

Abington School Building Committee

June 3, 2014
Community Room, Abington Police Headquarters
6:00 p.m.

Committee Members Present: Richard Testa, David Drew, Michael Lyons, Shawn Reilly Kathy Bailey, Felicia Moschella, Roseanne Kurposka, Jason Linn, Jessica Sullivan, and Jannette Leary.

Committee Members Absent: Peter Schafer , Richard LaFond, Mike Franey, Tricia McDonnell, Ron Blanchard, Barbara Cristoforo, Kevin Atkinson, Teresa Sullivan, Andy Burbine, James West, Keri Maquire, Peter Serino, and George Whiting

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

Mr. Testa called the meeting to order at 6:04 p.m.

A. Approve Minutes for May 6, 2014

Draft meeting minutes for the School Building Committee meeting on May 6, 2014 were considered.

VOTED: on motion of Mr. Reilly, seconded by Ms. Bailey, the members of the Committee voted unanimously to approve the minutes for May 6, 2014.

B. Report on Community Information Meeting

Mr. Testa reported that on May 22, 2014, the School Building Committee hosted a Community Information Presentation at the Abington Senior Center. The presentation was well attended with approximately 175 in attendance. The event included a thirty minutes presentation followed by a sixty minute question and answer session. The event provided an excellent opportunity to disseminate factual information about the project and the MSBA process for grant funding. There was generally positive feedback with excellent questions received from attendees. Future information sessions are planned between now and the September MSBA Board meeting to ensure voters understand the project, funding opportunity provided by MSBA, and process to approve the project.

C. Design Update

Mr. Dunlap reported that the project is nearing the completion of schematic design. Schematic Design documentation will be forwarded to the independent cost estimators at the end of June and following cost estimate reconciliation the Schematic Design documentation will be presented to the Town for approval to submit to MSBA in early August.

Project site plan and floor plans were briefly presented as prelude to the design progress update. Mr. Dunlap reported that based on the advancement of building designs and input received during working sessions and School Building Committee meetings the building has evolved to a point where exterior design aesthetics are incorporated. A “Bird’s Eye Perspective of building and site” was presented with a review of the locations for the Middle School academic section, High School academic section and main public entries to each school. Major design components

incorporated into the exterior aesthetic were reviewed including the use of glass to bring natural daylighting into the building classrooms and circulation areas while providing a connection to the surrounding site, materials and techniques incorporated to deflect glare at glass openings such as the use of sunshades, use of a New England palette of red brick with white accent with both classic and modern themes, use of canopies to delineate building entries, separation of the Middle School and High School entries to continue the theme of two schools within a building, use of components and features to reduce the scale of the facades, and selection of building materials and assemblies to achieve an economy in construction. Modeled views from Gliniewicz Way towards the main entries and High School academic wing, northeast multi-purpose playfield towards the gymnasium, auditorium, and High School student dining, towards the Middle School entry, Middle School student dining and High School entry, and towards the High School academic section were presented.

General discussions ensued regarding the exterior building design and construction assemblies including:

- Windows and glazing systems proposed for the building exterior with Ai3 discussing the need to be thoughtful in the layout of windows to minimize the size of framed windows and avoid added structural components associated with large openings. The building design groups small windows together to provide the benefit of large glass feature while compartmentalizing the assemblies to avoid added structural supports for the openings.
- Roof layouts including placements of rooftop mechanical placement to minimize ground views of the equipment. Mechanical equipment rooftop placement will also include considerations for any future photovoltaic array installation.
- Building Code requirements related to roof slope, pitch and drain placement were reviewed to describe the positive draining of roof assemblies. Hip roof locations will include components to address ice & snow loads and movement off roof.
- Masonry assemblies were discussed related to the use of concrete masonry units and cement board assemblies to create construction economy.

Mr. Testa requested a report on the most recent working session meeting which reviewed technology systems to be included in the project.

Mr. Dunlap reported that during the May 23, 2014 working session reviewed some of the technology systems to be included in the building design including:

- Access Controls on all exterior doors with certain doors receiving electric latching and card access monitoring.
- CCTV systems that will be integrated into the building security system. The system will include over 100 cameras located on the interior and exterior of the building.
- Intrusion system to provide intrusion detection and door monitoring throughout the building.

General discussions continued regarding site lighting design concepts including lighting features at the perimeter of the building, tennis courts, multi-purpose synthetic fields, roadways and parking lots. Designs for site lighting will include features to minimize light pollution and at the synthetic fields provide direct light onto the play surface without filtering to abutting site areas.

Mr. Randall reported that a meeting was conducted June 3, 2014 with representatives of the Police Department and Fire Department to review the building and site designs, review technology/safety systems, and obtain input on any local consideration for the project. Police and Fire representatives were satisfied with the schematic design layouts.

D. Budget Update

Ms. Mahoney reported that there were four invoices received this month, Ai3 for continued services and design advancement through the month of May, Ai3 for geotechnical and site survey study work performed during the month of May, Ai3 for printing and LEED project application fee reimbursement and KBA for services during the months of April and May.

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

E. Schedule for Future Meetings

Committee members discussed the schedule for future meetings and the need to obtain Local Approval to submit Schematic Design Documentation to MSBA in early August. It was agreed to schedule a joint meeting of the School Building Committee, School Committee, and Board of Selectmen between the dates of July 30 – August 5, 2014 and to conduct a Schematic Design preview presentation with the School Building Committee and invited members of local boards and committees on Tuesday, July 29, 2014, 6 P.M., at the Abington Police Headquarters Community Room.

Ms. Mahoney reminded Building Committee members that the next working group meeting is scheduled Friday, June 13, 2014, 7:30am, at Peter Schafer's office.

F. Adjournment

VOTED: on motion of Mr. Drew, seconded by Ms. Bailey, the members of the committee unanimously voted to adjourn the meeting at 6:57 P.M.

Meeting Handouts:

Agenda for June 3, 2014 meeting

Draft Minutes School Building Committee: 5/6/14

KBA Total Project Budget 6/3/14

Ai3's Presentation to the Abington Building Committee June 3, 2014