

West Elementary School Building Committee Minutes

Thursday, January 23, 2020 – 7:30AM

SC Room – 2nd floor – School Admin Building

Present:

Voting Members: Andrew Flanagan, Janet Nicosia, Siggy Pfendler, Paul Rollins, Rick Almeida, Susan McCready, Paula Colby-Clements, Jennifer Hunt, Donna Walsh

Non-Voting Members: Mark Johnson, Esq., Tracey Spruce, Esq., Paul Szymanski

PMA Consultants: Brian DeFilippis, Steve Rusteika

SMMA Architects: Lorraine Finnegan, Matt Rice

CBA Landscape Architect: Megan Tomkins

West Elementary School Building Committee Chair (SBC), Paula Colby-Clements Johnson, opened the meeting at 7:35AM. We will approve the January 9th meeting minutes at the next meeting.

Approval of Minutes, Invoices and Change Orders.

None to approve today.

Overview of where we are in the process - SMMA

Ms. Finnegan introduced her colleague Matt Rice, architect and Megan Tomkins, Landscape CBA architect, for the project. Lorraine said that the educational plan had now been reviewed and shortened to 60 pages. At this point, it is now being reviewed by David Stephens from New Vista and SMMA as well. All edits on the educational plan will be tracked and will be uploaded to the Sharepoint site for everyone to view. Lorraine would also like to remind the Committee to use track changes when editing any future documents now that she will be uploading more to this site. She will review all track changes and if there are comments/questions about these changes, she will let the Committee know thru Sharepoint.

Update Education Plan with an overview of potential square footage and initial concept development – SMMA.

The Preliminary Design Program (PDP) will be submitted at the end of February – there are 6 sections – the first 2 are already on the Sharepoint site to be reviewed by Committee members. These sections are the simplest and straightforward. After all sections have been reviewed, we will need a vote by the Committee for approval to submit to MSBA.

Power point presentation: [SMMA Presentation Update as of 1.23.20](#)

SMMA needs to highlight square footage analysis. They need to know what the needs are through the visioning sessions. Lorraine created 4 different options at this time. This is assuming that MSBA does approve the Pre-K, but we don't know yet. All spaces are part of the square footage that create the building, including the halls, the walls, stairwells, etc. For point of reference, Bancroft is 106,000 gross sq. ft. In all instances, MSBA will follow the Dept. of Ed for Elementary and Secondary Education's (DESE) recommendation on spaces. MSBA will raise the square footage in that section to match what DESE approves. In 2 weeks, we hope to finesse the square footage and have some metrics for this meeting. The building is going to be between 195,000 to 270,000 square foot. Because of the PreK in Option B, you get extra square footage; with no Pre K, you reduce the square footage, but MSBA also reduces their number because of no PreK. MSBA will fund the PreK classrooms at \$333/sq. foot. The current building square footage is 90,000 so we are doubling the building size with this project. Options presented were as follows.

A -Elem School / Yes Auditorium / Yes Pre-K – MSBA reimbursement GSF Delta is 44,656

B -Elem School / No Auditorium / Yes Pre-K – “ “ GSF Delta is 34,756

C -Elem School / Yes Auditorium / No Pre-K – “ “ GSF Delta is 44,656

D - Elem School / No Auditorium / No Pre-K – “ “ GSF Delta is 34,756

There are 4 spreadsheets (space summary) that feed into this which is how the numbers are quantified.

The color palette signifying the different classrooms were displayed to help the members understand the different sections of the building.

Matt Rice: We have been going thru visioning and programing meetings with community and faculty of both schools. Before getting into building proposals, Matt wanted to share information on the Learning Commons building block– functional aspect of design. Each grade is envisioned as a learning commons classroom unit. It looks like there has to be 7 classrooms/grade/learning commons unit. The learning commons build a social environment which maintains a small school feeling within a large building. How this is put together is the critical part. The presentation depicts how many classrooms/grade in each common and design patterns. The process is to have good interaction with surrounding classrooms; natural lighting and provide connection within Pod. Depending on the size of the school there are different Pod Options for different communities which were displayed. We need to have that conversation on whether we will have 1 large learning common or split it up into 2 – there are benefits to this.

Potential Building configurations:

There is a baseline MSBA requirement that every district must include adding a renovation scheme. Different schemes were discussed and displayed on the presentation.

Add Reno Scheme – Single story: In 1 scenario, the existing building – the auditorium, larger and smaller gym will be maintained. Tear down the existing pods would be torn down; rebuild pods, potential of adding new gymnasium and tearing down existing, enlarging café and kitchen space as well as flipping the main entrance to its original area – the southern entrance.

Interview Scheme: This is the scheme shown at the MSBA interview process. It would be a 3 story building again. The larger blocks would represent the gym space and other is auditorium – still part of the configurations. Pre K wing is always on the first floor and a separate entity. The rest of this diagrams are not fully vetted out yet. The library most likely would be at the 2nd level; cafeteria space would be at the front of the building. Compact footprint; necessary approach as we are trying to build without being disruptive to the existing building at least that’s the plan.

S Scheme – Two neighborhood learning commons spaces are offset or opposite of each other – access to natural daylight, similar to other schemes.

L Scheme – Similar to other schemes.

Site Analysis – Existing Conditions

Megan Tomkins: Started by displaying the existing building on the site diagram. All wetlands, buffer zones are all flagged – they hug all the space of the building; topography – lot of grade change from fields to the street. There hasn’t been a thorough investigation on whether there is ledge on site or not.

Site Concepts:

Add Reno Scheme – diagram displayed what could be done with this scheme. Keeps the building in same place, organizes parking, keeps the fields where they are; play area a little closer to building.

S Scheme – In this scheme it pushes building to the North; shifts sports fields to front; big vehicular loop in front.

L Scheme – Similar but expands more to the south, parking is a little different. Challenging topography in this scheme. Both these last 2 schemes we would have to fill in some of the wetlands.

Interview Scheme - this is what SMMA used in interviews at MSBA.

Lorraine stated she had heard a lot of traffic flow on site. In these schemes, Megan displayed a single entrance, but there is also the opportunity to have a High Plain entrance and exit.

Review of schedule moving forward - SMMA

Ms. Finnegan outlined the next scheduled steps and meetings. Next meeting is Feb. 6th. SMMA will meet with the Superintendent, Janet Nicosia, and Principal Jennifer Hunt to talk about square footage and to start to narrow down the placement of the building – think about what you think about options, ex: tearing down building, wetlands usage, etc. The Chair recalled that part of the requirements was to state whether there was an alternative site. Lorraine responded that this was the site and MSBA accepted this at the kickoff meeting. We would like to have more of a group discussion on the documents or on anything that we've discussed so far. It was decided that we could give that meeting 90 minutes for a full discussion. No decision has to be made regarding the auditorium before the PDP submission. But at some point before June, that decision will need to be made. The second meeting in February will be on Feb 27th – no meeting during February vacation.

Selection of Next SBC Meeting date(s) and main subject.

On a Motion made by Susan McCreedy and seconded by Siggy Pfendler, the West Elementary SBC voted to adjourn the meeting of January 23, 2020 at 8:30am. The Committee voted 9-0 to adjourn.

Respectfully,
Alison Phelan, Recorder