

Abington School Building Committee

April 3, 2014

Paul K. Smith Music Room, Abington High School
6:00 p.m.

Committee Members Present: Richard Testa, Peter Schafer, David Drew, Ron Blanchard, Michael Lyons, Kathy Bailey, Roseanne Kurposka, Kevin Atkinson, Shawn Reilly, Jason Linn, Roger Boddie, Kevin Atkinson, Andy Burbine, James West, Keri Maquire, Jannette Leary (departs at 6:50pm) and Peter Serino (arrived at 6:44pm).

Committee Members Absent: Richard LaFond, Felicia Moschella, Mike Franey, Tricia McDonnell, Barbara Cristoforo, Jessica Sullivan, Teresa Sullivan, and George Whiting

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

Mr. Testa called the meeting to order at 6:05 p.m.

A. Approve Minutes for March 6, 2014

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

VOTED: on motion of Mr. Reilly, seconded by Mr. Drew, the members of the Committee voted unanimously to approve the minutes for March 5, 2014.

B. MSBA Update

Mr. Testa reported that on March 26, 2014 project representatives attended the Massachusetts School Building Authority's (MSBA) Board of Directors meeting for the Board's action on Abington's Preferred Schematic Study and Report and selected preferred solution. Mr. Testa acknowledged and thanked Senator John Keenan and Representative Geoff Diehl for their attendance and vocal support of the project during MSBA's Board meeting. Mr. Testa further noted that representatives for the Holbrook and Plymouth school districts were also in attendance with district projects being considered for project preferred schematic study approval. A comparison of these projects to Abington's proposed project presents an excellent budgetary illustration of the fiscal responsibility of the project being pursued by the Abington Building Committee.

Holbrook	PreK-12 school	1095 students	\$101.5 mil total project budget
Plymouth	Gr. 9-12 school	1005 students	\$107.5 mil total project budget
Abington	PreK & Gr. 5-12 school	1175 students	\$ 96.5 mil total project budget

Ms. Mahoney reported on developments with MSBA. On March 26, 2014, MSBA's Board of Directors voted unanimously to approve the Preferred Schematic Study and Report and authorize work to advance the preferred solution through Schematic Design. Based on our schedule, project designs will continue to be advanced to develop a robust schematic design package that will be forwarded to third party cost estimators in July. Following cost estimates and associated value engineering, a total project budget will be developed and submitted to MSBA with the schematic design documentation in August 2014 for MSBA Board considerations in September 2014.

Ms. Mahoney further reported that MSBA's Board meeting included discussions regarding an ongoing MSBA evaluation of construction cost grant thresholds. MSBA staff are currently evaluating bid results to determine if the construction cost threshold should be adjusted to account for market conditions. MSBA expects to discuss its staff recommendations for \$/s.f. costs in June 2014 with adoption of standards July 2014. Changes resulting through this action will apply to Abington's project grant calculation. MSBA's Board also discussed considerations related to sustainable design and high efficiency green school program (incentive point item) and adoption of new LEED standards July 2014 for project entering the feasibility study phase of a project. The LEED standard change will not affect the Abington project.

C. 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, faculty, and local athletic/recreation users. The meeting with local youth athletic group representatives and town recreation staff was well attended. Attendees were clearly excited about the opportunities presented by the project and keenly interested in being included in the design development process.

A site plan was presented with an overview of advancement and adjustments to design based on discussions with various groups. Presentation items including:

- Field Layout & Development – four multi-purpose fields are provided in the plan with two abutting fields at the northeast corner of the site and two separate fields at the south side of the site. Based on input from the Building Committee, school representatives, and local youth sports groups the two northeast fields are being proposed as synthetic turf while the two south fields are proposed as natural turf. Additionally, the northeast fields have been positioned to allow an opportunity for early construction making the synthetic fields available to the school and community 6-7 months after the start of construction. Parking and access will be a challenge to coordinate with ongoing construction activities, however the benefit offered by early construction makes this an option worth investigating.
- Vehicle Access – Site entry has been further developed to provide one entry and exit point from Gliniewicz Way to the High School parking areas with split off for access to the bus queue area and one separate entry and exit point from Gliniewicz Way to the Middle School parking areas and student drop off location. Vehicle access drive continue behind the building to fully connect both side of the site drives. The bus queue area was maintained to accommodate eight buses without impacting public entry or exit.
- PreK drop off and parking were revised to improve access and adjacency to parking and van drop off locations while providing better layout for adjacent play fields. Building entries to the PreK section were also adjusted to minimize distances between parking/van drop to the academic section and improving supervisory site lines.
- Overall site layout has been adjusted to minimize the use of retaining walls to address existing topography constraints and future development needs.
- Tennis courts were adjusted to provide six courts as desired for competition purposes.

Committee inquiry and discussion ensued including:

- *What is the likelihood that wetland buffers currently used for recreational purposes may be allowed to be developed for continue recreational use?*- Mr. Dunlap reported that if the areas continue to be used in the same manner with development providing an improvement to conditions, then the use should be allowed. The project team plans to meet informally next Wednesday with representatives of Planning Board, Zoning Board, and Conservation Commission to review and collaborate on the proposed site plan and plans for development.

- *What type of maintenance will the storm water management devices require?* - Mr. Dunlap reviewed the storm water management devices used to control, filter and remove sediment from storm water. These elements will greatly improve conditions at the site and adjacent wetlands however routine maintenance will need to be performed. The efforts required are standard practices and should not dramatically impact School Department budget or operations.
- *A safety concern was noted at the east parking lot due to the multi-lanes connecting into the access drive.* - Mr. Dunlap responded that this item has been reviewed by the design team and the lot will be further reviewed and developed with this concern in mind.
- *It was noted that an existing Youth Sport Concession Stand is located in the area of the new building and will need to be removed. Youth Sports Groups expressed concern with this development and requested that a location for a future building be identify and requested utility service extension to the location be considered.* – Mr. Dunlap noted that the site and more specifically the field layouts include considerations for a future concession stand and that this layout will provide for utility service extension to the location if requested by the Building Committee.
- *With site adjustments how has the parking space count been effected?* – Mr. Dunlap reported that recent adjustment have brought the parking counts back to previous total of 490 spaces.

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; Physical Education/Athletics, Middle School Project Based Learning Labs, Library/Media Center, and Special Education Life Skills/"Green Wave Café".

- *Physical Education/Athletics* –gym area access and circulation pattern was reviewed, including procedures during school hours and off hours use. The area is comprised of three main sections, to the left is the Middle School girl's and boy's locker rooms, to the right is the high school girl's and boy's locker rooms and trainer facilities, and in the center are the physical education spaces.
 - The High School gym is 9,000 sf with a full size multi-purpose court. Bleachers located along the side court with a seating capacity of approximately 600 seats.
 - The Middle School gym is 6,000 s.f. with full size multi-purpose court and bleachers provided along one side court. Seating capacity is approximately 100 seats.
 - HS and MS gymnasiums will be separated by a moveable panel partition that will provide a physical separation of student population with flexibility to combine spaces for special large assembly events. The panel partition will also provide an acoustic separation of spaces.
 - P.E. Alt. 3 was reduced by 500 s.f. to provide for a separate Middle School P.E. Alt. 4 – Fitness Center space. Adjustment results in P.E. Alt. 3 assigned to the High School or for flex use (schedule based) fitness area with a total area of 2,500 s.f.
 - In an attempt to open the main corridor/gym lobby the south wall of the high school gym may include a glass assembly component. Staff have suggested including a "Hall of Fame" on the opposite corridor wall off the lobby.
 - A corridor was added between the High School girl's and boy's locker rooms. The corridor will provide direct access to the athletic fields. The corridor also includes public toilet rooms within the public access vestibule for the corridor for off hour use.

Committee inquiry and discussion ensued including:

- *The existing gymnasium seating capacity is 900 seats. Can the proposed High School gym seating capacity be increased to match the existing facility?* - Mr. Reilly noted that the existing high school bleachers do not include accessibility features that the new bleachers will provide and that these features effect the overall seat count that can be

provided within the space. The accessibility feature will improve the space and make the gym available for everyone to share game events. Mr. Dunlap reported that during collaboration conferences with MSBA, the District at multiple intervals requested that the high school gymnasium be allowed to include added space for seating to match existing conditions. MSBA guidelines clearly define high school gymnasium size at 9,000 sf. During project collaboration, MSBA representatives clearly indicated a project with a gymnasium over 9,000 sf would not be presented to the Board for approval. Options for moveable bleachers were discussed to maximize flexibility and use of both the high school gymnasium and middle school gymnasium.

- *Middle School Project Based Learning Labs* – primary goal in advancement was to develop a flexible project learning area that will provide space for team events, student display space, presentation components, and exhibit space. The Learning Areas are positioned in the center of the team learning space with rooms for Grade 5 & 6 on the first floor and rooms for Grade 7 & 8 of the second floor. Lab design includes wall sections fitted with glass partitions (some moveable) to allow for individual classroom based learning or expanded joined team learning area. The joined combined space totals 3,000 sf. Furniture, fixtures, equipment, and construction assemblies will be specified to allow for space adaptation for multiple learning environments and student project development.

Committee inquiry and discussion ensued including:

- Mr. Schafer noted examples of the more rigorous educational requirements that are developing due to the Commonwealth's adoption of the Common Core Standards. There is a pressing need for advanced learning space that will support the integration of Science, Technology, Engineering, Arts, and Math (STEAM) into a combined subject matter. The project based learning environments as proposed will enhance the ability to integrate disciplines and assist in development of critical thinking and problem solving skills to meet the principle achievement requirements of the Common Core Standards. Existing school facilities cannot provide for this type of advanced project based learning.
- Ms. Kurposka noted the need for flexibility in the space design and provided methods to integrate inter-disciplinary work within the student teams.
- *What role will technology and audio visual components have within the space?* - Mr. Randall discussed the multiple opportunities for technology integration and visual presentation and projection noting that wall construction and finishes will provide full length flexible projection media and that interactive media is also being considered for the space.
- *Library/Media Center* – the goal in design advancement was to evolve the Library space to a digital media laboratory with an open space design that is highly visible within all sections within the space and adjoining building circulation paths. Layout and design demonstrates the evolution of a Library from a warehouse for books to a wireless digital information laboratory for learning. The space provides multiple zones/environments for learning including enclosed structured learning area, open structured learning areas, individual and independent research areas for the MS and HS, digital retrieval stations, research command center, digital & student display area, and independent professional library. A key provision for the space is to ensure visual supervision of all areas so that the library can be a shared learning environment for all students.

Committee inquiry and discussion ensued including:

- Ms. Kurposka noted the open and shared library space offers benefits to students to congregate in a zoned and supervised area and cited an example of expanding the existing high school student tutoring program for middle school students.
- *What is the configuration of bookcases and will they obstruct vision lines for supervision?* – Mr. Randall reported that bookcases will be low in height to maintain

sight lines for supervision. The book cases will be positioned to form and delineate zones within the space. Mr. Schafer reported that based on the proposed designs there is no anticipation of additional staffing to manage and supervise the Library space. Ms. Kurposka noted the benefit to staff and the District by including a Professional Library within the Library Media space.

- Mr. Schafer noted that the library media center as proposed will enhance the development of critical thinking and problem solving skills to meet the principle achievement requirements of the Common Core Standards.
- Special Education Space – Life Skills “Green Wave Café” – space provides an instructional space as well as functional components to continue the “Green Wave Cafe” program. The educational area is located adjacent to the main kitchen to provide support services for the program. The space layout include four cooking stations with adjacent seating area which also serves as a flexible instructional space. The area also includes a small group classroom for life skills activities and instruction. Glass is utilized at the entry area to provide transparency into space and borrow natural light from the adjacent corridor to enhance the learning environment for students.

Committee inquiry and discussion ensued including:

- Mr. Schafer explain the existing special education co-operative program, method for specialized learning, the student population, and the success and achievements of its challenged student population due to the program.
- Mr. Serino noted the benefits to the entire school community because the program offers its student a high school experience and provides main stream students a connection to and understanding of the challenges for these special individuals.

D. Budget Update

Ms. Mahoney reported that there were three invoices received this month; KBA for continued services through the month of March, Ai3 for continued services and design advancement through the month of March, and Ai3 for geotechnical and site survey work performed during the month of March.

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

E. General Business

Mr. Testa reported that a project information update will be publish soon and forwarded to local media outlets that reports on MSBA’s approval of the Preferred Schematic and authorization to proceed with Schematic Design.

F. Schedule for Future Meetings

Mr. Testa reminded Building Committee members that the next working group meeting is scheduled Friday, April 4, 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, May 6, 2014, 6 P.M., at the Abington Police Headquarters Community Room.

G. General Business

Ms. Mahoney reported that the Building Committee web site has been updated to include information on the design advancements discussed this evening and during recent working group sessions. The Committee and public are encouraged to visit the site, review the information provided, and use the contact page to forward any thoughts or suggestions. Mr. Testa provided the Building Committee website address - www.ASBC.us

Mr. Boddie offered that Committee members are happy to provide public presentation to community groups interested in learning about the project. Mr. Testa noted that project presentations were provided to the Rotary Club and PTOs and that a presentation is planned in April with representatives from the Council on Aging.

H. Adjournment

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

Meeting Handouts:

Agenda for April 3, 2014 meeting

Draft Minutes School Building Committee: 3/5/14

KBA Total Project Budget 4/3/14

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