



6 Thirteenth Street
Charlestown, MA 02129
P: (617) 241-2807/f: (617) 241-2857

Kevin J. Buckley, AIA
Daniel P. Bradford, AIA

Abington Frolio Middle School Project Working Session #26 - amended

Notes for Session: 7:30 AM, November 21, 2014, amended 11/21/14

Attendees: Peter Schafer, Felicia Moschella, Jason Linn, Teresa Sullivan, Jessica Sullivan, Peter Serino, Rosanne Kurposka, Kathy Bailey, Shawn Reilly, Jannette Leary, Mike Lyons, Scott Dunlap, Troy Randall, Craig Olsen, Roger Boddie, and Mary Mahoney

Guests: Andrew Chagnon and Casi Orsi, Pare Corporation, project civil engineers, and Kris Bradner and Art Eddy, Birchwood Design Group, project landscape architect

Items:

1. Introductions of attendees.
2. Ai3 noted that the scope of this working session is to review and discuss site layout, work area delineation, phasing and other construction related topics. As a reminder, construction period for the new building and adjacent areas will be two years with existing high school demolition and site development of that area scheduled for the following year.
3. Pare Corp reports that very preliminary site phasing plans have been created based on the schedule just reported by Ai3. The plans are an initial point of discussion to gain input from the group.
 - a) Phase 1 plan - construction of the new school and adjacent site area was presented. The plan includes a preliminary demarcation line between the existing high school and new school construction area including the two synthetic athletic fields.
 - i. Ai3/Pare Corp. reviewed an option for early development of synthetic fields through a separate early bid package. Early bid would require an accelerated schedule for the field bid package & associated project permitting. The option would accelerate the construction of the synthetic field by conducting a separate bid Spring 2015 to a site/synthetic field contractor then bidding the remaining contract scope (new school, site improvements, demolition) to a general contractor Fall 2015. The early bid provides the advantage of early access to the synthetic fields but will also present challenges in permitting, coordinating separate contracts, maintaining protection and access to the new fields during construction and further restricting the construction area. With an early synthetic field bid, the new fields could be ready for Fall 2015. Fields if constructed within the building contract would be constructed in Spring 2016 for use Fall 2016. The group discussed various considerations regarding the schedule for synthetic field construction including use for school P.E and athletics, local youth sports, parking and access, construction impacts to new fields, playable hours, and summer as best timing for the work. Planning Board, Conservation Commission and/or Zoning Board approval will be required prior to bid of the fields and/or school construction. If an early synthetic fields package is to be implemented, then local approvals will need to be secured prior to bid, and then a second and separate set of local approval hearings will be required for the building construction and its associated site improvements. Concern was raised on the accelerated permitting that would be required for an early bid package as well as the need for overlap in certain work components due to coordination between contractors. Difficulties regarding two contractors with separate contracts on one site, such as the stockpiling of one contractor's materials onsite while the second contractor was mobilizing and the potential of site coordination disputes between the contractors, were also discussed by M. Lyons as potential cost and/or delay factors.

Based upon discussions there was a general consensus that early bid of the synthetic fields will add substantial constraints to the site, complicate permitting and local board approval process, require coordination between separate contractors with different agendas and therefore it was best to stay with the original plan to bid the project under one contract. Under this scenario, the site work would likely begin after December 1, 2015, the AHS playing fields would be unavailable in Spring 2016, and the two AHS synthetic fields would become available for town use before the Fall of 2016.

- ii. Phase I - building construction area was generally reviewed noting the need for separate on site contractor entry/deliveries and parking, access and parking needs for school operations, and emergency responder needs for both site uses. Options for parking in adjacent town own properties was discussed as well as field use and need to utilize Reilly Field for P.E. and athletics during construction.
 - b) Phase II – plan for demolition of the existing building and development of that site was reviewed. Ai3 noted that the existing H.S. gym is located directly in the sidewalk access to and bus loop for the new building’s main entrance and asked if the gym could be taken out of service and demolished early to allow the contractor to develop the bus loop and sidewalk access to the main entry by January 2017. Staff reported that due to the loss of fields during building construction and additional impacts to P.E. and athletics that early demolition of the gym by Nov/Dec 2016 (during high school and town basketball season, and before the new School’s gym would be available for use) would create too much of a hardship.
4. Ai3/Pare Corp. reported that the information and input provided during the session will be incorporated into the initial phasing plans and reviewed again to further develop the documents.
 5. S. Reilly reported the available meeting dates to update the Planning Board, Conservation Commission, and Zoning Board on progress and discuss process for project review and approval. Meeting during the month of December was suggested including: Dec. 1 with Planning Board, Dec. 8 with Conservation Commission, and Dec. 11 with Zoning Board.
 6. Ai3/Pare noted that the traffic study conducted during Feasibility Study suggested a painted turning lane be considered for Rte. 18 northbound as it approached Gliniewicz Way. This change will require approval by Mass DOT and it is beyond the authority of the Town of Abington. It was agreed that all of the suggested modifications provided by the traffic study be advocated for by the Abington School Building Committee and Mass DOT approval be part of the Planning Board meeting on Dec. 1.
 7. Schedule for future meetings:
 - a) Working Sessions – Dec. 5, 12, 19, 2014, 7:30am, at North School
 - b) Building Committee Meetings –
 - i. December 2, 2014, 6pm, Community Room, Police Station
 - ii. January 8, 2015, 6pm, Paul K. Smith room, Abington HS
 - c) Planning Board – Dec. 1, 2014 at 6pm
 - d) Conservation Commission – Dec. 8, 2014 at 7pm
 - e) Zoning Board – Dec. 11, 2014 at 7pm

To the best of my knowledge, these notes are a fair representation of the issues and items discussed at the meeting. Additional items or corrections should be brought to the attention of the writer.

Submitted by: M. Mahoney 11/21/14