

Longmeadow School Building Committee Meeting Minutes
January 27, 2010
LHS Guidance Conference Room
7:00 P.M.

Approved on February 3, 2010

Present: Barkett, Swanson, Bruns, Hart, Wrabel, Berte, Dunkerley, Hirsch, Pasterczyk, Greenberg, Joyal, Judge, Bistran

Also present: Jeff Luxenberg and Noah Luskin of Joslin Lesser (JL) and Chuck Koehler and Jeanne Roberts of Office of Michael Rosenfeld (OMR).

Guests: Paul Santaniello, Susan Bayley and Joe Occhiuti

Swanson called the meeting to Order at 7:00 P.M.

1. Wrabel to take minutes.
2. Hart made a motion to approve minutes from January 20, 2010, Pasterczyk seconded and the motion was approved. Wrabel, Greenberg and Judge abstained.
3. (Agenda Item 1) Roberts and Koehler reviewed floor plan changes and site plan revisions. Topics discussed were a building overview, classroom egress to the exterior, cafeteria seating, revisions to the science area and teacher centers/prep areas. There was a discussion between Luxenberg and OMR regarding changes to the plans and the certification that JL will make to MSBA certifying that plans submitted will conform to previous MSBA concept approvals. It was explained that OMR feels changes to date fit within the scope guidelines but that Hart and Swanson may have to justify to MSBA. Roberts will prepare executive summary to explain net changes to space allocations.

Wrabel expressed concern for the amount of custodial/storage space. Dunkerley expressed concern with reduction in size of gymnasium from 12,500 sq ft to 11,700 sq feet as the town already convinced MSBA of need for 12,500 sq ft.

Swanson stated that "kickoff meeting" was held Jan 25th. Estimators for OMR and JL are tabulating costs and will have reconciliation meeting on Feb 8. Items to be tabulated will be the new building, renovation, site work and demolition.

Koehler reviewed the scope of work for the 70's wing. Existing mechanicals to be replaced as they have reached end of effective life but some air handlers, cooling tower and some piping and ductwork will be reused if they are in good enough condition. Koehler explained the lack of access area behind the diving board is not being addressed. Barkett asked for an add/alternate to look at into problems with pool area insulation. Koehler explained the 70's wing will not be re-clad and that this section would be re-pointed. There was considerable discussion about the various types of materials between

the new section and the present exterior of the 70's wing and the aesthetic appeal of the finished project. Luxenberg asked OMR for comparative photos for the next meeting and asked that Koehler provide a price to re-clad the west elevation of the School Committee office area (presently an interior wall).

Koehler reviewed elevation drawings of each side of the school, explained the use in indirect lighting to be used when possible, and the use of sunshades and light shelves to keep sun from shining directly into the class rooms on the south side. Wrabel and Joyal expressed concern with the inclusion of operable windows in a building to be provided with air conditioning. The efficiencies of controlling interior climate are hindered when the effects of ambient temperature and humidity are introduced to the air handling system. Barkett was concerned with the extended height of window walls to introduce natural lighting to the interior citing construction cost and heating/cooling costs of the additional interior area.

Swanson suggested the next meeting be the "green meeting" where items such as to discuss environmental/green technologies will be discussed. Topics such as storage of rainwater for irrigation, potential use of air dryers rather the paper towels in restrooms and grow windows in the science pod were mentioned.

Barkett asked if balcony seating in the auditorium has been considered to date and Koehler stated this has not been closely considered as other areas of design were concentrated on. Barkett asked that an add/alternate be proposed that would discuss cost/benefit and difficulties associated with increasing seating from 667 to approximately 1000 seats as he anticipates questions from the public.

Barkett questioned grading indicated on east elevation as illustrated and Wrabel questioned loading dock area and need of space for dumpsters/compactor for waste disposal considering view from Williams Street and athletic fields. Koehler will send some updated information with clearer detail than was viewable with Power Point presentation.

Agenda Item 2

Cost Estimator Reconciliation Meeting

OMR and JL cost estimators began reviewing costs on Jan 22. Cost estimates are due February 5. On February 8 there is a Reconciliation meeting scheduled for the two groups to compare cost estimates.

Agenda Item 3

There was a discussion about meeting with the Select Board with regard to the scheduling of a Special Town Meeting on a different date from the Annual Town Meeting and whether to have a combined election or a special election for the High School. Some members of the Select Board agree to a separate town meeting but have expressed concern about the additional cost for a special election. The possibility of raising \$10,000 to fund a special election was discussed. Gwen Bruns made a motion, seconded by Peter Greenberg, to request the Select Board schedule a special town meeting on

4/13/10 and to hold a special election on 4/27/10 for the High School Project. The motion passed unanimously. Swanson and Hart will attend the Select Board at its next meeting to discuss and asked other SBC members to attend.

Agenda Item 3a Swanson discussed the timeline of future meetings. Dunkerley will revise the timeline schedule and send out via email.

February 3, SBC "Green Meeting" at 6:00 P.M., location to be determined.

February 5, Cost estimates are due

February 8, Cost estimator reconciliation meeting

February 9, SBC meeting to discuss Schematic Design package

February 11, Public informational session at the HS BTC

Agenda Item 4

Construction Manager at Risk. (CMR)

Luskin gave an overview of the pros and cons of using the CMR process. The Select Board needs to approve an application to the Inspector General to use the CMR process. Even after approval the Town can elect not to use this process. There is an additional 1% reimbursement to the town if the CMR process is utilized and some work can be advanced to move the construction schedule along faster with this approach. After discussion, a motion was made to recommend to the Select Board that the Select Board approve an application to the Inspector General for the SBC to utilize the Construction Manager at Risk.

Other:

Paul Pasterczyk had an invoice from OMR in the amount of \$102,199.41 for work during the month of December. A motion by Pasterczyk seconded by Barkett, the bill was unanimously approved.

Adjournment:

Barkett made a motion and Bistran seconded to adjourn the meeting at 10:02 P.M. which was unanimously approved.

Respectfully submitted,

Michael Wrabel