

<b>PICKERING MIDDLE SCHOOL – Lynn, MA</b>		<b>MEETING MINUTES</b>
<b>SCHOOL BUILDING COMMITTEE MEETING NO. 1</b>		<b>January 10, 2017</b>
Location:		City Hall, Room 402
Time:		3:00 PM

**Attendees:**

Attended	Name	Association	Email
Y	Judith F. Kennedy	Mayor, City of Lynn; SBC	Mayor@lynnma.gov
Y	Rachel M. Allaire	Parent Representative; SBC	Rachel.Allaire@comcast.net
N	Peter M. Caron	CFO, City of Lynn; SBC	PCaron@lynnma.gov
Y	Edward T. Calnan	Experienced Community Member; SBC	edcalnan@gmail.com
Y	Jaime L. Cerulli	Chief Of Staff; SBC Chair	JCerulli@lynnma.gov
Y	Dianna Chakoutis	Ward 5 Councilor; SBC	Dianna.Chakoutis@lynnma.gov
N	Kathleen Collins	ISD Administrator	KCollins@lynnma.gov
N	Donna Coppola	Lynn School Committee: SBC	DonnaCoppola@mail.com
N	Michael Donovan	ISD Chief; Building Commissioner; SBC	MDonovan@lynnma.gov
N	John E. Ford	Lynn School Committee: SBC	J.E.Ford@verizon.net
Y	Andrew Hall	Lynn DPW Commissioner; SBC	AHall@lynnma.gov
Y	Catherine C. Latham	Superintendent of Schools; SBC	LathamC@lynnschools.org
N	Wayne Lozzi	Ward 1 Councilor; SBC	WLozzi@hotmail.com
Y	James L. Ridley	Retired LPS Principal; SBC	RidleyJL@verizon.net
Y	Kevin Rittershaus	PMS Principal; SBC	RittershausK@lynnschools.org
Y	Joseph Smart	Dir. Buildings & Grounds ISD; SBC	JSmart@lynnma.gov
Y	Patrick Tutwiler	Deputy Superintendent of Schools; SBC	TutwilerP@lynnschools.org
Y	Jim Lamanna	Attorney	jlamanna@lynnma.gov
Y	Brant Duncan	Teachers Union	bduncan@lynnteachersunion.org
Y	Steve Babbitt	Park Commission	Steven.J.Babbitt@verizon.net
Y	Gene Raymond	Raymond Design Associates	graymond@rda-design.com
N	Steve Lamothe	Raymond Design Associates	slamothe@rda-design.com
Y	John Bartecchi	Raymond Design Associates	jbartecchi@rda-design.com
N	Paul Gransauil	LeftField Project Management	PGransauil@leftfieldpm.com
N	Jim Rogers	LeftField Project Management	JRogers@leftfieldpm.com
Y	Lynn Stapleton	LeftField Project Management	LStapleton@leftfieldpm.com

A Pickering Middle School Building Committee Meeting was held to review the status of the project. A quorum of the School Building Committee was present. J. Cerulli, SBC Chair, called the meeting to order at 3:11 PM.

**I. Approval of Meeting Minutes**

*Approval of December 15, 2016 Meeting Minutes*

1. The following motion and vote were made:

**MOTION:** C. Latham, seconded by E. Calnan, that the School Building Committee approve the December 15, 2016 SBC Meeting Minutes.

**The PMS School Building Committee voted to approve the December 15, 2016 SBC Meeting Minutes.**

**For: 11; Opposed: 0; Abstained: 0**

## **II. Park Land Replacement Update**

2. The Superintendent of Schools acting on behalf of the School Committee will request that the Park Commission vote that the 4.74 acres at McManus Field is surplus to their needs and to replace the designated park land at the reservoir site. A Park Commission Meeting will be held on January 17, 2017.
3. Plans showing the acreage to be used for the West Lynn School and the layout options for the fields that will replace the existing ones being displaced at McManus Field were presented. Plans of the layout of the reservoir site, the Pickering School location and the 5 acres that are proposed to be designated as park land as replacement for the acreage converted at McManus Field were also presented. A packet of the plans presented along with a narrative and timeline will be provided to the Park Commission in advance of the Park Commission Meeting.
4. Currently, McManus Field has 2 soccer fields, 1 softball, 1 baseball and 1 football practice field. There are plans to replace these fields with 1 football field, 1 soccer field and 1 overlay softball field. It was noted that these three fields were the minimum requirements for McManus Field. An additional soccer field and baseball field will be provided on another site to be determined. The goal is to provide these fields on city-owned land in close proximity to Lynn Vocational Technical Institute.
5. A few considerations were noted: look to see if a baseball field will fit in the LVTI parking lot; use of vacant land near Pine Hills and Gallagher Park; GE Field maybe an option for a soccer field and baseball field; and consider taking part or all of Neptune Boulevard for parking.
6. S. Babbitt asked what the availability of fields would be during all phases of construction. It was noted that construction would be contained within the school site. The remaining land will be able to be used as playfields throughout construction.
7. It was noted that it would be costly to provide a field on the proposed designated park land at the reservoir site due to the ledge. It was noted that protecting this land and leaving it in its natural state would provide a permanent buffer between the school and the adjacent neighborhood. The school will not be visible from any homes surrounding the site.
8. It was noted that changes are planned for the Neptune Boulevard and surrounding roads because of YMCA and St. Mary's HS construction plans. It is planned that Wheeler street will be eliminated, changing one side of Neptune Boulevard to 2-way traffic. It was noted that possibly closing off Neptune Boulevard between Commercial Street and Prospect Street was an option.
9. It was noted that the skate park could be relocated to in front of LVTI or at GE Field or other location. The splash pad will need to stay in its current location.
10. It was noted that a Conservation Commission vote on the park land was not needed.

## **III. Eminent Domain Update**

11. Only one property is planned to be taken, 97 Parkland Avenue.

12. The budget includes funds equal to 4 times the assessed value of the 97 Parkland Avenue property for site acquisition, relocation services, appraisals and all costs associated with the eminent domain process.
13. The Superintendent of Schools acting on behalf of the School Committee will request a vote of the City Council to vote on starting the eminent domain process for 97 Parkland Avenue.

**IV. Schedule Update**

14. A Project Scope and Budget Meeting will be held on January 23, 2017 at 10:00 AM as final review and agreement of the scope and budget. The meeting will be held at MSBA's offices.
15. It was decided that Mike Donovan, Dr. Latham, Jaime Cerulli, Kevin Rittershaus, Lynn Stapleton, Gene Raymond would attend the Project Scope and Budget Meeting on behalf of the City.

The following motion and vote were made:

**MOTION:** A. Hall moved, seconded by J. Smart, to approve Mike Donovan, Dr. Latham, Jaime Cerulli, Kevin Rittershaus, Lynn Stapleton and Gene Raymond as representatives for the City to attend the Project Scope and Budget Meeting.

*Discussion: None*

**The PMS School Building Committee voted to approve Mike Donovan, Dr. Latham, Jaime Cerulli, Kevin Rittershaus, Lynn Stapleton and Gene Raymond as representatives for the City to attend the Project Scope and Budget Meeting.**

**For: 10; Opposed: 0; Abstained: 0**

16. The MSBA Board vote on the Pickering and West Lynn Middle Schools is scheduled for February 15, 2017.

**V. Budget Update**

17. L. Stapleton noted that the Total Project Budget that will be reviewed at the PSB meeting is what was carried in the Schematic Design and as approved at the December 15, 2016 SBC meeting.

	<u>Schematic Design Estimate</u>
Pickering School	\$ 85,852,500
West Lynn School	<u>\$102,714,031</u>
Total:	\$188,566,531

18. It was noted that a Feasibility Study Agreement Amendment with MSBA would be needed for the additional A/E fees approved in Designer Contract Amendments No. 2 and No. 3.
19. It was noted that 78% of the Feasibility Study Budget had been expended to date.

**VI. Other Business/Discussion**

20. A Teachers Union Meeting is scheduled for January 17, 2017 at 7:00 PM. L. Stapleton will make a presentation.
21. L. Stapleton will send Fact Sheets on Magnolia Park, Reservoir Site, Project Timeline, Project Budget and other sites explored in the Pickering District and why they were not selected.

**VII. Next Meetings**

22. The next PMSBC meeting will be scheduled for February 7, 2017 at 3:00 PM in Room 402.

**VIII. Adjournment**

23. The following motion was made:

**MOTION:** C. Latham moved, seconded by J. Ridley, that the School Building Committee vote to adjourn the meeting at 4:05 PM.

**The PMS School Building Committee voted unanimously to adjourn the meeting at 4:05 PM.**

**For: 10 - Opposed: 0 – Abstained: 0**

*These meeting minutes represent what is presumed to be a complete and accurate account of the items reviewed, discussed, directions given and conclusions drawn unless notification to the contrary is received by the next regular construction meeting. If no notification is received, these minutes will be deemed an accurate account of the meeting.*

Prepared by,  
**Lynn Stapleton**  
LeftField Project Management, Inc.