

**Concord-Carlisle Regional School District
CCHS Campus Oversight Subcommittee
Minutes of August 14, 2018
1:00 PM**

Present: Johanna Boynton, Robert Grom, Laurie Hunter, Jared Stanton, Mary Storrs

Also Present: Iam Rhames; Brian Schlegel; Laurie Livoli, Building Dept.; Chris Olbrot, CPW – Town Engineer; Marcia Rasmussen, Planning; Delia Kaye, NRC; Lt. Joe Morahan, Police; Melissa Simoncini, CPW-Water Sewer

1. **Call to Order** - Mary Storrs called the meeting to order at 1:10 PM, noting that the meeting was being recorded.
2. **Introductions** – Town of Concord personnel. The goal of today's discussion is to talk about the past, present, and future needs at CCHS. Past – Outstanding issues on the campus either subsequent to the building project or the CC at Play project. Present – Needs right now (such as parking). Future – Projects recommended by last year's Campus Advisory Committee for potential future uses.
3. **Discussion with Town of Concord department heads** - A Special Town Meeting will take place in Concord on October 1st. There are two warrant articles: one for \$100,000 for what the District has identified as outstanding issues to be resolved. The second article is a \$200,000 request for design feasibility work for present and future projects. The goal is to work closely with town officials early on. We are looking to get a big picture of the scale of what our options are while we get appropriate designs in place for what will be a three to five year plan.
4. **Review of potential campus projects** - Laurie ran down the list of potential campus projects. First on the STM Warrant is the lower campus drainage, ambulance cut, shower and spray both repair and design and planning study. The second part of the pending list includes additional parking, paving, lighting, sidewalks on the lower campus, lower field irrigation well, amphitheater irrigation, concession and restrooms, track, field house/ice rink, and educational outdoor space (pavilion, greenhouse, outdoor classroom).

It was noted that the proposed storage facility in the upper level parking lot is missing from the list. The location now, as part of the design, is part of the groundwater conservancy district. There's an opportunity now to relocate it outside of the groundwater conservancy district which would eliminate the need for a special permit, it would only need a building permit. This would go before the school committee for approval.

Melissa from Water & Sewer asked if the first five items under pending are part of the design study. Marcia Rasmussen stated that some of those items, in particular the concession and restrooms were part of the approved plan and should be a high priority to be done without putting it in as part of the study. There's an opportunity to work with the town's plumbing inspector to seek a waiver from the State Plumbing Board from the requirement since the stadium is not being used around the clock or regularly but there has been no effort made as yet to talk to the plumbing board. Right now we are in violation of the approval of the special permit as long as the restrooms aren't built. Brian Schlegel has been in contact with the plumbing board but needs a plan as to what is needed and the cost which the feasibility study will outline and then it will be brought to the plumbing board. Melissa stated from a water and sewer perspective that there's an outstanding water, sewer service agreement on campus that has not been finalized, and an outstanding industrial discharge permit for the darkroom. She stated a need to talk about the existing irrigation. The town requires all irrigation systems that are hooked up to the municipal water supply be registered; the CCHS campus is not currently registered. There was an agreement that there would be no irrigation for the new building. Brian stated a small system was installed to establish everything and was to be used only if there was a drought situation. Brian works closely with Melissa. There's also a need to discuss road salting use that affects the town wells. It's an issue of balancing public health vs. public safety.

Chris Olbrot stated it would be a challenge to add a track or field house since the site was built and designed as a balanced site where the center area collects storm water.

Marcia suggested parking decks; covered parking for a certain number of spaces with parking above with no impact as long as you put them on existing parking spots. She also mentioned having a field house/ice rink on a municipal location for both school and community use.

Brian discussed the lower field irrigation pond and the issues with it. The town does not want the lower fields irrigated from the public water supply.

A question was asked regarding what kind of outreach was done to figure out how much money is needed for the engineering study. Three firms have been contacted; Buckley Associates, Nitsch, and Weston & Sampson. All gave similar cost estimates for the study.

Julie-Ann Cancio is a CCHS abutter and her biggest concern is the contamination of the groundwater entering the well. She stated that there was monitoring of the wells for the landfill and wanted to know if monitoring will continue be done so that any drainage from a new project will be okay. The town has been working closely with the schools. She also noted that the discussion on stacked parking was a very good idea.

5. **Review draft bid for design study** – Jared discussed the draft bid. It will be posted on August 27, the proposal deadline will be September 12, 2018 at 1:00 PM, the site visit will take place on September 6, 2018 starting in the main lobby of the high school. The bids will be reviewed and awarded to the lowest qualified bidder by September 14th. In this bid the estimated cost will be due by December 15th and the full report will be due no later than January 31, 2019. Laurie thought asking for the full report before the holidays was too rushed seeing the Warrant Articles are due on January 4th. If we get the cost estimates by December 15, that will be the information we use to get the Warrants posted. We can always amend the Warrant Articles to reduce the \$200,000 request after we receive the full report.

Jared will update the RFP after receiving edits from the committee.

6. **Town Meetings planning** – Laurie has the dates of upcoming meetings regarding the Special Town Meeting that she will forward to the committee.
7. **Adjournment:** The meeting adjourned at 2:40 PM.

Approved: 9/5/18