

Abington School Building Committee

May 6, 2014
Community Room, Abington Police Headquarters
6:00 p.m.

Committee Members Present: Richard Testa, Peter Schafer, David Drew, Ron Blanchard, Kathy Bailey, Felicia Moschella, Mike Franey, Tricia McDonnell, Roseanne Kurposka, Kevin Atkinson, Jessica Sullivan, Teresa Sullivan, Jason Linn, Andy Burbine, James West, Keri Maquire, Jannette Leary and Peter Serino (arrived at 6:25pm).

Committee Members Absent: Richard LaFond, Michael Lyons, Shawn Reilly, Barbara Cristoforo, and George Whiting

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

Mr. Testa called the meeting to order at 6:00 p.m.

A. Approve Minutes for April 3, 2014

Draft meeting minutes for the School Building Committee meeting on April 3, 2014 were considered.

VOTED: on motion of Mr. Burbine, seconded by Ms. Bailey, the members of the Committee voted unanimously to approve the minutes for April 3, 2014.

B. Design Update

Mr. Dunlap reported that the design presentation will include site and building design advancements based on meetings with the project working group, school administration and support staff, and faculty.

A site plan was presented with a review of the minor adjusts in design/layout including inclusion of sidewalk areas, adjustment to the High School east parking lot to improve vehicle circulation and sight lines, adjustment to the Pre-K van drop off queue to minimize general vehicle circulation and provide greater safety, and minor adjustment in the positioning of the back playfields.

Building plans for the first and second floor were presented noting the development of space designs based on user meeting. An inherent characteristic in the layout of a building is wayfinding to provide orientation in a physical space, provide simple pathways to areas, and assist in navigation from place to place. Orientation in the physical space is provided by use of windows for both interior and exterior views to provide relationship to both interior and exterior space. These window components also provide natural light to space through both exterior and interior transparency. In the layout of each floor natural light is brought in through windows to establish orientation within key circulation areas. The way-finding principle is also used in the layout of exterior spaces so that entries to the building area clearly delineated and identified and that the separation necessary from the Middle School entry and High School entry is maintained. A third off-hour Community entry is also provided with clear delineation and identification of the location.

A Massing Model was review to demonstrate the conceptual size, shape, and massing of the building. The massing model is used to ensure the proper relationship between the building and site. Location of various interior spaces were identified for the model, including the main entries, academic wings, library, student dining, auditorium, and gymnasium.

Mr. Randall presented first and second floor plans with an overview of advancement and adjustments in design based on meetings with administration staff, support staff, and faculty. Notes from these meetings were previously forwarded to Committee members so they will not be reviewed at this time. Room layout and design advance for four specific areas will be presented including; Custodial/Receiving, High School Art Rooms, Pre-Kindergarten area, and Project Seminar Room.

- Custodial/Receiving - Custodial closets are distributed throughout the building to support maintenance and custodial efforts for all areas of the building. General receiving and supply areas are positioned adjacent to the custodial work room and custodial office with a direct access to the kitchen. A custodial office is located adjacent to the custodial work room. This office will house the digital energy management system for the building. Based on School Dept. preference direct grade access to the receiving and storage areas is provided with an exterior canopy to provide weather protection. Receiving, General Supply, and Storage rooms as well as the door openings for the rooms are sized to meet the pallet access and bulk storage needs of the Custodial Dept. There is a separate area for the recycling tote program utilized at the schools. A dumpster pad will be located outside the area. The dumpster area will be sized to meet the waste disposal and recycling needs of the school. The area will be placed off the building and will be fenced in. Outdoor Storage is provided for long term storage of outside maintenance equipment such as snow blowers, ice melt, leaf blower, etc.

General discussion ensued regarding emergency electric service to be designed for the building and the option to provide safe haven at the school in case of a community event. Ai3 reported that the systems to be included on the emergency services is being discussed with staff but typically Ai3's school designs include emergency power from an onsite generator for exterior building lights, interior lights at gymnasium, student dining, custodial/mechanical spaces, administration & nurse, and large group spaces, and emergency power systems such as fire alarm, telephone, heating, kitchen, elevator, and select spaces in building.

- High School 2-D and 3-D Art Rooms: the art rooms are designed to provide a space that is visually stimulating with visual transparency to the adjacent corridor by the use of glass in both window wall sections and student display space.
 - Both 3-D and 2-D Art rooms are layout out with three zones of learning per space and provided with multiple features to support a learning and creative environment.
 - 2-D Art and 3-D Art classrooms include a steel structure in the ceiling to support construction, assembly, and display of student work.
 - Classrooms provide multiple zones for creation included work tables, throwing wheels in 3-D Art, and drawing horses and easel in 2-D Art.
- Pre-Kindergarten Area: the location of the Pre-Kindergarten (Pre-K) area was identified on the site/building plan noting the proximity of the Pre-K main entrance to the Pre-K parking facilities and van drop off queue. A secondary access to the Pre-K area is provide for better van drop queue for arrival and departure.
 - Pre-K primary entry, Administration, Waiting and Conference Room were reviewed noting the concepts included to provide a direct controlled entry to the Pre-K area and the positioning of rooms within the space and use of glass to provide observation and control of space. An electric lock system is provided at the Primary Entry to provide control of space.

- General classroom set-up was reviewed noting creation of three zones for learning including instructional area, reading area, and play/activities area. Each classroom includes a self-contained toilet with a changing area. Classrooms include cubbies for each student to store boots, coats, and student bins (work materials) with teacher storage above.
- The Pre-K area includes three (3) standard classrooms to accommodate up to fifteen students and one (1) smaller classroom to provide a more focused environment for up to nine students. A smaller classroom directly connects to a separate quiet room, testing room, and is adjacent to a speech/language tutoring space. The quiet room is set up also includes classroom monitoring capabilities.
- Occupational Therapy and Physical Therapy (OT/PT) room components were reviewed.

Mr. Schafer noted the benefit of the expanded education and therapy options presented in the Pre-K section design which will allow the District to better serve all students and help to keep them within the District.

General discussion ensued regarding protocols to be used to control the main entry and the arrangement and entry control for the secondary entry at the van drop queue.

- *Project Seminar Room*: room location was identified on the first floor plan with note of the central building location providing opportunities for both High School and Middle School students.
 - Seating layout options and functionality were reviewed noting that staff and the Working Group indicated an arrangement with seats and tables was preferred.
 - Room will be designed in stadium style seating with 110-120 seats.
 - Continuous desk surface will include power and technology connection points.
 - Reviewed the presentation area for the room and functionality for distance learning
 - Reviewed audio, visual and technology systems integrated into the learning environment, including inter-active white board, oversized projection screen, projector, and local sound system
 - Space will be acoustically appropriate for more intimate presentations.

General discussions ensued regarding comments received from other Districts who currently have such a space that space should be laid out to provide enough space for flexibility in presentation including space for demonstration.

C. Budget Update

Ms. Mahoney reported that there were two invoices received this month, Ai3 for continued services and design advancement through the month of April, and Ai3 for geotechnical, site survey, and traffic study work performed during the month of April.

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

D. General Business

Mr. Testa reported that representatives of the School Building Committee and District toured recently constructed local schools including schools in East Bridgewater, Marshfield, Hanover, Hingham, and Rockland. The schools in Rockland and in East Bridgewater were combined Middle School/High Schools. The tours were found to be very beneficial in understanding what is included in the design and construction of new school facilities and provided some insight on

the project development experience. Additional tours can be arranged by Peter Schafer for those who were unable to attend and wish to visit these facilities.

Mr. Testa reported that the membership of the Committee has recently changed due to local election results and an employment change. Jannette Leary has changed from a representative of the School Committee to a resident at large and Roger Boddie has resigned his appointment to avoid any conflict of interest based on his recent hiring by Knight Bagge and Anderson (KBA) as a project manager. Mr. Testa, on behalf of the Committee, thanked Mr. Boddie for his time and invaluable knowledge provided during the past eighteen months.

E. Schedule for Future Meetings

Mr. Testa reminded Building Committee members that the next working group meeting is scheduled Friday, May 16, 2014, 7:30am, at Peter Schafer's office.

Committee members discussed the schedule for future meetings and agreed to schedule the next Building Committee meeting on Tuesday, June 3, 2014, 6 P.M., at the Abington Police Headquarters Community Room.

F. Adjournment

VOTED: on motion of Mr. Drew, seconded by Mr. Blanchard, the members of the committee unanimously voted to adjourn the meeting at 6:42 P.M.

Meeting Handouts:

Agenda for May 6, 2014 meeting

Draft Minutes School Building Committee: 4/3/14

KBA Total Project Budget 5/6/14

Ai3's Presentation to the Abington Building Committee May 6, 2014