



Center Elementary School Project

Hopkinton Elementary School Building Committee

89 Hayden Rowe Street
Hopkinton, MA 01748

Meeting Minutes
Hopkinton Elementary School Building Committee
September 8, 2010
School Administration Conference Room

In attendance: Todd Cestari, Tom Gaston, Norman Khumalo, Brian Main, Jack Phelan, Rebecca Robak, Andrew Wailgum

Also in attendance:
David Finney, President, Design Partnership of Cambridge (DPC)
David Warner, Principal, Warner Larson

Chairperson Rebecca Robak called the meeting to order at 7:10 pm

Todd Cestari motioned and Jack Phelan seconded to approve the meeting minutes of August 2, 2010. The motion passed unanimously.

Dave Finney led a discussion of the recent finding of the engineering firm AECOM and the proposed discharge field needed for potential expansion of the wastewater treatment facility. After the initial analysis of the site and its use as a discharge field, mining of the gravel on the site was done, in accordance with the agreement between the Town of Hopkinton and the original owner of the site. That mining has reduced the flow time below acceptable standards for a discharge field, so the site is no longer a potential discharge site. The location of the school building as proposed is entirely out of any potential discharge field area.

Dave Finney presented two alternative site diagrams for tract #7 and presented reasons for not supporting them. The reasons included significant elevation changes that would be expensive to build on, and a wetland crossing of a perennial stream that would be expensive to design around and would require conservation commission approval. A long road would also need to be built to skirt around the protected well site.

Dave Finney reviewed the site concept plan and the initial school layout.

Dave Finney led a discussion on the placement of the road leading to the school. The Fruit Street Master Plan has a boulevard spine road leading to the school. This road enters the Fruit Street parcel near the current DPW building. Dave reviewed several reasons not to adhere to this plan. It is located in a flood plain, and within a protected well area. Brian Main pointed out that the MEPA approval of the Fruit Street Master Plan recommended not placing the boulevard there for those reasons. DPC is suggesting a

separate school entrance road, entering the site across from Victory Lane. The committee agreed with the separate school entrance road. A meeting with town officials is planned. Brian Main and Dave Finney will present rationale and justification for the committee's position. It was noted that the separate school entrance does not preclude the construction of the boulevard spine road, if the town chooses to build it.

The building design and the incorporation of "green" standards were discussed. Mass CHIPS certification elements will be included. The MSBA will increase its reimbursement rate by 2% if all CHIPS elements are included in the design.

The town approval process of the school and site was discussed. DPC will modify the project schedule to include meetings of the land use boards. When possible, joint meetings of these boards will be held.

A motion was made that there were no objections to the concept plan as presented by DPC. The motion was made by Andrew Wailgum and seconded by Tom Gaston. It passed unanimously.

A motion was made to recommend payment of \$46,500.00 to Design Partnership of Cambridge for contracted services. The motion was made by Andrew Wailgum and seconded by Tom Gaston. It passed unanimously.

A motion was made to recommend payment of \$92.50 to Action Copy Plus for printing services. The motion was made by Tom Gaston and seconded by Todd Cestari. It passed unanimously.

A motion was made for a contract amendment not to exceed \$7,260 to Design Partnership of Cambridge for geo-technical services. The motion was made by Tom Gaston and seconded by Norman Khumalo. A discussion took place of how the original contract with DPC included \$32,000 for geo-technical services, but that amount was used in fulfilling the Massachusetts School Building Authority's (MSBA) request for soil testing at Center School as part of the feasibility study. The motion passed unanimously.

Todd Cestari left the meeting at 8:55 pm.

Brian Main reported that the second payment from the MSBA for the feasibility study had been received.

The committee decided to hold the September 13 meeting, which was part of the original meeting schedule, so those committee members not in attendance could review the site plan and building design with DPC before they develop schematic designs.

A motion to adjourn was made by Andrew Wailgum and seconded by Jack Phelan. It passed unanimously.

The meeting adjourned at 9:00 pm.