

High School Building Committee	August 18, 2011
Location:	Wilmington Town Hall Auditorium
Time:	6:30 PM

Attendees:

Name	Assoc.	Present	Name	Assoc.	Present
<i>Building Committee:</i>	Voting		<i>Public:</i>		
Diane Allan	HSBC	Y	Geoff Howlett		Y
Joanne Benton, Chair	HSBC	Y	Kevin MacDonald		Y
Michael Caira	HSBC	Y	Jayne Miller	Town Crier	Y
John Donahue	HSBC	N	Gerald O'Reilly		Y
Richard Hayden	HSBC	Y	Judy O'Connell	BOS*	
Robert Hayes	HSBC	Y	Jocelyn Ramsey	Lowell Sun	
Randi Holland	HSBC	N			
John Holloway	HSBC	Y			
George Hooper	HSBC	Y	<i>Joslin Lesser + Assocs.:</i>		
Margaret Kane	HSBC	N	Lisa Matey Bergeron	JLA	Y
Paul Melaragni	HSBC	Y	Jeffery Luxenberg	JLA	Y
Michael Newhouse	HSBC	N	Stuart Lesser	JLA	N
Joseph Parrella	HSBC	Y	Jennifer Gareau	JLA	N
<i>Building Committee:</i>	Non Voting		<i>Dore &amp; Whittier:</i>		
Jeffrey Hull	HSBC	Y	Rani Philip	D&W	N
Michael Morris	HSBC	N	Jon Richardson	D&W	Y
Paul Ruggiero	HSBC	N	Don Walter	D&W	Y
Eric Tracy	HSBC	Y	David Wood	D&W	N

\*BOS = Board of Selectmen

Joanne Benton, Chair, called the meeting to order at 6:35 p.m.

1. Meeting Minutes from July 14, 2011 HSBC Meeting:

**MOTION** by George Hooper, seconded by John Holloway, to approve the meeting minutes. The vote was unanimous.

2. MSBA Approval Update: Dore & Whittier provided an update on the MSBA Board's approval of the District's preferred option for new construction on July 27, 2011. The project is now proceeding with Schematic Design.

3. CM Procurement Update: Joslin Lesser provided an update on the CM at Risk procurement status. Proposals were received from prequalified CM firms on August 17, 2011. The proposals will be reviewed by the Selection Committee and interviews will be held on August 31<sup>st</sup>. The intent is to invite the top ranked firm to the next HSBC meeting on September 7, 2011.
4. Site Investigation Update:
  - a. Geotechnical/Geo-environmental Study -- Geotechnical borings were performed to confirm the soil conditions in the area of the proposed new school and to clarify the foundation design requirements. No contamination was observed in this area. Geo-environmental borings were performed in the Activity and Use Limitation area to confirm conditions for the demolition and site work proposed in this area. A Licensed Site Professional was onsite for the borings. Contamination was consistent with the prior study done to establish the AUL. The pre-existing oil contamination observed is deep enough to allow demolition of the existing school to avoid the contaminated soil below. The intent is to not disturb the existing contaminated soil and cap it with the new parking lot. The AUL would remain in place. The new school will be located over uncontaminated soil to the north of existing school. The test results and geotechnical/geo-environmental report are expected in the next few weeks.
  - b. Access Road/Driveway – The Town Manager indicated that the Town is moving forward with the 1<sup>st</sup> Baptist Church to purchase the ¼ acre portion of property on which the new school access road/driveway is proposed. The matter is under discussion with the Board of Selectmen, which is in agreement with the purchase given its positive impact on the building siting.
5. Site Design Update: Dore & Whittier reviewed the design changes since the last meeting (see presentation). The landscape architect will make additional updates to be presented at the next Working Group meeting on August 25, 2011. Dore & Whittier reviewed site circulation by buses, visitors parking, parent/student drop-off, and school/public events entries, as well as access around the building. There was discussion about the need for another access to parking off of Church Street, and reducing the number of curb cuts on Adams to shift access away from the corner.
6. Building Design Update: Dore & Whittier reviewed updated floor plans (see presentation). There was discussion about the events entry and cafeteria small dining rooms relative to the auditorium. JLA noted that the events entry appeared too small for the number of people who might be attending a public event in the auditorium or gym. There was discussion about reducing the number, rotating or reconfiguring the club rooms to create additional clearance in front of the auditorium.

Massing Model – Dore & Whittier presented three massing options, including a traditional flat roof with roof screens and parapet/cornice, a modified (set-back) faux mansard roof parapet option, and a faux mansard roof parapet option (see presentation). There were differing opinions on the roof options. There were concerns about snow removal on the mansard options, though it was noted that this could be mitigated if the mansard was not continuous. Concerns were also expressed about possible falling snow and icicles, though these could be addressed. A member of the HSBC expressed that he felt the mansard options were top heavy in appearance. Other members of the HSBC felt that it was difficult to compare the options because different façade options were shown in each, and the panelized window option on the faux mansard option was preferred.

Dore & Whittier noted that they had not shown a full sloped gable roof because of height concerns and because the MSBA would consider the roofed area as additional square footage. Relative cost was discussed, and Dore & Whittier indicated that the faux mansard option would be the most expensive, followed by the set-back faux mansard option, with the flat roof as the least expensive. The flat roof was included in the cost estimate in the Feasibility Study. Dore & Whittier was requested to get cost estimate feedback for the next HSBC meeting.

7. Other Business:

The Town Manager indicated that the team was invited to present at a joint meeting of the Board of Selectmen and School Committee on 9/12/11, 7 p.m. at Town Hall, Rm. 9.

The next Public Forum will be held on 10/13, 6:30 p.m., in the Wilmington HS Auditorium.

8. Public Comment:

Selectman Judy O'Connell inquired about elevator access to the building.

Dore & Whittier responded that the building has two elevators and is fully accessible.

Selectman Judy O'Connell asked about whether there would be medical on the lower level.

Dore & Whittier confirmed that there would be a trainer station on the lower level.

Selectman Judy O'Connell asked about life cycle costing.

Dore & Whittier indicated that materials and systems would be presented with life cycle costing information to the HSBC for consideration.

Kevin MacDonald requested a repeat of the geotechnical/geo-environmental update, which he had missed earlier in the meeting. The update was repeated. He expressed concerns about sandy soil relative to the new building foundation and snow removal expense relative to the flat roof option. He also expressed concern about water issues relative to the courtyard.

Dore & Whittier responded that the courtyard was at ground level.

Kevin MacDonald expressed concern about the design population and possible future development rendering the new school too small.

The Superintendent responded that the MSBA guidelines determine the size, but that the building is being designed for flexibility to hold up to 1025 students, based on adjustments to class size.

Geoff Howlett inquired about the current student/classroom ratio.

The Superintendent responded that the current and planned student/classroom ratio is 21 students/classroom.

Selectman Judy O'Connell noted that this ratio is remarkably low.

A School Committee HSBC member inquired on behalf of the School Committee about the status of air conditioning in the building.

The Superintendent indicated that costing is being done on several options, with the base including air conditioning for the admin office, media center, auditorium, and special education spaces.

A School Committee HSBC member inquired on behalf of the School Committee about ventilation in the locker rooms.

Dore & Whittier indicated that the locker rooms would be both mechanically ventilated and provided with natural ventilation (windows).

Kevin MacDonald expressed concern about ventilation being provided by windows which did not open fully, and noted his support for full air conditioning of the new school building.

9. Upcoming Meetings:

- HSBC Meeting, Town Hall Rm. 9, 9/7/11, 6:30 p.m.
- HSBC Meeting, Town Hall Rm. 9, 9/29/11, 6:30 p.m.

**MOTION** by John Holloway, seconded by Robert Hayes, to adjourn the meeting. The vote was unanimous.

Prepared by: Lisa Matey Bergeron, Joslin, Lesser + Associates, September 5, 2011

-End of Minutes-