



A TRUE COPY ATTEST
Doug Johnstone
TOWN CLERK, PROVINCETOWN

PROVINCETOWN SCHOOLS

PRIMARY YEARS PROGRAM - INTERNATIONAL BACCALAUREATE SCHOOL
MIDDLE YEARS PROGRAM - INTERNATIONAL BACCALAUREATE CANDIDATE SCHOOL

12 WINSLOW STREET
PROVINCETOWN, MA 02657
MAIN OFFICE: 508-487-5020 FAX: 508-487-5089
SUPERINTENDENT'S OFFICE: 508-487-5000 FAX: 508-487-5098

DR. BETH SINGER
SUPERINTENDENT

KIM PIKE, M.ED.
PRINCIPAL

School Building Committee Meeting, July 30th, 2015
Start Time: 11:45 AM

Gene (of ACMI) announced that the MSBA meeting will be on Thursday, August 6th, 2015 (next week). He stated that the day of approval will likely be the day they provide the design.

ACMI has done the MSBA Preferred Schematic Report. Much of it has already been reviewed by the SBC. The process of reconciliation of the 2 estimates was discussed.

Gene then presented a design for an access ramp. Although he recommends applying for a variance to not build the ramp, the architects are still required to design the structure and provide estimates. He provided a picture for the ramp at the front of the school building, which allowed for maintaining the stairs by putting in a landing connected by two ramps. They would want to salvage the steps and reset them. He estimated that the cost for the design would amount to \$3,000-\$4,000.

D. Gardner stated that the design is beautiful, but hopes it never comes to pass.

T. Brackett asked whether they would have to change the door hardware if they receive a variance.

Gene replied that yes, the front of the building could no longer be an entrance.

D. Gardner stated that Town Hall applied for a variance by making a historical argument.

Gene added that they could also argue that the use does not justify the cost.

D. Gardner asked if the front door could remain an egress if it were no longer an entrance, to which Suresh, of PMC, stated yes.

T. Brackett asked if the door could still be used as an entrance for events, to which Suresh answered that if a door is an entrance for some, it must be an entrance for all; there should be no difference between the handicap entrance and that used by all others.

D. Gardner asked what the expense was for applying for a variance, to which Gene replied that the danger, though the expense is not great, is more in applying for a variance and not receiving it. However, it is advantageous to apply and not have to worry about the matter in the future.



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He emphasized again that the back door must become the public entrance, preferably by placing a sign such as "Public Entrance," at its face.

He said that the process would involve submitting the variance request to the local building inspector as well as the one in Boston; the Boston official would likely not make a visit, but the local inspector is likely to make a site visit.

D. Gardner asked if a recommendation from the local disabilities commission would help, to which Gene replied in the affirmative.

T. Brackett asked if it was necessary to create a handicap parking spot, to which Suresh answered that if it is not an entrance, then no, but that the public entrance must have a parking spot.

B. Singer asked if, as it stands, the ramp is included in the budget, to which Suresh replied that it was.

D. Gardner stated that the HDC would be more pleased if the building kept its historic façade, without the ramp, allowing for the back entrance as the main entrance.

T. Brackett made a motion to apply for the variance; Tom Coen seconded the motion. The vote: 5-0-0.

Suresh then provided a budget to committee members; the budget showed PSR estimates for construction, and ACMI estimates. They are currently working to reconcile the two estimates, adding that the numbers might change in a few weeks because they are still deciding on the windows.

Gene proposed an alternative plan whereby they would brick the windows up and add skylights to the ceiling, which would be about \$100,000 less than replacing the windows. The only purpose of the windows is for light, they are not functional.

T. Brackett asked if this would need to go to HDC, to which Gene replied yes. B. Singer asked if this would change the process from a 3-bid series to a 2-bid series, to which Gene also replied yes.

D. Gardner suggested talking about the ramp first, and then discussing the windows.

K. Pike asked if it was possible to have fewer windows instead.



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B. Singer stated that the job is already small, and it would be difficult to get a contractor to commit to an even smaller project.

Larry Frankie asked if the skylights would be semi-opaque or clear, to which Gene replied that clear glass would create hotspots on the floor, and that semi-opaque is therefore preferable.

T. Brackett expressed reservations about skylights, citing leakage; Suresh assured him that skylights are better now than they were twenty years ago, and will not leak.

There was a small discussion on whether the solar panel should be kept; it was noted that the panel didn't pay for much, and isn't even hooked up. Suresh added that it would affect the roof's 30-year warranty.

There was also a discussion on expectations of details for the FINCOM and BOS triple meeting; Tony Brackett noted that they appreciate paper handouts and an explanation of efforts that went into reducing cost, as well as the handicap entrance issue. They could also talk about how Provincetown High School is the least energy efficient building in town, using the cost of fuel in the winter of 2015 as an example, with a 2.5% increase for each subsequent year. Gene said such handouts would be provided.

T. Brackett made a motion for a vote on the submission of the schematic design to the MSBA as presented; the motion was seconded by T. Coen.

Vote: 5-0-0.

T. Brackett then made a motion to authorize the project team to begin design development phase, spending the balance of funding (\$60,000) in feasibility, and completing subject to availability of funding. The motion was seconded by T. Coen.

Vote: 5-0-0.

Meeting adjourned 1:45 PM.



MEETING NOTES – Building Committee Provincetown High School Building Project

Date: July 30, 2015

List of Attendees: See enclosed sign-in sheet

Abbreviations:

- ACMI: Atlantic Construction & Management, Inc.
- TOP: Town of Provincetown
- PS: Provincetown School
- RDA: Raymond Design Associates, Inc.

ITEM	SUBJECT	ACTION BY	DATE BY
5.04	Building Committee discussed the need for procurement and approval of funds for DD and CD phases to meet January 2016 bid schedule and will schedule a combined meeting with the Select Board, Finance Committee, and School Committee on August 25 (project walkthrough at 5 pm and meeting at 6 pm.) 7-30-15: Building Committee voted unanimously to authorize the project team to continue with the DD phase to the extent of the balance of the funds available from SD phase subject to final review of the funding with Town Accountant.	Record	08-25-15
5.05	Building Committee will schedule a Community and abutters/parents outreach meeting for September 22, 2015 at 5 pm.	Record	09-22-15
6.01	Building Committee reviewed the proposed front entrance ramps to meet ADA requirements and voted unanimously for the project team to apply for a variance including removal of front entry as an entrance if required to obtain the variance.	Record	N/A
6.02	Building Committee and the Town have no objections to the proposed ebid strategy to increase the possibility of number of bidders and decrease the bid cost.	Record	N/A
6.03	The project team reviewed the proposed substitution of masonry infill at the glass blocks in lieu of the windows in the gymnasium and the addition of skylights in the gymnasium to decrease overall project costs and eliminate the window trade. Building Committee agreed with the proposed changes and directed the project team to explore it further including discussions with the HDC.	Record	N/A
6.04	PS will determine and advise the RDA if the existing PV array is working and needs to be removed and re-installed.	PS	8-25-15
6.05	Proposed SD submission, due 08-06-15, was reviewed by the Building Committee and was voted unanimously to submit to the MSBA on August 6, 2015.	Record	N/A

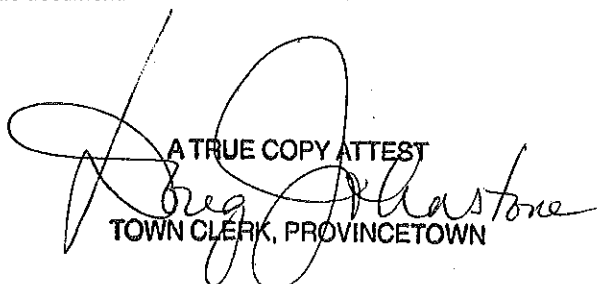
Next meeting: August 25, 2015 at 4:00 pm (Tentative) and September 22, 2015 at 4:00 pm (Tentative)

Accuracy Notice: We have sought to record accurately the minutes of this meeting. If any of the above items do not agree with your understanding, please contact the undersigned within two (2) days from the date of this document.

Prepared and Submitted by:

Suresh Bhatia, Atlantic Construction & Management, Inc.

CC: Attendees, file
Attachments: Sign-in sheet


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