

East Bridgewater High School Building Committee



Meeting No. 8

Date & Time: 7:00 pm Monday 25 October 2010

Location: EBHS Library

Attended (✓) Name, Affiliation

East Bridgewater High School Building Committee

David Floeck, Co-Chair
✓ Ryon Pratt, Co-Chair
✓ Martin Crowley
✓ Elizabeth Hayes
✓ Thomas Hamilton
✓ George McCabe
✓ Theresa McNulty
✓ John Haines

Cheryl Pooler
✓ Domenic DeAngelo
Peter Spagone
✓ Susan T. Cote
✓ Patricia Coppola-Lugo
✓ Paul Vieira
George Samia

RFWalsh Collaborative Partners:

Joe Naughton
✓ Paul Kalous
✓ Allyson Toner
Inger Hamre-Foley

Ai3:

✓ Scott Dunlap
Jim Jordan
Troy Randall

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1. Meeting called to order by Co-Chairman Ryon Pratt at 7:10PM

Old Business

2. Secretary Report
 - a. The building committee voted to accept Meeting No. 7 minutes dated October 18th, 2010
 1. Motion accepted by – Beth Hayes
 2. Second by – Domenic DeAngelo
 3. Abstention – Thomas Hamilton
3. Co-chair Report
 - a. Monthly press releases – should be posted shortly
4. The question was presented to the committee about the new building having a “flat roof”. Scott Dunlap explained that the roof is only called “flat” because the slope is not visible however it is still designed with a low slope. All roofs by code must be designed with a slope. The East Bridgewater Middle School roof was not designed with a slope and has insufficient drains; the new school roof is a different type of “flat” roof and should not be compared to the one at the middle school. Paul Kalous indicated the roof system Ai3 has used on previous schools, and is proposing to use on this building, has been the best solution from his experience.

5. Scott Dunlap reviewed the revised site plan and discussed the meeting earlier in the day with the site plan working group. The intent of the meeting was to gather information from representatives from the Town Hall, Central Elementary School, and East Bridgewater Police Department in order to revise the plan in order to meet the needs of all users. The new revised site plan will be presented November 1st at the community event for further input from the building committee and the community. The site sub committee will meet Thursday, November 4th at 9:00am at the same location to discuss the site plan further. Susan Cote indicated she would invite the athletic director to the meeting for input on the decision for the fields.
6. Scott Dunlap gave an update on the wastewater treatment plant. DEP approved the submittal of the middle school site for the location of the leach field. The next step will be for DEP to come out and observe test pits and Pare Corporation and John Haines are coordinating this. Scott Dunlap passed out a site map to show where the test pits will be dug. John Haines indicated DPW will begin preparation for digging Wednesday, dig Thursday, and it may run into Friday. Susan Cote will notify all middle school parents that this is happening so they are aware of what is going on. John Haines indicated the only issue with DPW will be paving after they dig. Having DPW do the paving or hiring someone will depend on how quickly this needs to be done.
7. Scott Dunlap gave an update on the space program and handed out the revised document dated 10/25/2010. The changes made to the program are recommendations by Ai3 based on the input given by the MSBA at the meeting Friday, October 15, 2010.
 - a. Core Academic
 1. The MSBA indicated it was important that the science labs meet the newly adopted guidelines because one of the board members has worked very hard to have the requirements increased.
 2. Ai3 is recommending increasing 4 of the science classroom/labs to 1,440 sf (the MSBA guidelines), 2 Science Classroom/Labs to 1,157 sf, and 2 Science Classroom Labs to 1,220 sf. This way the MSBA will see the efforts to increase science lab space but it does not increase the program too much where space would need to be taken away from other necessary areas.
 - b. Art & Music
 1. MSBA had a hard time accepting the size of this category and they would like to see movement and flexibility.
 2. Ai3 is recommending taking away the Chorus classroom and using the square feet designated for a lecture hall as a Choral room. This is using an opportunity to use the space for flexibility. Right now the need is in a Chorus room in order to support the art/music program but if the program changes and there is need in another area, the space could be used for that as well.
 - c. Voc/Tech
 1. The MSBA indicated this space was too large; usually this space or the art/music space is too large but never both therefore these spaces need to be designed more creatively in order to have multiple uses and require less square footage.
 2. After discussing with staff, Ai3 is recommending eliminating the designated space for the robotics lab because there are other spaces (i.e. the wood shop or metal shop) that could be used for robotics lab classes. The MSBA did not give a specific number that the space needed to be reduced by, but, eliminating 1,000 square feet shows the effort.
 3. Removing the spaces within the program is not taking away any classes from the academic program; the spaces are just being used for multiple purposes rather than being dedicated to specific classes. The objective is to design all the spaces with flexibility so in the future these rooms can be used regardless of program developments.
 - d. Dining/Caf Space
 1. The MSBA noticed that the dining and cafeteria space was even larger than at Whitman Hanson and larger than it needed to be even at its highest capacity with 3 lunches.
 2. Ai3 recommends subtracting a total of 1,500 sf from the dining cafeteria space.

e. Custodial/Maintenance

1. MSBA thinks this category will be sufficient if operated like a 950 person high school.
 2. Ai3 recommends taking out 1,500 sf from this category. These spaces have not yet been designed and 2,400 sf should be enough space to serve the building.
 3. The Committee indicated that storage has always been an issue with the schools and the town buildings and they feel taking away from this area would be an issue. David Floeck had previously indicated that the 2,500 sf for custodial/maintenance space at Whitman Hanson was sufficient. After a long discussion of school storage needs, the committee agreed that they should try to work out only eliminating 1,000 sf rather than 1,500 sf.
8. It was reported that at the meeting with MSBA Mary Pichetti agreed that the space program is not too far off. MSBA has modified the original guidelines after considering the school is not just a 950 student high school but a 950 student 7-8 & 9-12 school. Scott Dunlap indicated the committee has done a great job developing an efficient program and also negotiating and presenting their argument to the MSBA. The committee further discussed that at this point, taking additional space away from the building would not be saving the town a substantial amount. Susan Cote indicated that the building has been designed thoughtfully but also very lean and it would not be in the best interest of the academic program or for the program in the future to take additional space away from inside the building. Scott Dunlap indicated the next step will be to attack the site plan and it should be done in the same way the program was developed. Ai3 will program the administrative offices to get a more accurate number for size and cost.

New Business

9. The maintenance plan was discussed. Paul Kalous indicated that the town will need to think about a lead person that will be able to lead the discussion for a concise maintenance plan. The committee agreed that the town does not have a facilities person and it is unlikely they will have one before the vote and this is something that needs to be done by the middle of December. Ryon Pratt suggested forming a sub-committee that would be responsible for developing a maintenance plan. The sub-committee will include Tom Hamilton, Susan Cote, John Haines, and Trish Lugo. The committee would also like to invite two members of the town who have a facilities background (Greg Gurney and Erin _____) for their input. Susan Cote volunteered to contact other superintendents for a maintenance plan that East Bridgewater can adopt.
10. Community Focus Groups
- a. Ryon Pratt indicated a meeting has been set up with Harmony Crossing – an over 55 development community group for Thursday, November 4th time TBD. Efforts to set up other meetings are on-going with about 5-7 community groups. The committee should think about putting together a presentation that can be used for presenting to all community groups so they are all receiving the same information. Two (or more) HSBC members should meet with the groups to deliver the presentation. Susan Cote will look into presenting to the PTO. Paul Vieira will set a date and time when the committee can present to a student group. The students should be reminded when the need to register to vote by.
11. The November 1st Community Informational meeting was discussed. The meeting should be run the same way as the last site selection community meeting. It will begin with a presentation of the site plan and follow with questions from the community and the HSBC. The intent of the discussion will be to generate feedback to finalize the site plan. A powerpoint should be projected in the auditorium so the plan can be easily viewed. Project Cost was brought up because this is most likely going to be one of the main questions the community will ask regarding the project. Domenic DeAngelo suggested explaining to the audience before the presentation begins that the project cost can not be determined because we are still in the site planning stages and it is impossible to determine until all issues are worked out. John Haines asked when the number will be released to the community. The finalized design and site plan and approved budget will be included in the December 15th Schematic Design submission to the MSBA therefore an estimate will be generated before this date. The committee would like to have an estimate by the end of November.

12. Upcoming meetings were discussed.
 - a. Community Focus Group meeting - Thursday November 4th with Harmony Crossing time TBD
 - b. Educational Programming teleconference – Thursday November 28th with MSBA (Chris Alles) @ 1PM to discuss program adjustments
 - c. November 1st community informational meeting to discuss the revised site plan EBHS auditorium @7PM
 - d. Next Building Committee meeting Nov. 8th – Financial options will be discussed with George Samia.

13. Local government compliance – meetings have been posted through Feb 14th, 2011.

14. Educational community – Susan Cote indicated there is a proposed meeting with staff next Wednesday at 3:30PM for Scott Dunlap to come in and go over the space program and floor plans for the new building. All staff pre-k through 12 are invited to attend this meeting.

15. The community has asked if the bricks from the original school will be for sale. This is an idea that the committee will consider; maybe have engraved pavers as a trail to the stadium or winding paths.

16. Town meeting was discussed. The gym can hold 700 in the bleachers and about 200-300 people with additional seating. The auditorium holds 800. The building currently can not support the AV for this number of people so the committee will have to hire a vendor to provide the proper equipment. Paul Kalous suggested getting a quote from a vendor that RFWCP has used previously to get an idea of the cost. The money left over from the feasibility study may be able to support the cost of the outside vendor for this event.

17. Ryon Pratt issued a motion to adjourn the meeting at 9:40PM.
 - a. Domenic DeAngelo accepted the motion.
 - b. Second by Tom Hamilton
 - c. Vote – Unanimous

Future Meetings:

Date	Time	Group	Location
28 Oct 10	1:00 PM	Educational Programming-MSBA	Teleconference
1 Nov 10	7:00 PM	EBHSBC & Community	HS Auditorium
4 Nov 10	9:00 AM	Site Plan Sub-Committee	Town Office - 2 nd fl conf
4 Nov 10	TBD	Harmony Crossing	TBD
8 Nov 10	7:00 PM	EBHSBC	EBHS Library
15 Nov 10	7:00 PM	EBHSBC & Community	HS Auditorium
22 Nov 10	7:00 PM	EBHSBC	EBHS Library
29 Nov 10	7:00 PM	EBHSBC	EBHS Library
6 Dec 10	7:00 PM	EBHSBC	EBHS Library
13 Dec 10	7:00 PM	EBHSBC	EBHS Library
20 Dec 10	7:00 PM	EBHSBC	EBHS Library
3 Jan 10	7:00 PM	EBHSBC	EBHS Library
10 Jan 10	7:00 PM	EBHSBC	EBHS Library
19 Jan 10	7:00 PM	EBHSBC	EBHS Library
24 Jan 10	7:00 PM	EBHSBC	EBHS Library
31 Jan 10	7:00 PM	EBHSBC	EBHS Library
7 Feb 10		TOWN MEETING	
8 Feb 10	7:00 PM	EBHSBC	EBHS Library

9 Feb 10
12 Feb 10

7:00 PM

EBHSBC
TOWN VOTE

EBHS Library

These notes will become part of the project record as written, unless corrections or additions are received in writing within 6 days of distribution.