

Abington School Building Committee

February 4, 2014
Community Room at the Abington Police Headquarters
6:00 p.m.

Committee Members Present: Richard Testa, Peter Schafer, Richard LaFond, Ron Blanchard, Roseanne Kurposka, Shawn Reilly, Jason Linn, Roger Boddie, Michael Franey, Kevin Atkinson, Andy Burbine, Tricia McDonnell, and David Drew.

Committee Members Absent: Felicia Moschella, Michael Lyons, Kathy Bailey, Jannette Leary, Keri Maguire, Barbara Cristoforo, James West, Peter Serino, Teresa Sullivan, Jessica Sullivan and George Whiting

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

Mr. Testa called the meeting to order at 6:02 p.m.

A. Approve Minutes for January 14, 2014

Draft meeting minutes for the School Building Committee meeting on January 14, 2014 were considered.

VOTED: on motion of Mr. Reilly, seconded by Mr. Boddie, the members of the Committee voted unanimously to approve the minutes for January 14, 2014.

B. MSBA

Mr. Testa reported on the meeting with MSBA's Facilities Assessment Subcommittee on January 15, 2014, at which time PSS&R documentation and conceptual designs were presented for the project. Following the presentation, MSBA signified their agreement with the building concepts presented but indicated that the concepts should be further refined so that a clear consensus and understanding of the proposed building may be achieved. It was further suggested that deferring to the March 26, 2014 MSBA Board of Director's meeting would provide the time to refine concepts and further collaborate on the project.

Additionally, MSBA acknowledged the District's request to be considered for MSBA's Model School Program, and noted the ASBC's due diligence in representing the best interests of the Town of Abington. However, MSBA representatives indicated that the current criteria for any project being invited into the model school program is more rigid than it has been in the past, and Abington's proposed project would not be a match for the model school program, since no co-located Middle School/High School model exists. Current criteria for Model School consideration includes a new requirement that at least two models exist that meet the education program, enrollment, and building layout for the proposed project.

Lastly, based on the refinement of the conceptual plans and study documentation, as presented at our last meeting and tonight, MSBA requires that the Building Committee, School Committee and Board of Selectmen vote to approve the feasibility study document amendments and authorize the Owner's Project Manager to submit the amendments to MSBA for its consideration.

C. Design and Programming Update

Mr. Dunlap reported that since the last Building Committee meeting, site and building designs have evolved based on discussions at working group meetings and have resulted in refined conceptual layouts. Conceptual plans were reviewed including:

- A report on discussions during working session meetings with an interest expressed to investigate a Town owned parcel across the street from the High School for inclusion in the site development for the project. Preliminary investigation of property has determined that the majority of the property is wetland and not suitable for development.
- Site Plan – Conceptual site plan advancement was reviewed noting plan adjustments that included but were not limited to shifting the proposed new school west on the site to provide additional parking on the east side of the site providing closer proximity to recreational fields, provide space for two full size recreational fields at the back of the site, provide a contained Pre-Kindergarten play area, and allow for the construction of the new building while the existing school remains fully occupied. Tennis courts were reconfigured in a north to south alignment. Vehicular and pedestrian circulation patterns were adjusted and a separate bus lane created at the front of the school. Traffic, parking and circulation patterns will continued to be investigated and reviewed with local representatives to ensure the safety, control, and access on site. Additionally, a site boundary and topographic survey will be performed so that existing site boundaries and topography can be introduced to the plan and advance the development of the building position and site improvement designs.
- Building Plans – The building plans demonstrate the advancement and refinement of concepts to clearly define the spaces identified in the project’s space summary document. The plans also provide better definition of the separation of student populations including methods to be implemented for shared core spaces, including Student Dining which was identified by MSBA as an area requiring further refinement to demonstrate the equal but separate facilities for each school population. Layout, functional use, and population separation for Student Dining was reviewed. During working session meetings, the alignment of the Gymnasium and Auditorium was reviewed and based on academics and off hour security determined needs was determined to be best as configured. The building layout and academic areas for pre-kindergarten, high school, and middle school sections were reviewed, noting the greater definition of spaces, the coordination of critical adjacencies required to support the program, and the dispersing of project and team rooms to support expanded educational opportunities.
- Concepts of Green Designs – Recently the Town’s SAGE (Saving Abington with Green Energy) Committee submitted an inquiry regarding green design elements being considered for the project. As previously discussed and endorsed by the Committee the project will be designed and constructed to achieve US Green Building Council’s LEED for Schools Silver status. Achieving LEED – Silver status will result in two incentive points added to MSBA’s grant reimbursement rate for the project. The principles of LEED design include criteria for reducing site impacts on the environment, increased energy efficiency, and use of materials that reduce impact to resources and indoor environments. Examples of green initiatives implemented on previous Ai3 projects was presented and reviewed.

Committee inquiry and discussion ensued including:

- MSBA grant incentive for LEED – Silver status and whether additional incentive points are available for advancing LEED status beyond Silver gaining either Gold or Platinum status. Mr. Dunlap reported that MSBA grant incentives for increased energy efficiency and sustainability has a maximum of two points which is awarded for achieving LEED – Silver status. Although there would be sustainability and energy efficiency benefits to higher goals there would be no additional grant incentive offered by MSBA.

- Plans for adjustments to Gliniewicz Way that may be required to support the proposed project. Mr. Dunlap reported that the road should not require substantial change based on traffic projections and existing condition of the road. Curb cuts and associated access to site will need to be further defined once the boundary and topographic survey is completed and existing conditions are verified. There has been a suggestion to investigate an emergency vehicle secondary access location at the back of the site from Barry Road. This option will be further investigated and discussed as the project design advances.
- Concept of staggered school start and release times was discussed as a method to control traffic and maintain separation of student populations. Preliminary traffic patterns, bus queue, parent drop off area and pedestrian circulation paths were reviewed.
- Elevator access was discussed including considerations for location to provide full accessibility during school hours and off hour community use and need to maintain separation of student populations.

Mr. Dunlap reported that the project is advancing to a point where community input is desired to ensure the inclusion of all future user needs. The professional team will need the Committee's assistance in establishing the various school users and community groups who should be involved in this next step in the design process.

Ms. Mahoney restated the MSBA's request to refine concepts proposed in the Preferred Schematic Study and Report (PSS&R) and requirement to submit an amendment to the PSS&R documentation for MSBA's further review and consideration. In addition to the refined concepts, MSBA has requested that the documentation also include a project schedule that identifies the projected MSBA Board of Directors meeting on March 26, 2014, a confirmation of the space summary and project costs used in the evaluation of alternatives, and clarification of certain building program areas. MSBA further requires that this PSS&R amendment obtain "Local Actions and Approval" to affirm the preferred alternative of Option 1 a new grade 5-12 co-located school with Pre-Kindergarten based on amended documentation and to approve and authorize the Owner's Project Manager to submit the Feasibility Study related materials, as amended February 2014, to the MSBA for its consideration.

VOTED: on motion of Mr. Burbine, seconded by Mr. Boddie, the members of the Committee voted to affirm based on Preferred Schematic Study and Report documentation, as amended February 2014, a preferred alternative for further advancement during schematic design; Option 1 a new grade 5-12 co-located middle school high school with Pre-Kindergarten. The motion carried 11-1-0.

VOTED: on motion of Mr. Boddie, seconded by Mr. Drew, the members of the Committee voted to approve and authorize the Owner's Project Manager to submit the Feasibility Study related materials, amended February 2014, to the MSBA for its consideration. The motion carried 12-0-0.

D. Budget Update

Ms. Mahoney reported that Ai3 is moving forward on site boundary and topographic survey and geotechnical investigation at the high school site. Both extra services to their basic services were included in their proposal for design services. The budget will include a commitment of \$30,000 for site boundary and topographic survey and \$30,000 for the geotechnical investigation.

There was one invoice received this month:

- Ai3 Invoice 00010E-1301.00 in the amount of \$6,441.60 for Feasibility Study Traffic Study Services.

The invoice was posted as expended on the budget report and based on the commitments for site survey and geotechnical investigation and invoice submitted the project is tracking below budget.

E. General Business

Mr. Testa reported that the Communications Subcommittee met this week regarding an informational pamphlet produced by the Subcommittee to provide quick facts and answers to frequently asked questions regarding the Abington School Building Committee and project. Members were urged to review the pamphlet and forward comments and suggestions. The Subcommittee hopes to complete the document soon so that the information can be disseminated to the community.

F. Schedule for Future Meetings

Committee members discussed the schedule for future meetings and agreed to schedule the next Building Committee meeting on Thursday, March 6, 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, February 7, 2014 at 7:30 A.M. at the Superintendent's Office.

G. Adjournment

VOTED: on motion of Mr. Reilly, seconded by Mr. Drew,
the members of the committee unanimously
voted to adjourn the meeting at 7:12 P.M.

Meeting Handouts:

Agenda for February 4, 2014 meeting

Draft Minutes School Building Committee: 1/14/14

KBA Total Project Budget 2/3/14

Ai3's Presentation to the Abington Building Committee February 4, 2014

Proposed Space Summary – Co-Located Middle/High Schools, dated 2.1.14

Abington School Building Committee "Did You Know" pamphlet

Kathy Bailey, Secretary



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research-based learning
exploration

Abington Public Schools New Co-Located PreK / Middle / High School

Preferred Schematic Design Option

Presentation to the:
Abington School Building Committee



collaborative
research-based learning



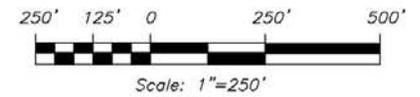
Abington Public Schools New Co-located PreK / Middle / High School

Preferred Schematic Design Options



LEGEND

- | FEATURE (SOURCE) | |
|--|--|
| CONTOUR (MASS GIS)(NAVD 88) | |
| WETLAND (MASS GIS) | |
| MAJOR STREAMS AND PONDS (MASS GIS) | |
| PROPERTY LIMIT (MASS GIS) | |
| ABUTTING PARCEL LINES (MASS GIS) | |
| ZONING SETBACKS (ABINGTON ZONING BY-LAW) | |
| 100' WETLAND BUFFER | |
| STEEP SLOPES | |



01

Existing Site Plan

February 4, 2014

Ai3 architects, LLC



Abington Public Schools New Co-located PreK / Middle / High School

Preferred Schematic Design Options



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 exploration

02

New Option 1b – Conceptual Site Plan

February 4, 2014

Ai3 architects, LLC



Abington Public Schools New Co-located PreK / Middle / High School
 Preferred Schematic Design Options



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 research-based learning exploration

03

New Option 1b – First Floor Plan

February 4, 2014

Ai3 architects, LLC



Abington Public Schools New Co-located PreK / Middle / High School

Preferred Schematic Design Options



04

New Option 1b – Second Floor Plan

February 4, 2014

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