

## High School Building Committee Meeting Minutes

**Meeting date & place:** 6:30 pm, December 5th, 2018 High School Cafeteria

**Members Present:** Mike Stevens, Kim Jackson, Jonathan Seymour, Wayne Adams, Justin Bartholomew, Emily Dwyer, Bill Daley, Stephanie Seeley, Joanna Blanchard, Dena Trotta, Denise Dembkoski, Angus Jennings, Bill O'Neil, Joel Breen

**Owner's Project Manager:** Steve Theran, Vertex.

**Designer:** Brad Dore, Jason Boone, Giovanna Chasson, Josh Hagan Dore & Whittier.

**Public:** Approximately 8 members of the public were in attendance

### Minutes

Committee minutes from November 13th were approved. Denise Dembkoski identified an error in the Sub-Committee minutes, both sets had November 26 as the date. Jonathan Seymour made the edits to the minutes and will re-distribute. For clarity, the November 26<sup>th</sup> meeting ended at 8pm after three interviews and the November 27<sup>th</sup> meeting ended at 7:40 after two interviews. CM Subcommittee minutes for November 19, 26 and 27 were then approved with the dates corrected.

### New Business

#### CM Subcommittee Recommendation

Jonathan Seymour distributed a memo from Jon Lemieux which detailed the process and outcome of the CM Subcommittee's work. After reviewing the contents of the memo the committee asked questions related to the process. There were additional questions about the variation in some scores and if the subcommittee was in agreement. Jonathan responded that all 5 companies had great references and are all actively building school projects across the state. Each company interview team had 10-12 participants many of which would be part of the project team. This allowed the subcommittee to think about the working relationship with the staff who would actually be on site during the project. The process requires consideration without cost information at first, then cost is added in at the end. Another question asked was about the relationship of Rich and KBE. Brad Dore explained that KBE acts as a financial partner to increase the bond rating of the combined company to allow for bidding on larger projects. By the time our project would go online Rich would not need KBE, but they did to make application. The subcommittee visited an active school construction site in Cambridge which is being built by Rich-KBE. This was a great opportunity to see their team in action and the subcommittee was in agreement about making this recommendation. At the end of the process, Rich scored highest and was also the lowest comparable cost. Wayne Adams made a motion to accept the subcommittee's recommendation of Rich-KBE and the committee voted unanimously to approve the motion.

### Working Group Update

Giovanna Chasson, Dore and Whittier Interior Designer, led a conversation about student lockers. She described the results of the student workshop conducted with about 30 7-12 students a few weeks ago. Students report that generally speaking, they do not need and do not use lockers on a regular basis. The project plan at this time is for several centrally located banks of lockers in the academic areas along with lockers in the athletic areas and lockers in the fine and performing arts areas. The results of our local student locker conversation is also reflective of trends across the state based on work that DW is doing with other school projects. Giovanna stated that they are looking for guidance from the BC on the current plan for lockers because very soon the design will have evolved to the point that lockers will not be able to be added, but the process could entertain removing them from the project. The committee indicated that they were comfortable with the current plan of limited numbers of lockers strategically located in the academic wings – but not

double lining the halls like they currently do now. The committee also acknowledged that there are still some questions to be answered like assigning of lockers, leaving them open or locked and the total number. All agreed that it would be a good idea to check back with students as the design develops further.

### **Exterior Design Update**

Jason Boone reviewed the feedback from exterior visioning session held with the committee earlier this fall. He reminded the committee of the comments used to generate the guiding principles for the exterior. Jason then revealed the exterior design images in digital form allowing him to display from the front, sides, back, above, street level etc. He explained that they were trying to capture the concept of a series of buildings gathered together as one. Exterior surfaces are red brick, gray stone, separated by glass curtain walls. At the center of the entrance is the admin section which could have a distinctive look.

Questions/Comments included things like: what kind of glass would be used (different glazing strategies from tinting and shatter proof to school guard glass).

\*Personally, I think it is a sharp design, how many entrances/exits are there? \*I love it, this is going to be the biggest building in the town, but it has a village group of buildings feeling, it is a school, but it feels “college esque”. \*It is beautiful and it marries all that we talked about. \*I don’t like the etchings of the athletes, why celebrate them over other areas of student interest (open to discussion).

\* I think it looks great, it is exciting – why a flat roof? (It looks flat but it is not, they are all sloped. Pitched roofs would add height to the building which is 50 feet to start with and would add height and cost to the building – institutional / academic buildings have sloped roofs).

\*The mechanical spaces on the roof, are they caged in? \* Looks great, like the variety of finishes, especially as you round the building and go around the back. \*I feel positive about it, wondering what that admin section will look like, feels like it needs to be distinctive. \*Have we considered a green or occupied roof?

Next Steps:

D&W will further refine exterior materials selection for pricing and interior design strategy with renderings to be shown at the next meeting, Tuesday, January 8<sup>th</sup>, 2019. Schematic Design submission is scheduled for February 20, 2019.

### **Adjournment**

The meeting adjourned at approximately 8pm.