

## MEETING MINUTES

<b>Project:</b> Randolph Lyons School	<b>Meeting Date:</b> July 9, 2020
<b>Time:</b> 11:10 AM	<b>Meeting Location:</b> Zoom
<b>Meeting:</b> School Building Committee	<b>Report By:</b> Alicia Monks
<b>Attending:</b> Andrea Nixon, Chair (AN)* Thea Stovell (TS)* Steve Nesterak (SN)* Carlos Colley (CC)* Lisa Millwood (LM) * Pam Davis (PD)* Ben Rogers (BR) Brian Howard (BH)* Cindy Lopez (CL)* Ron Lum* (RL)	Adam Smith * Bruce Pontbriand Ryszard Szczypek / TSKP Randall Luther / TSKP Yugon Kim / TSKP Rebecca Augur / Milone and Macbroom Josh Soares / Nitsch Alicia Monks / Daedalus Christina Opper / Daedalus Richard Marks / Daedalus (RM)
* Building Committee Member	
<b>Absent:</b> Jim Burgess (JB)* Kevin Donovan (KD)* Casey Haley (CH)*	Duong Nguyen (DN)* Mike Rossini (MR)* Judy Littlejohn * Tieshia Walton/Daedalus

Item	Action
1 The meeting was called to order by Committee Chair Andrea Nixon at 11:10	
2 <u>Existing Conditions Report</u> TSKP previously reviewed a draft of the existing conditions report. There was nothing unusual discovered for a building of this time period. Since the last meeting, a Phase 1 environmental review was completed. This is a report to review previous uses of the land. The only thing that came up besides some debris along the north walking path was potentially an underground 8,000 gallon fuel tank. Reports say the oil was removed but no mention if the tank itself was removed. This issue will require additional investigation. The above ground tank has been acknowledged.	
3 <u>Site Options</u> Potential sites were reviewed at the last meeting. The existing Lyons, Devine, Tower Hill, Grove Street and McNeil School sites were reviewed in relation to their wetlands, acreage, configurations and were scored. Grove Street, McNeil and Tower Hill were quickly taken out of consideration leaving the Devine and Lyons sites as the only contenders.  Four options were developed for further consideration, including three at Lyons and one at the Devine. Quick studies to prove viability of each location were reviewed and a test fit design was done at each site but were not reviewed in detail. The options are as follows:  <ul style="list-style-type: none"> <li>Option1 – Addition/ Renovation of the existing Lyons building</li> </ul>	

- Option 2 – New school building within the existing Lyons playground
- Option 3 – New school building in the current Lyons school location
- Option 4 – New school building at the Devine site

Additionally, per the requirements of the MSBA, there is a “baseline” option to be considered for cost comparison:

- Option 5- Code upgrades (only) to the existing Lyons building

Each option will be sent to the cost consultant for TSKP and the cost estimating team at Daedalus and the results will be shared at the next Building Committee meeting.

#### 4 Space Summary

Ryszard reviewed the Space Summary, which is a specific worksheet provided and required by the MSBA. Per previous work with the MSBA, the approved number of projected students is 315, which does not include Pre-K. Once the number of projected students is inserted in the worksheet, it automatically calculates the number of spaces expected by the MSBA. Highlights of the space summary sheet include:

- Grades K thru 5: 15 is the total number of core academic classrooms the MSBA calculates is needed. Could be clustered classrooms to allow for flexibility.
- Pre-K: 6 classrooms have been identified as the need. 150 students. (full time and part time).
- Separate Science and Technology full size classrooms for grades 3 to 5. It is assumed that project based learning for students younger than 3<sup>rd</sup> grade will happen in the classroom, but could happen in the dedicated classroom.
- Gym will be a size that includes two rows of bleachers and allow for a high school lined basketball court.
- Cafeteria will be sized to allow for two lunch period seatings
- Over 8,000 sf is dedicated for special education which includes the 3 TLC rooms each at 950 sf, group instruction and other spaces
- All the purposes gathered during the visioning sessions have been included in the program
- Dedicated art room and a separate music room
- It is being recommended that the media center be distributed into different areas around the building, not a dedicated library space.

The total proposed building size is just under 77,000 sf.

Storage. MSBA does not allow much square footage for general storage but does allow storage within each classroom.

No accommodation or changes have been made for current COVID spacing requirements.

#### 5 Redistricting

Rebecca Augur of Milone & Macbroom reviewed the draft results of the redistricting study. The work included study of the demographics, housing, and enrollment trends in Randolph. The short summary is there is a small need to shift students from north to south as there is more growth projected in the north. Highlights of the report include:

- A general population decrease in school age kids and an increase in younger working couples with no kids.
- Birth rate fluctuates, approximately 372 births per year
- 1/3 of households include kids
- 1/3 of household have one or more over 65 years of age
- 31% are single person households
- 9% move in or out of the Town as an average
- Housing growth in the north part of town with more market rate units being made available
- Growth in rental housing
- Increasing in housing units is concentrated in north

Enrollment trends have been generally stable with a slight decrease over the last five years. Where are the students going? Charter schools, private parochial schools, out of district, and vocational technical schools. When the local economy does better, kids are sent to other schools.

Currently, 25% of students are shifted out of their attendant zone currently. Only about 30% of those are special education requirements.

Persistency Ratio is essentially the ratio of student gain and loss. There has been a fair amount of fluctuation in students in recent years. Projections based on historic data were reviewed: low, medium and high. The medium model is recommended which shows a K-12 decrease of 1% over the next 5 years. Donovan and Lyons are projecting increases while Kennedy and Young are projecting decreases. Assuming that 80% of the maximum capacity of each school is the targeted utilization rate, a slight impact would include shifting the attendance boundaries, resulting in moving less than 10% of the students. This would allow for the schools to hit their 80% utilization target.

The redistricting approach would be a policy decision that could be implemented over time. There are transportation and pedestrian effects that would need to be carefully considered. This will need to be present to whole School Committee for discussion and consideration.

## 6 MSBA

The Preliminary Design Program (PDP) submission is targeted to be sent in by July 31, 2020. This submission will include the educational program, initial space summary, evaluation of the existing conditions, site development requirements and preliminary evaluation of alternatives. A draft of the submission will be sent to the Committee for review.

Conceptual pricing will be done for each of the five options. The most cost-effective option which meets the programming goals will be the considered the most advantageous.

The local action letter and approval certificates will follow the cost estimates.

The PDP submission will be reviewed at the staff level of the MSBA. The staff will provide feedback to the Committee. The Space Summary will be carefully reviewed by the MSBA as it will serve as the future road map for the project.

## 7 Invoices

The finance sub-committee is recommending the following invoices be approved for payment:

- TSKP #3 for \$25,000
- TSKP #4 for \$25,000
- Daedalus/CHA for \$15,000

Motion made by Lisa Millwood, seconded by Steve Nesterak.

Role call vote was taken, all in favor: Andrea Nixon, Thea Stovell, Steve Nesterak, Carlos Colley, Lisa Millwood, Pam Davis, Ben Rogers, Cindy Lopez, Brian Howard, Ron Lum, and Adam Smith.

Going forward a written summary will be provided for invoices and will be signed by Steve and Andrea and already sent to Carlos' office.

8 Meeting was adjourned.

**Next meeting:** To be scheduled

Attached: Slide presentation dated July 9, 2020

DRAFT