincoln not keeping up with other top-tier school districts in Massachusetts.

Last week we had concluded;

- do “all-in” (what is in the SOI) if MSBA supports us again
- do something with a significant educational component if no MSBA support
- but how do we define that?

A new scheme was floated for consideration:

Build a new two story wing for four grades in front of the Reed Gym, virtually on Brooks traffic circle. (This would be a 2-story version the OMR Preferred Option classrooms section.) This two story wing would cover about 40,000 square feet (20,000 square feet a floor. This with the idea of razing most (or all) of Smith, except the newest, southernmost construction -- to become the future Recreation Dept. or COA or whatever Town use is desired:

- first separate Smith, so it would not require full code upgrade immediately
- also build the new (single large) cafeteria, gym and public lobby .

Then renovate portion(s) of Brooks later, OR if necessary, do repair-only at Brooks.

Evaluation : To make this scheme work, parking at the pods would probably need to be expanded, perhaps forcing some demolition of pods -- TBD. An awkward fit of traffic, deliveries, parking near pool may arise in this site layout.

Other questions:

Can it really fit -- will this cramp the northeast corner of campus?

Prior opposition to two story structure is noted.

Where does K. play area go?

Note that half of the many classrooms could be facing Reed Gym's blank walls.

What of the maintenance dept., extended school program, Magic Garden etc. now housed in the pods? Leave pods if possible.

Under this new scheme, if there were to be no State reimbursement:

The best sequence would be to do 2-story new wing completely separated (i.e. not connected to Brooks, to avoid having to do a full Brooks codes upgrade immediately) at a guesstimate of \$20M, then follow with the Brooks renovation (hopefully paid, in part, by the state) sometime later. We would need to keep all the current parking capacity somehow -- plus of course reconfigure road as needed. Smith kids would occupy the new wing on completion, leaving no swing space for Brooks kids during its renovation work.

This scheme must literally be tried out on the site plans, enough to see how well it all fits, before the Com. can list it as a viable pathway.

Note again: this Com. does not have the resources to come up with accurate cost summaries -- we need to keep to the "pathways" the SC requested, with our evaluations, even recommendation.

We should present to the SC the fuller pathways with and without MSBA support and the non-recommended repair or repair-plus-codes project.

If temporary classrooms are needed, a second story could be placed on Pod B. Query, whether this would provide adequate swing space? This two story building might later become a community center (or part of one) for the town, if the town wants one. It is not clear that this is even a good idea for a community center because the idea has not been properly studied.

Our primary goal is to operate an excellent school ultimately. Any repair-only option should be presented but with all its attendant limitations and difficulties to show why the Com. does not recommend that approach.

Then the recommended pathways need to be presented with clearly identified benefits, financial and educational both (no doubt linked).

We seem to be ready to start drafting the report, with full expectations of "holes" at first to be filled in. Some PowerPoint presentation(s) should become available to the Town, to explain what this Com. has done. It remains always a challenge to "get the message out".

Next meeting in 2 weeks.
SP to prepare a draft report.

Meeting adjourned @ 9:58pm

Respectfully submitted by Owen Beenhouwer