

Town of Milton School Building Committee Meeting Minutes



Meeting Date: July 24, 2023

Minutes Recorded By: S. O'Rourke

Meeting Time: 7:00PM

Members Present

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Sean O'Rourke | <input type="checkbox"/> Kerry Hurley | <input checked="" type="checkbox"/> Mark Loring |
| <input checked="" type="checkbox"/> Celina Miranda | <input checked="" type="checkbox"/> Mike Zullas | <input type="checkbox"/> Glen Hoffman |
| <input checked="" type="checkbox"/> Tim Lombard | <input checked="" type="checkbox"/> Scott Tereshak | <input checked="" type="checkbox"/> Akwa Ebong |

Guests

- | | | | |
|--|--|--|-------------------------------------|
| <input type="checkbox"/> Elizabeth Carrol (SC) | <input type="checkbox"/> Chris Hayden (FAC) | <input type="checkbox"/> Holly Concannon | <input type="checkbox"/> Amy Dexter |
| <input type="checkbox"/> Supt. Burrows | <input checked="" type="checkbox"/> Glenn Pavlicek | | |
| <input type="checkbox"/> OTHERS: | | | |

Minutes

Agenda item: Call To Order

Presenter: None

Meeting Called to order at 7:04PM

Agenda item: Citizen's Speak

Presenter: None

Citizen's Name

Citizen's Address

Commentary

- | | | |
|---------------------------|--------------------|--|
| • Diane DiTullio Agostino | 147 Ridgewood Road | Use of allocated funding for appraisals. Land is still owned by the Town, not SBC. |
|---------------------------|--------------------|--|

Agenda item: OLD BUSINESS: Item 4a
Discussion/Possible Vote: Brush Hill Road Property

Presenter: C. Francheschi (DRA)

Documents: None

Discussion:

C. Franceschi (DRA Architects) provided an overview of his review of the parcel:

- The parcel in consideration is not very favorable for planned educational program of Middle School and Pre-School. If you were making a Pros/Cons, everything would be in the Cons category.
- Slope is challenging at 10-12% slope.
- Building would need to be configured in a compact footprint, possibly up to 4 levels going up the hill.
- Daylight into building would be challenging.
- Overall parcel size is long and narrow, makes it difficult to coordinate site (parking, pickup/dropoff and play areas) would be problematic.
- Development would be significant. Site costs would be probably 200% (2 times) that of a typical site. This would lead to a more expensive project.

Motion: Member Loring: *Not to recommend that the Select Board engage in further discussions for the purchase of referenced property for the use of a School.*

2nd: Member Zullas

Discussion: Member Zullas referenced the review by DRA. Their findings and conclusions of the adverse effects of the site's slope and corresponding increased site costs, building costs, and acquisition costs. Member Loring indicated other site concerns of pickup/drop-off. Member Lombard indicated the walkability of the site was non-existent. Member Ebong referenced the speed limit of Blue Hill Ave (Rte 138) as a concern. Member Miranda indicated there were a number of factors (physical site layout) and associated costs make this

Roll Call Vote: Tim Lombard – Yes, Akwa Ebong – Yes, Celina Miranda – Yes, Mike Zullas - Yes, Mark Loring - Yes, Scott Tereshak - Yes, Sean O'Rourke – Yes

Motion carries by unanimous roll call vote.

Conclusions:

Motion carries by unanimous roll call vote.

Action items	Person responsible	Deadline
--------------	--------------------	----------

•

Agenda item:	Approval of Past Meeting Minutes: 11/21/2022, 12/06/2022, 12/12/2022, 12/22/2022, 01/23/2023, 02/06/2023, 03/06/2023, 03/11/2023, 04/06/2023, 05/03/2023, 06/05/2023, 06/21/2023, 07/07/2023	Presenter: None
		Documents: None

Member Miranda indicated she was not present for 3/21/2023 meeting and confirm on how to approve minutes where they were not in attendance.

Motion: Member Loring: *To approve meeting minutes for SBC listed in the agenda, with the exception of 12/22/2023 (previously approved).*

2nd: Member Tereshak.

Discussion: All votes cast below are for where members were listed as present, where name shows as not present or not listed on the roster, these are abstentions.

Roll Call Vote: Tim Lombard – Yes, Akwa Ebong – Yes, Celina Miranda – Yes, Mike Zullas - Yes, Mark Loring - Yes, Scott Tereshak - Yes, Sean O'Rourke – Yes

Motion carries by unanimous roll call vote.

Agenda item:	OLD BUSINESS: Item 4b and 4c Discussion: Architectural Services for Gile Road RFP & Owner's Project Manager (OPM) for Gile Road RFP	Presenter: None
		Documents: None

Discussion:

Chair O'Rourke update the committee on securing Arch and OPM:

- Need to develop a Request For Proposals for Arch and OPM
- Due to Ch. 149, selection of these services will require an Design Selector panel for both Arch and OPM.
- Draft an RFP for each (Arch and OPM)
- Need to develop a designer selector committee: Members of SBC and others from Town departments.

Conclusions:

Further coordination is required to develop the selection committee.

Action items	Person responsible	Deadline
<ul style="list-style-type: none"> Develop draft RFQ for OPM and Arch 	Chair O'Rourke	8/7/2023

Agenda item: OLD BUSINESS: Item 4d
Discussion: Land Appraisals RFP

Presenter: None

Documents: None

Discussion:

Chair O'Rourke update the committee on securing appraisals:

- Contacted Landvest representative.
- Appraisals will only be monetary. Ecological valuation will be done by EEA.
- Cost proposal will be developed once all parcels are provided.

Member Ebong requested confirmation that Brush Hill road property would not be appraised. Chair O'Rourke indicated that the parcels listed as part of the land swap would be the ones appraised. The Brush Hill road property was not included in these parcel.

Conclusions:

None.

Action items	Person responsible	Deadline
<ul style="list-style-type: none"> 		

Agenda item: NEW BUSINESS: Item 5a
Discussion/Possible Vote: SBC Positions (Vice-Chair, Secretary, Treasurer)

Presenter: None

Documents: None

Discussion:

Chair O'Rourke update the committee on potential positions within the SBC to assist in operating the SBC.

Vice-Chair was previously Ada Rosmarin. With her departure, position is vacant. Secretary has been overall been filled by Member Lombard recently. Secretary will only be required until OPM is filled.

Treasurer would just be a conduit between Amy Dexter and the Committee on overall finances.

Vice-Chair: Member Loring

Secretary: Member Lombard (previously volunteered)

Treasurer: Member Tereshak

Conclusions:

None.

Action items	Person responsible	Deadline
<ul style="list-style-type: none"> 		

Agenda item: NEW BUSINESS: Item 5b
Short-Term Space Update

Presenter: None

Documents: None

Discussion:

Chair O'Rourke updated the committee on previous efforts for short-term space options. Previous efforts consisted of:

- Bill Ritchie conceptual study of modular classrooms at highschool
- Point 32 health preschool option.

Space needs in school are still critical. Member Loring provided an update of the Facility Sub-Committee of the School Committee leading the effort. Glenn Pavlicek indicated survey of principals with what spaces are being used for what they were not intended. Leadership retreat will review needs. Goal to identify pressing needs and if some space became available, what educational goals/programs should be moved there.

Conclusions:

None.

Action items	Person responsible	Deadline
•		

Agenda item: NEW BUSINESS: Item 6 (listed as a duplicate 5 on agenda)
NEXT MEETING

Presenter: None

Documents: None

Discussion:

Next meetings are schedule as follows: August 7, August 21, September 11, September 25, October 16, October 30, November 13 & November 27

Conclusions:

None.

Action items	Person responsible	Deadline
•		

Agenda item: NEW BUSINESS: Item 7 (listed as 6 on agenda)
ADJOURN

Presenter: None

Documents: None

Discussion:

Motion to Adjourn: Member Tereshak

2nd: Member Loring

Roll Call Vote: Akwa Ebong – Yes, Celina Miranda – Yes, Mark Loring - Yes, Scott Tereshak - Yes, Sean O'Rourke – Yes

Motion carries by unanimous roll call vote.

Conclusions:

None.

Action items

Person responsible

Deadline

-

Other Information

Resources:

Enter resources here.