

## Abington School Building Committee

December 2, 2014  
Community Room, Abington Police Headquarters  
6:00 p.m.

*Committee Members Present:* Richard Testa, Mike Franey, David Drew, Michael Lyons, Shawn Reilly, Kathy Bailey, Peter Schafer, Felicia Moschella, Jason Linn, Richard LaFond, Peter Serino, and Ron Blanchard

*Committee Members Absent:* Andy Burbine, Roseanne Kurposka, Jim West, Kevin Atkinson, George Whiting, Jessica Sullivan, Teresa Sullivan, Jannette Leary, Barbara Cristoforo, and Keri Maquire

*Professional Staff:* Troy Randall, Scott Dunlap, Craig Olsen, Cari Orsi, TimThompson, Roger Boddie, and Mary Mahoney

Mr. Testa called the meeting to order at 6:06 p.m.

### **A. Approve Minutes for November 4, 2014**

Draft meeting minutes for the School Building Committee meeting on November 4, 2014 were considered.

VOTED: on motion of Ms. Bailey, seconded by Mr. Reilly, the members of the Committee voted unanimously to approve the minutes for November 4, 2014.

### **B. MSBA Update**

Ms. Mahoney reported that on November 3, 2014, MSBA executed and transmitted to the Town the Project Scope and Budget Agreement and Feasibility Agreement Amendment No. 1. On November 19, 2014, MSBA forwarded the Project Funding Agreement (PFA) for execution by the Town. The PFA is the final agreement required to formalize and secure the school construction grant for the Town. Mr. LaFond reported that the PFA is in process with Certificate of Legal Counsel expected tomorrow and fully executed agreement transmitted to MSBA soon thereafter.

Ms. Mahoney reported that following MSBA's execution of the Project Funding Agreement, MSBA will schedule a kick off meeting and assign a commissioning agent for the project. The commissioning agent is provided and funded directly by MSBA. The agent will review and provide comments on the design documents and perform functional testing of plumbing, heating, ventilating, and air conditioning, and electrical systems. Mr. Dunlap noted that a commissioning agent is a requirement of LEED and that services will include post occupancy commissioning services conducted approximately 10 months following building occupancy.

### **C. Design Update**

Mr. Dunlap introduced Cari Orsi, of Pare Corporation, to review aspects of project site design, Schematic Design traffic study considerations and recommendations, and last night's informal presentation to Abington's Planning Board. Similar informal site presentations are scheduled with Abington's Conservation Commission on Monday, December 8, 2014 and Abington's Zoning Board on Thursday, December 11, 2014.

Ms. Orsi presented the schematic design site plan reviewing environmental considerations associated with site development and the timeline for securing local approvals. Design submission for local environmental review and approval will coincide with completion of 60% Construction Documents (60% CDs) in April 2015.

Ms. Orsi reported on meeting with Abington's Planning Board. During the meeting the site plan and schedule for permit application were reviewed. During the meeting, Board members asked questions about preliminary wetland delineation, proposed site drainage systems, playable field space, the schedule for taking existing High School fields out of services, the schedule for constructing new fields, and impacts to youth sports due to play field work, if photovoltaic array is being considered for the project, and site grading and retaining wall locations. Meetings next week will include discussions on wetland resource areas and drainage with the Conservation Commission and local zoning bylaws with the Zoning Board.

Ms. Orsi reminded the Committee that the Traffic Study produced for Schematic Design included recommendations to adjust lane function and light timing at the intersection of Gliniewicz Way and Bedford Street (MA RT. 18). These recommended changes will require Massachusetts Department of Transportation (MA DOT) approval. The approval process usually takes 3-4 months so application will need to be submitted soon to maintain the design schedule.

Ms. Orsi also reminded the Committee that during Schematic Design meetings with local public safety officials, officials inquired if a secondary emergency access route could be added to the project site design. Following investigations four options developed as possible means to provide the secondary emergency access route. The four options are:

- Lincoln Village – proposed to extend existing roadways within Lincoln Village to the East side of the existing High School site. Constraints for this option include; Lincoln Village is private property and use of roads would require resident approval, Connection to high school site would require clearing a wooded buffer on the Lincoln Village property, existing grades would require significant work to provide a transition for an access road, and significant site work on the Lincoln Village property is needed to meet emergency vehicle travel and bearing needs.
- Lowes southern access – extend access from Lowes parking lot area to the South of the High School site. Constraints for this option include; access via private property, buffer between properties is designated wetland which will require 600 feet of wetland alteration or crossing, tree clearing and soil stabilization to meet emergency vehicle travel and bearing needs.
- Cul de Sac to West - extend access along an existing Town easement from a residential Cul de Sac to the West of the Town Hall/Library. Constraints for this option include; buffer between properties includes designated wetland which will require wetland alteration or crossing, ¼ mile of tree clearing and soil stabilization to meet emergency vehicle travel and bearing needs.
- Barry Road - proposed to extend existing Barry Road through private property to the North side of the existing High School site. Constraints for this option include; access road will need to traverse private property to connect to Barry Road, buffer between properties includes designated wetland which will require wetland alteration or crossing, existing grades would require significant work to provide a transition for an access road and meet emergency vehicle travel and bearing needs, and the access route directly lines up with proposed site retaining walls and the proposed location for future synthetic fields.

Committee discussion ensued on the four options examined for the emergency secondary access road and the numerous site constraints and development issues associated with each option. Additionally, the Committee discussed previous investigations into secondary site access performed by the Town during the Town Hall and Library projects. Previous investigations identified Option 3 the Cul de Sac to the West, however it was found that development costs for the route was prohibitive. MSBA grant restrictions on site costs were discussed as the emergency access road would not fall within the allowed scope of MSBA's grant and as a result would be a direct cost to the Town. Based on discussions there was a general consensus of the Committee that a letter should be forwarded to the Town indicating the public safety benefits to constructing a secondary emergency access road to the shared Town/School property at Gliniewicz Way, the budgetary constraints for the project, and request that the Town consider a future project to develop the access avenue.

Mr. Thompson provided an overview of the Schematic Design Traffic Study including study considerations and recommendations. Data collection included recording of traffic volumes at the primary site access point during high traffic commuting hours with overlap with student arrival and departure times. Traffic counts were recorded from 7am-9am and 1:30pm-6pm. Traffic Intersection and Safety Analysis was performed with examination of crash rates at studied intersections with no intersection above normal conditions based on historical information. Additionally, capacity investigations were performed at the studied intersections including projected future development based on information from the Planning Board, and which now included the addition of grades 5-8 at this site. Transportation improvement recommendations included; staggered arrival and dismissal times for the Middle School and High School, closing the center median along Gliniewicz Way, improvements to signage, striping, and lane designations at Gliniewicz Way, Bedford Street (RT. 18), and Lincoln Blvd, addition of protected/permissive left turn and retiming of signal at Bedford Street and Gliniewicz Way, implementation of dynamic maximum green time for eastbound approach at Bedford Street and Gliniewicz Way/Lincoln Blvd during pm dismissal, and installation of two (2) speed tables on Gliniewicz Way in the vicinity of the proposed school. Mr. Thompson noted that modifications to Bedford Street (Rt. 18) signal will require Massachusetts Department of Transportation (MA DOT) approval. MA DOT application and review process is expected to take 3-4 months.

Committee discussion ensued on the proposed road marking improvements and Bedford Street signal adjustments, process for MA DOT application and review, local approval requirements for changes to Gliniewicz Way, and staggering of student arrival and departures with Pare Corp. recommending at least 30 minute separation in Middle School to High School arrival and dismissal times.

#### **D. Budget Update**

Ms. Mahoney presented a Total Project Budget that includes all invoices received to date for the project. Based all commitments and expenditures to date the project is on budget.

#### **E. Schedule for Future Meetings**

Mr. Testa reminded the Committee of schedule meetings:

- Building Committee will meet on Thursday, January 8, 2015 at 6pm – Paul K. Smith Room at Abington High School.
- Working Session Meetings scheduled Friday, December 5, 12, and 17, 2014, 7:30am, at the North School.
- Abington Conservation Commission project update report Monday, December 8, 2014 at 7pm at Town Hall
- Abington Zoning Board project update report Thursday, December 11, 2014 at 7pm at Town Hall

Mr. Testa also suggested and the Committee generally agreed to schedule a Building Committee meeting on Tuesday, February 10, 2015, 6pm, in the Community Room at Police Headquarters.

#### **F. Adjournment**

VOTED: on motion of Ms. Bailey, seconded by Mr. Blanchard, the members of the committee unanimously voted to adjourn the meeting at 7:08 P.M.

Meeting Handouts:

Agenda for December 2, 2014 meeting

Meeting Minutes for November 4, 2014

Total Project Budget dated December 2, 2014