Informal Meeting of the City Council was held in the City Council Chamber, Room 219, City Hall, on Tuesday evening, April 16, 2019.

CALL TO ORDER

Council President Scott Joseph Graves called the meeting to order at 6:30 o’clock p.m.

ATTENDANCE

Eleven (11) Councillors were present including President Scott Joseph Graves and Councillors Nathan Boudreau, James Boone, Craig Cormier, Ronald Cormier, Edward Gravel, Karen Hardern, Christine Johnson, James Johnson, Elizabeth Kazinskas, and James Walsh.

President Graves announced that Jones-Whitsett Architects and the Owner's Project Manager will make a presentation of the new elementary school project.

Tim Alix, OPM, informed the Council that the next submission to the MSBA is projected for June. He, Margo Jones, and Helen Fantini, Jones-Whitsett Architects, and Eric Bernardin, Fuss & O'Neill, provided an overview of the Project utilizing a Power Point Presentation, attached hereto.

The following elements were cited:

- 19 acre site.
- Majority of the land forested with some wetlands. All natural resources were evaluated.
- Connector road to the High School and Middle School to facilitate circulation and traffic.
- Facility adequately sized at 145,000 square feet for a consolidated Pre-K through Grade 4 elementary school.
- Bus loop design with pick up and drop off points, as well as parents loop for pick-up and drop-off, and an early ed. drop and park.
- 250 parking spaces defined in the site design.
- Fire Lane surrounding the facility.
- 3 playgrounds and a playing field.
- Situated so woodlands block northwest winter winds and allows summer cooling breezes.

Councillor Walsh noted that the Assessors’ maps indicate that the proposed site is comprised of two parcels and that a 2-acre parcel is situated between them, owned by Massachusetts Electric.
They Architects will be working through all of the development issues through the survey and that research indicates that the easement has been abandoned and then transferred to another property owner. The property issues are being worked out.

- The parking lots on the site would be terraced, as they are working with the existing topography.
- 9 test pits were prepared as part of the preliminary study and that deeper borings will be undertaken for the next phase, the design phase, for foundations, so blasting may be necessary.
- Site is well-drained and gravelly.
- No ledge, good soil conditions, some boulders.
- Samples that were taken for contaminants during the first Phase – no evidence of suspicious materials, so no need to go further.

Margot Jones stated that through educational theory that children learn better in natural environments and good day lighting – it will be a 21st Century school.

- Play areas will be constructed of natural materials and studies show cognition and well-being.
- Grade levels will be kept together. The school will be divided into manageable pieces.
- Pre-K – south complex.
- Grades 1-3 – north complex.
- Grade 4 – over common spaces (2nd floor).
- Common Core – Admin, Gym, Cafeteria, Nurse, and public spaces.
- 2 elevators are planned at this time.

Tim Alix outlined Option 6 – New P-K School (slide) and the detailed Estimated Construction & Project Costs - All site work (exterior) is included in the $8.1M budget estimate.

Land conditions:

- Meet mandated stormwater regs. – maintain existing conditions. Water flow in same directions as exist today.
- Construction will be elevated (above wetlands).
- The site’s elevation is 70’-90’ higher than Pearl Street. The site will be lowered by 10’-12’.
- Roads constructed over water will have culverts (no bridges).
- Number of planned parking spaces based on discussions with school principals and staff, then 10% added.
- Main driveway will be 28’ wide to accommodate overflow/parking-stacking capacity.
- Connecting road will be a City road.
• Sidewalks will be constructed along the connector road (8’-10’ wide, mixed use path).
• Certified wetlands biologist determined land is wooded wetlands.
• Buffers to streams. No low-lying swamps.
• Flow is good to control mosquito conditions.
• No true big ponds near the school.
• Detention basins constructed (max. 72 hours).

City Conservation Oversight
• Conservation Agent Jeff Legros walked the site on this day.
• Reviewed conceptual plans and specs with Fuss & O’Neill, Environmental Engineering Consultants. No major concern at this time.
• When preliminary plans are filed (construction phase), the Conservation Commission begins its review using performance standards.
• The design seems to place everything according to the buffer zones.
• Most are outside the buffer zones and well-beyond the 100’ requirement.
• The main access road (granite stone) off Pearl Street has been a crossing since the 1800’s.
• Wetlands biologist investigated for endangered species.

Project Cost Comparisons
• Reimbursement - $333/s.f. allowed
• Gardner cost - $448/s.f.
• Gardner’s costs lowest in MSBA’s current projects.

Traffic Concerns
• One street ingress and egress concerns even with staggered starting and ending times.
• Traffic Study was completed and would be available - # of trips/day to serve a school of this size; busing operations viewed.
• Traffic could be mitigated on Peal Street by reducing the speed limit to 30 MPH; installing School Zone flashers; and, installing turn lanes.
• Study traffic impact on side streets (Betty Spring, Lawrence, Smith, etc.)

Options
• School Building Committee investigated several sites, including Matthews Street and voted unanimously that off Pearl Street is the best option.
• School Committee also voted unanimously, as well.
• Elm Street option would create a traffic nightmare – bus flows. Sauter School would have to be razed.
• Elm Street School would be used for GALT, Central Office, and collaboratives.
• Waterford Street School could be used by Boys & Girls Club.
• Possibility that new school with natural surroundings may attract choice students.
Site Control

- Parcel must be under City ownership by July 10; otherwise, MSBA will not fund the project.
- Some legal work will need to be completed before the deadline.
- The connector road is part of the project.

The meeting concluded at 7:28 p.m.

Accepted by the City Council:  May 6, 2019
City Council Presentation
April 16, 2019

School Building Project
City of Gardner

Agenda:
- Schedule Update
- Preferred Site at Pearl Street
- Proposed site plans, sections, sketches and approach
- Proposed Floor Plans & new school features
- Costs & Schedule

### SCHEDULE UPDATE

<table>
<thead>
<tr>
<th>Phase</th>
<th>Description</th>
<th>Start Date</th>
<th>End Date</th>
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<tbody>
<tr>
<td>01</td>
<td>Planning</td>
<td></td>
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<tr>
<td>02</td>
<td>Site Survey</td>
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<td>03</td>
<td>Feasibility Study</td>
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<td>04</td>
<td>Conceptual Design</td>
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<td>05</td>
<td>Design Development</td>
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<td>06</td>
<td>Construction Documents</td>
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<td>07</td>
<td>Construction</td>
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**Note:** Dates are approximate and subject to change.

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Gardner Public Schools

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JWA
JONES WHITSETT
ARCHITECTS

Colliers
INTERNATIONAL
Site Advantages

- Unites all elementary students and teachers in one 21st C building
- Connects to Middle/HS campus
- Educational opportunities related to a diverse, natural site
- Relieves vehicular congestion in neighborhood elementary schools
WHAT CAN OUTDOOR LEARNING & PLAY LOOK LIKE?

WHAT CAN A NEW SCHOOL FEEL LIKE?
ESTIMATED CONSTRUCTION & PROJECT COSTS

<table>
<thead>
<tr>
<th>Option 6 – New PK-4 School</th>
<th>145,750 sq ft</th>
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<tbody>
<tr>
<td>New School – Estimated Trade Costs</td>
<td>$ 41,500,000</td>
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<td>Sitework – Estimated Trade Costs</td>
<td>$ 8,100,000</td>
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<td>Contingencies and Escalation</td>
<td>$ 8,300,000</td>
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<td>General Conditions &amp; Overhead</td>
<td>$ 7,400,000</td>
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<tr>
<td><strong>Total Estimated Construction Cost</strong></td>
<td><strong>$ 65,300,000</strong></td>
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<tr>
<td>Approximate Construction Cost</td>
<td>$ 65 – 69 million</td>
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<tr>
<td>Other Project Costs (Fees, Contingencies, Etc.)</td>
<td>$ 18 – 20 million</td>
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<tr>
<td>Approximate Project Costs</td>
<td>$ 83 – 89 million</td>
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<tr>
<td><strong>Approximate MSBA Reimbursement</strong></td>
<td><strong>$ 48 – 52 million</strong></td>
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<td>Approximate City Costs</td>
<td>$ 36 – 40 million</td>
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MSBA PROJECTS COST COMPARISON

In 2010 when the MSBA first began, the difference between the reimbursement cap per SF and the most expensive school construction cost in MA was $80/SF. Today that difference is greater than $400/SF.
## Project Schedule

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<tbody>
<tr>
<td><strong>Statement of Interest</strong></td>
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<td><strong>Invited into MSBA process</strong></td>
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<td><strong>Hire OPM &amp; Designer</strong></td>
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| **Feasibility / SD** | | | | | | | | Feasibility / SD
| **MSBA Approves Budget** | | | | **August 2019** | | | | |
| **Council Vote** | | | | | **Aug - Nov 2019** | | | |
| **Design & Bid** | | | | | | **Design** | | |
| **Construction** | | | | | | | **Construction** | |
| **Move In** | | | | | | | **Summer 2022** | |
| **Closeout** | | | | | | | **Fall 2022** | |

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City Council Presentation

April 16, 2019

Thank You!

Gardner Public Schools