



Eileen Donoghue
City Manager
Kara Keefe Mullin
Assistant City Manager

School Building Committee MSBA Meeting

Meeting Minutes

Date: September 6, 2018
Time: 6:30 PM
Location: City Council Chambers

City Manager E. Donoghue called the meeting to order at 6:35 PM.

I. Attendance

Present: Eileen Donoghue, William Samaras, Edward Kennedy, Rodney Elliott, Connie Martin, Conor Baldwin, Marianne Busted, James Cook, David Cunningham, Jeannine Durkin, Jay Mason, Maria Sheehy, Diane Tradd, Michael Vaughn, Richard Underwood (late arrival)

Also in attendance:

Skanska: Mary Ann Williams, Jim Dowd
Perkins Eastman: Joe Drown, Bob Bell, Dawn Guariello, Alicia Caritano
City: Kara Keefe Mullin, Elliott Veloso, Heather Varney, & Alex Magee

II. Updates Since last SBC Meeting 8/2/2018

A. Caritano began the discussion with the agenda and material related to existing conditions. Current existing conditions assessment includes laser scanning of entire building to build a 3 dimensional model. The architectural team and cultural consultants are currently looking over existing conditions, verifying how they compare to assumptions. The team noted that there have also been numerous meetings with local stakeholders.

Preliminary massing and materials were presented by D. Guariello. The team have begun massing and materials studies on a preliminary basis, to determine what the building could look like. D. Guariello mentioned that while nothing is final, the team is interested in investigating the scale of building and materials appearances. At end of schematic design, the team will be utilizing design palette to help inform the City on budgetary decisions.

The presentation illustrates the images produced thus far, including the existing site shown with new building overlay. D. Guariello stated that Perkins Eastman is focusing on the envelope improvements to existing structures. The slides serve inspirational purposes, to assist with forming an idea of how the building may appear. One illustration focusing on the Freshman Academy from the street has a depiction of the communal space for students on the first floor. J. Mason questioned the vertical bar on outside of building; D. Guariello stated that is a stairwell that will be featured with lighting from outside. Light wells allow natural light to permeate spaces, especially communal spaces like the gym. A look at the green space is given from perspective of Freshman Academy, as well as the front entry, were also provided. While the physical appearance of the school is still being designed, the team noted that there may be a desire to tie in the existing building to new building with the use of certain materials.

W. Samaras inquired to the gymnasium being a temporary structure, and if this would have the same quality. D. Guariello stated that the gym was depicted as a prefabricated structure, which only notes how the building is constructed; it does not take away from any quality or useful life. She continued, noting that the gymnasium will be designed to last for over 50 years, and will not sacrifice durability. B. Bell noted that the structure would be built to last, but could be assembled quicker. Custom buildings can become extremely expensive; while many modern construction projects are completed this way. W Samaras stated that he has not seen high level of quality in prefabricated work. E. Kennedy noted his concerns, primarily the durability of prefabricated structures vs. other traditional buildings. D. Guariello noted that there are potential limiting issues aside from cost differences between the types of structures. J. Drown mentioned cost and construction issues. The team will be investigating determining if the system is appropriate for this application and if it is the best solution for the project. E. Kennedy clarified his question of space vs. life of building; asking which last longer and what the cost differences are. J. Drown noted that a hybrid may be the best solution for duration and durability standpoint. D. Guariello stated that this decision is important and may need to be made relatively quickly. A. Caritano mentioned upcoming meetings that will include other system introductions and decisions that may include some more information on the fieldhouse. Examples of similar buildings with some prefabricated designs include Rhode Island and Chelsea. J. Mason commented about design, cost and prefabricated cost and benefits.

D. Guariello noted that the team's design incorporates an extremely durable base, which is needed in all schools in New England. This will help with wear and tear of snow removal, which can be solved with brick and stone. D. Guariello mentioned that softer materials will be used on higher exterior elevations. D. Tradd inquired to the costs of materials. D. Guariello noted that most are within a \$45-65 per sq. foot range. D. Guariello stated that the team is looking to find a



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way to blend a modern and historical appearance while reflecting the era in which it is built. She also mentioned that the design will attempt to utilize 24% glass exterior for sustainability reasons. E. Donoghue asked if the sketches can be modified to include different materials on the different buildings to achieve a better understanding of appearance. D. Guariello will showcase some materials on buildings later in presentation.

D. Guariello brought sample materials with different combinations of colors available. Materials include brick, fiber cement, wall panels, stone, metallic panels, glass, etc. W. Samaras asked about the cost and durability of each. D. Guariello stated that the durability of materials would depend on what is selected for the top portion of building as well. D. Guariello replied to prices, noting that all materials shown are in a \$45-65 range, which can be adjust slightly based on design. D. Guariello noted the importance of the space behind the bricks. She noted that materials have come a long way and are more durable and better quality than they used to be. E. Kennedy noted that he did not like corrugated metal, mentioning how it deteriorates, and will eventually look tired for the second half of its useful life. D. Guariello stated that the design does not call for corrugated metal, that the plan can include brick or stone facade. E. Kennedy asked for the price difference between the two and would want a compelling price difference in order to go with corrugated metal.

III. Eminent Domain Updates by the City

E. Donoghue began the discussion on the eminent domain update. This process has been progressing as required. The appraisers and relocation experts will be finishing work soon, which includes giving proper notice to owners. E. Veloso noted that the City Council will vote on notice of taking, in early October. He mentioned that there will be more of an update at the next SBC meeting and they want the process to conclude by the time of the MSBA Board Meeting in April of 2019.

IV. Next steps in preparation for SBC Meeting 10/4

A. Caritano noted next steps including meetings on 9/11/18 Sustainability priorities meeting regroup, 9/18/18 and 9/20/18 focus group meetings with departments at the high school detailing various spaces. On 9/25/18 the working group will meet to receive updates on information discussed today as well as building systems. On 10/3/18 there will be a student forum to engage students and faculty. The next SBC meeting will take place on 10/4/18.


D. Cunningham inquired to the back wall along canal, possibly creating a movie theater. He asked if the team is working with different groups in city to use Lucy Larcom park. R. Bell stated

that yes, they are. He continued that the team is looking for the entire campus to be used as a teaching tool/asset. D. Guarianello noted that the team met today with DPD staff and National Parks Services to discuss the canal greenspace. E. Kennedy noted that he liked the idea for all types of performances that many people can use, a small performance spaces will be great for community. J. Mason inquired the systems and costs related to energy systems and their associated costs. A. Caritano noted that they are still working on this, the plans are certainly not final and are subject to budget and change. J. Cook commented on including DPD office. R. Elliott asked if there will be air conditioning in the new buildings, which Perkins Eastman answer is yes.

Motion to adjourn by E. Kennedy, second by D. Cunningham. Meeting adjourns at 7:37.

Notes taken by Alex Magee and certified by:



Heather Varney
 **HEATHER VARNEY**
Notary Public
Commonwealth of Massachusetts
My Commission Expires Oct. 2, 2020