

Abington School Building Committee

January 14, 2014
Community Room at the Abington Police Headquarters
6:00 p.m.

Committee Members Present: Richard Testa, Peter Schafer, Felicia Moschella, Richard LaFond, Ron Blanchard, Michael Lyons, Roseanne Kurposka, Shawn Reilly, Jason Linn, Kathy Bailey, Michael Franey, Jannette Leary, Keri Maguire, James West, Kevin Atkinson, Andy Burbine, and David Drew.

Roger Boddie arrived at 6:17 p.m.
Roseanne Kurposka departed at 7:16 p.m.
Kevin Atkinson departed at 7:28 p.m.

Committee Members Absent: Barbara Cristoforo, Tricia McDonnell, Peter Serino, Jessica Sullivan, Teresa Sullivan, and George Whiting

Professional Staff: Scott Dunlap, Troy Randall, and Mary Mahoney

Guests: Joe Feeney

Mr. Testa called the meeting to order at 6:08 p.m.

A. Approve Minutes for November 21, 2013

Draft meeting minutes for the School Building Committee meeting on November 21, 2013 were considered.

VOTED: on motion of Mr. LaFond, seconded by Mr. Burbine, the members of the Committee voted unanimously to approve the minutes for November 21, 2013.

B. Preferred Schematic Study & Report

Mr. Testa reported that since the Preferred Schematic Study & Report (PSS&R) was transmitted to the Massachusetts School Building Authority (MSBA) in December, MSBA has contacted the District to discuss the documentation and provide feedback on the proposed space summaries. The MSBA discussions included representatives of the Building Committee, School Administration and project professional team. Based on MSBA's comments some adjustments were made to the PSS&R documentation which will be further review by Ai3 in their progress update. Tomorrow project representatives will be attending the MSBA's Facilities Assessment Subcommittee meeting to present the PSS&R documentation and its conceptual designs and continue collaboration on the project.

Ms. Mahoney reviewed the schedule and progress during the past month. On December 12, 2013, the PSS&R documentation was transmitted to MSBA. Following receipt of the documentation, MSBA's Project Manager, Ron Roberge, arranged a tour of Abington High School at which time the request for consideration for the Model School Program was discussed. During the past week, MSBA has contacted the District several times to discuss the PSS&R space summary information and request additional information for presentation at the FAS scheduled January 15, 2014.

MSBA's written comments from its review of the PSS&R have yet to be received. Following the FAS presentation, it is expected that the Project PSS&R will be presented for approval and Model School request considered at the January 29, 2014 MSBA Board of Directors meeting.

Mr. Dunlap provided further information on recent discussions with MSBA staff. During the discussions, MSBA staff indicated their support for the District wide solutions being proposed within the project objectives and requested adjustment to certain areas within the proposed space summary. The requested space summary adjustments were incorporated, without significant impact to the PSS&R scope and objectives, to secure MSBA's full support of the Project at the FAS and Board meeting. The adjustments include minor space adjustment for the Stage and Health and Physical Education space. The adjustments were reviewed with and agreed to by administrators and the working group prior to submitting the amendments to MSBA.

Mr. Dunlap reported that since the PSS&R submission, the design team has been working toward the next step in the process by developing conceptual designs to incorporate comments and ideas received from the Community during PSS&R presentations. This work has resulted in development of a second option for new construction that creates a more efficient co-located middle school/high school while still providing the separation of population critical to the co-located building concept.

Mr. Dunlap presented a conceptual site plan for the newly proposed building layout while noting the plans presented are a work in progress that will need further adjustment based on community input. With the new building layout the site plan can be developed to meet an important objective of avoiding new construction within the footprint of the existing high school. The resulting site plan adjustment allows the existing high school to stay in service and fully occupied during construction of the new school with minimal disruption to the educational process. The new building and site layout provide better separation of the middle school and high school populations and programs. The new layout also allowed a fresh look at site circulation patterns, bus drop off, and parking facilities and some reconfiguration of the fields and tennis courts to maximize space and ease of access for community areas. Mr. Dunlap noted that Town owned property located across from the High School will also be examined to determine if the area may be used to support the project's final site use.

Mr. Dunlap presented the first floor plan and reviewed the general layout of spaces including a central core area that includes the gymnasium, auditorium, music and dining. The main entry was reviewed noting the physical separation between the high school entry and the middle school entry with each directly feeding into its associated administrative and academic space to the left side (middle school) and right side (high school) of the central core. The middle school first floor academic wing is divided into three (3) teams for grade 5 and grade 6. The high school first floor academic wing includes math and science rooms with support space for STEM learning with the Pre-K component at the end of the wing.

Mr. Dunlap presented the second floor plan and again reviewed the general layout of spaces including the central core with the Library and Upper Auditorium seating entry and two story volumes for Student Dining. The middle school second floor academic wing is divided into three (3) teams for grade 7 and grade 8. The high school second floor academic wing includes the humanities section with support space for STEAM learning.

Committee inquiry and discussion ensued including:

- Vehicular circulation and access to and from Route 18 with Ai3 confirming that traffic studies will include review and evaluation of effects to traffic due to increase occupancy of the new school.
- Existing site topography and layout of the building to minimize impacts to site development costs and maximize field space for community use.

- Academic wing change to all 2-story structure to address consistent concerns on how the middle school and high school function and the need to support the team teaching approach and integrated STEM for the middle school in the physical layout of the building.
- Environmental considerations including the impact to site layout due to the 100ft wetland buffer zone. The building has been located to avoid infringing on the buffer. Pave areas may be considered within the buffer based on the existing conditions on site. All of the environmental considerations will be reviewed with Town agencies prior to completion of schematic design.
- Layout of first floor to segregate off-hour use of community space such as the gymnasium and auditorium while preventing access to the remainder of the building. Ai3 reviewed concepts for designing lock out zones within the building to limit access and provide security and control during school hours.
- Pre-Kindergarten wing that includes four classrooms and its own administrative suite. The space totals 6,800 s.f. feet of which MSBA has indicated that partial grant funding is being considered based on the vocational aspects of the program. Program considerations including construction cost, MSBA grant, operational savings, and impacts to elementary school overcrowding were discussed.
- HVAC systems are proposed to include air conditioning to all areas of the building except the gymnasium. The gymnasium can be designed to allow for air conditioning dump or re-direction of building air conditioning to the gymnasium for special events. The dump system allows for air conditioning the gymnasium by taking system capacity supplying the main building and re-directing it to the gymnasium.
- Site construction phasing and control plans that will be developed during design to ensure safety of the school population while minimizing disruption to the school programs during construction. Plans will include input from community groups so that all considerations are addressed in the design.

Roseanne Kurposka departs meeting.

- Construction time table and the effects to school/community field use based on the full development of site improvements and associated growing seasons which may cause the high school field to be out of service for up to four years. Options were discussed for phasing field development to provide earlier community access.

Kevin Atkinson departs meeting.

- Plans and timeline for community meetings and meetings with Planning Board, Zoning Board, and Conservation Commission.
- MSBA's Model School Program; its evolution, MSBA's development of specific policy regarding its application, guidelines for its process, and evaluation criteria for determining qualified projects.

C. MSBA – Facilities Assessment Subcommittee (FAS)

Mr. Testa noted that the MSBA's Facilities Assessment Subcommittee information was previously discussed in the prior agenda item, therefore further discussion on the subject should not be required and suggested moving on to the next agenda item. There was no objection to moving on to the next agenda item.

D. Report on Community/PTO Meetings

Mr. Testa reported that no community or PTO meetings regarding the project have occurred since the Board of Selectmen meeting on December 2, 2013.

E. Budget Update

Ms. Mahoney reported on invoices received since the November 14, 2013 Building Committee meeting.

- Ai3 Invoice 0009E-1301.00 in the amount of \$3,220.80 for Feasibility Study Traffic Study Services.

All invoices received were posted as expended on the budget report and based on the invoices submitted the project is tracking below budget.

F. Schedule for Future Meetings

Committee members discussed the schedule for future meetings and agreed to schedule the next Building Committee meeting on February 4, 2014, 6 P.M., at the Abington Police Headquarters Community Room.

Mr. Testa reminded Building Committee members that the next project working session will be conducted on Friday, January 24, 2014 beginning at 7:30 A.M. at the Superintendent's Office.

G. Adjournment

VOTED: on motion of Ms. Leary, seconded by Mr. Burbine, the members of the committee unanimously voted to adjourn the meeting at 7:50 P.M.

Meeting Handouts:

Agenda for January 14, 2014 meeting

Draft Minutes School Building Committee: 11/21/13

KBA Total Project Budget 1/2/14

Ai3's Presentation to the Abington Building Committee January 14, 2014

Proposed Space Summary – Co-Located Middle/High Schools, dated 1.13.14