

Wilmington High School – Wilmington, MA	Meeting Minutes
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High School Building Committee	May 5, 2011
Location:	Wilmington Town Hall, Room 9
Time:	6:30PM

Attendees:

Name	Assoc.	Present	Name	Assoc.	Present
<i>Building Committee:</i>	Voting		<i>Public:</i>		
Joanne Benton, Chair	HSBC	Y	Mike Champoux	BS	Y
Michael Caira	HSBC	Y	Carolyn Harris	HC	Y
John Donahue	HSBC	Y	Kara Deyermenjian	WP	Y
Richard Hayden	HSBC	Y			
Robert Hayes	HSBC	Y			
Randi Holland	HSBC	Y			
John Holloway	HSBC	Y			
George Hooper	HSBC	Y			
Margaret Kane	HSBC	Y	<i>Joslin Lesser + Assocs.:</i>		
Joseph Langone	HSBC	N	Lisa Matey Bergeron	JLA	Y
Paul Melaragni	HSBC	Y	Jeffery Luxenberg	JLA	Y
Michael Newhouse	HSBC	Y	Stuart Lesser	JLA	Y
Joseph Parrella	HSBC	Y			
<i>Building Committee:</i>	Non Voting		<i>Dore & Whittier:</i>		
Jeffrey Hull	HSBC	Y	Rani Philip	D&W	Y
Michael Morris	HSBC	Y	Jon Richardson	D&W	Y
Paul Ruggiero	HSBC	Y	Don Walter	D&W	Y
Eric Tracy	HSBC	Y	David Wood	D&W	N

"BS" = Board of Selectman
 "HC" = Wilmington Historical Commission

Chairman Joanne Benton called the meeting to order at 6:30 PM.

1. Meeting Minutes from May 5, 2011:

Motion by Joe Parrella, seconded by George Hooper, to approve the meeting minutes. The vote was unanimous.

2. Public Forum Comments Summary from May 12, 2011:

Motion by Mike Caira, seconded by Paul Melaragni, to approve the meeting minutes. The vote was unanimous.

3. Proposed Site Options and Evaluation Criteria Matrix: A presentation was provided by Dore & Whittier of site options for the proposed high school, including renovation and new construction options on the existing high school site. See Presentation for further detail on each option (posted on the project website). Discussion of the options included the following:

Chairman Joanne Benton noted that she had received 22 emailed comments following the 4/12/11 Public Forum and there was broad support for Option 2A. Of those commenting, 18 preferred Option 2A, 2 preferred Option 2B, 1 preferred Option 6 (Sciarappa Farm), and 1 preferred Option 8 (Town Hall).

A member of the committee commented that they did not like the utility field in front of the building in the new construction options. Joslin Lesser noted that the utility field out front was similar to other schools such as Belmont High School, where it serves as a formal green.

The Town Manager requested the square footage of the existing high school site on the Evaluation Criteria Matrix (see attached). Dore & Whittier will confirm the Wildwood square footage and the overall site area.

A member of the committee asked about including the District Offices in the project. The Superintendent responded that the District Offices will not be included in the project if a new construction option is selected. This would not be reimbursable by the MSBA.

There was a discussion about athletic fields. There was general consensus that it was desirable to have all fields on site. A member of the committee expressed interest in having artificial turf on the some fields.

A member of the committee questioned the amount of parking being provided on site. The high school principal indicated that 125 parking spaces are needed for faculty and staff, including traveling staff. He also noted that 256 students currently drive and park at the school (primarily across the Common on the Middlesex Ave site). The Superintendent noted that this project is an opportunity to modify the parking plan for the school. She also noted that there likely would be no student parking during construction of the project. She also suggested that if the District Offices move to another location, additional parking (approximately 20 parking spaces) would be available for high school use. The options all include significantly more parking than currently on site (135 parking spaces).

There was a discussion about the relative costs of the options. A member of the committee noted that Option 2A has less perimeter and would require less site development work than Option 2B. A member of the committee asked whether potential soil remediation costs would be different depending on the option. Dore & Whittier indicated that these would be the similar in all of the options.

A member of the committee inquired about the access road shown only on Option 2A. Dore & Whittier indicated that this might be added to other options.

Motion by Mike Newhouse, seconded by Peggy Kane, to move forward with Options 2A (new construction) and 4B (renovation) and remove remaining options.

- Option 1 New Bldg Adj. to Existing on Roman House Site – Removed
- **Option 2A New Bldg. Adj. to Existing Elsewhere on HS Site – Continue to study**
- Option 2B New Bldg. Adj. to Existing. Elsewhere on HS Site -- Removed
- Option 3 New Bldg. Incl. Existing Gym – Removed
- **Option 4B Renovated Bldg. and Addition – Continue to study**

4. Preliminary Building Concepts: Dore & Whittier presented a series of preliminary building concepts (Presentation posted on project website).

There was some discussion about the second visioning session held earlier in the day. A member of the committee noted that the students envisioned a flower shape as an organizer for the new school building. Similarly, there was discussion about not having a classroom for each teacher. Dore & Whittier noted that there would be prep space for every teacher, but not a classroom for every teacher. The Superintendent indicated that no teachers would get their own classrooms.

Another member of the committee questioned how the academic classrooms would be organized within the building. The Superintendent indicated that instead of all of one subject being grouped together (such as science), that a 21st century model would mix the subjects and classrooms. Dore & Whittier indicated that they were working on clusters that would integrate subjects, which could be by theme, by department, or in academies (by grade). The schemes currently reflect 6 clusters. A member of the committee inquired who would be making the decision on the academic layout. The Superintendent indicated that the High School Building Committee would be making this decision.

A member of the committee noted that it would be advantageous to put academics all together separate from the public common spaces so that the building could be zoned for heating and cooling. Another member of the committee commented that the 2A-6 option had the academics too isolated.

Several members of the committee thought Option 2A-8 was advantageous for its compactness and zoning of the first floor for public functions. Dore & Whittier indicated that they would explore additional academic options for this scheme.

A member of the committee expressed interest in putting a practice track on the 2nd level of the gym. The goal would be to keep the square footage of the gym the same, but add the track within the gym volume. Dore & Whittier indicated that there may be an opportunity for this, depending on the height. There was discussion over whether this would be permitted by the MSBA, which requires further investigation.

A member of the committee inquired about how loading would work on the various options. Dore & Whittier indicated that they were still working this out.

A member of the committee inquired whether a swimming pool could be included. Joslin Lesser noted that the MSBA excludes swimming pools.

5. 5/12/2011 Public Forum Planning: Dore & Whittier will prepare a presentation including Options 2A and Option 4B, including the evaluation criteria matrix and visioning/educational programming information. The format will be the same as the first forum. A member of the committee suggested that the presentation highlight the advantages of a new school versus the existing school. Another member of the committee suggested emphasizing why the existing building won't work for 21st century learning.
6. Project Update:
 - a. CM at Risk Procurement – Joslin Lesser noted that the OIG application will be going out soon and they will issue a procurement schedule.
 - b. 5/2/11 MSBA Meeting – The Superintendent noted that the meeting with the MSBA was very positive.
7. Other Business:
 - a. The HSBC acknowledged receipt of the April 27, 2011 Letter from Carolyn Harris of the Wilmington Historical Commission (see attached). The letter was distributed to all HSBC members.
 - b. There was an announcement that Joseph Langone had resigned from the Permanent Building Committee and High School Building Committee. A new Permanent Building

Committee member will be appointed and become a new member of the High School Building Committee.

- c. Educational Programming/Visioning Update – This subject was covered generally during the meeting rather than as a separate agenda item.

8. Public Comment: There were no public comments.

9. Upcoming Meetings:

- Working Group Session, Wilmington Town Hall Rm. 9, May 6, 2011, 9:30 a.m.
- HSBC Meeting/Public Forum, Wilmington HS Auditorium, May 12, 2011, 6:30 p.m.
- Working Group Session/Green Building Charrette, Wilmington Town Hall Rm. 9, May 18, 2011, 9:30 a.m.
- Working Group Session, Wilmington Town Hall Rm. 9, June 2, 2011, 9:30 a.m.
- HSBC Meeting/Public Forum, Wilmington HS Auditorium, June 7, 2011, 6:30 p.m.

MOTION by George Hooper, seconded by John Holloway, to adjourn the meeting. The vote was unanimous. Meeting adjourned at 8:30 p.m.

Prepared by: Lisa Matey Bergeron, Joslin, Lesser + Associates, May 23, 2011

End of Minutes