

**Town of Swampscott
School Building Committee
Hadley Elementary School Project
Tuesday, March 2, 2021
6:36 p.m. – 8:35 p.m.
Meeting Held via Zoom**

M I N U T E S

Committee Members Present: Suzanne Wright, Martha Sybert, Pamela Angelakis, Max Kasper, Martha Raymond, Kevin Breen, A.Randall Hughes, Lytania Mackey Knowles, Scott Burke, Kathleen Huntley, Matt Kirschner, Christina Collela, Jose Alvarado, Catie Porter-Roberts, Eric Stewart, Tim Cooper

Committee Members Absent: Robert Bell, Sean Fitzgerald, Ilana Bebchick, Michael McClung, David Zucker,

Others Present: Vivian Varbedian (OPM, Hill International), David Harris (Architect, Lavallee Brensinger Architects), Leigh Sherwood (Architect, Lavallee Brensinger Architects), Neal Duffy

Call to Order: Suzanne Wright called the meeting in order at 6:36 p.m.

1. Minutes from prior meeting:

A motion was made by Eric Stewart to approve the previous meeting minutes from January 5, 2021, and January 19, 2021. The motion was seconded by Scott Burke. A unanimous vote was received to approve the 01.05.2021 minutes and 01.19.2021 minutes.

2. Schedule Update

Recent Activity

David Harris gave an update on recent activity including; community engagement, design process, sustainable design, and existing conditions. Community engagement included a traffic solutions workshop (02/02/21), a site design workshop (02/04/21), and a community use workshop (02/09/21). The design process included meeting with consultants to review landscape, traffic, structural, acoustics, MEPFP, and daylighting. Faculty and staff held meetings to review the design. Advanced site planning, U.U. connection, floor plans, and façade design have been underway. Sustainable design meetings and reports from slipstream on load reductions are under review to select the designated HVAC Option. A presentation to the sustainability subcommittee took place

on February 9, 2021 (02/09/21). Existing conditions included scheduling a site survey and geotechnical investigations for the Stanley site

Max Kasper indicated a question on options on the pricing of different building systems.

D. Harris indicated pricing can be received on any specific element or option the sustainability committee inquires about.

M. Kasper indicated he would schedule a sustainability committee meeting.

S. Wright indicated receiving the presentation ahead of time to better prepare herself before the meeting.

Leigh Sherwood indicated needing time to review with two estimators before pricing is revealed to the SBC.

Jose Alvarado indicated a question on who is sending out the bid package and when is expected to come back. In response to Jose's question, Vivian Varbedian informed the SBC that two independent firms were reviewing the design documents and would provide an estimate for reconciliation.

Eric Stewart indicated a question regarding the visuals of the SD.

Sherwood indicated the level of detail involved with SD and the associated time constraints.

S. Wright indicated she would appreciate it if E. Stewart would take part in the financial meeting.

Two-Month Overview

David Harris gave a two-month overview. March includes geotechnical investigations and site survey at Stanley. SD cost estimates will be generated, reviewed, and under reconciliation. An SBC meeting is scheduled for March 16, 2021, to provide an exterior design update. A sustainability subcommittee presentation will happen in March to present HVAC System pricing, followed by a committee confirmation. An SBC meeting is scheduled for March 30, 2021, to provide a design update, review the current project budget and review the GC vs. CM project delivery option. April will include assembling and finalizing DESE and SD submittals for the MSBA. An SBC Meeting to receive approval for the SD Submittal will take place before final submission to the MSBA on May 5, 2021.

Project Schedule

Vivian Varbedian gave an update to review the project schedule. The current schedule shows the project currently in Schematic Design. The next milestone is May 5, 2021, the day the project scope and budget portion is to be submitted. The proceeding milestones include the town meeting (week of August 30, 2021) and the town vote around the middle of October 2021.

3. Design Update - Swampscott Site Plan

Site Access

L. Sherwood displays the current site plan. The site access shows the main entry at Whitman Road. with two drop-off loops dispersing out on Whitman Road. and the UU parking. An emergency access and bus exit at Forest Avenue Extension. The AM drop-off has a capacity of 382 (current population) or 446 (max population) vehicles for a single arrival time. The PM pick-up has a capacity of 360 (current) or 420 (max) vehicles, split into two dismissal times, 180 (current) or 210 (max).

Max Kasper indicated bussing was talked about at the town board meeting the previous night. Kasper indicated the need to receive more information on bussing in the future.

Martha Sybert indicated she is working on more bussing data.

Scott Burke indicated a question about the departure route and wanting to speak with the Forest Avenue Extension neighbors and possibly reversing the entrance/exit.

Neal Duffy indicated a question on the ratio of bussing versus the number of cars.

Sherwood indicated a 2-mile radius of bussing requires the number of busses to be used in the formula to be the number (2).

Varbedian read a question from the community asking about the split departure time vetted by parents.

Sherwood indicated the reasoning behind split departure.

Pam indicated the challenges of the split departure time including; children in the same family dismissed at separate dismissals, traffic, and proximity to neighbors.

Pedestrian Access

Pedestrian access routes show safe paths for walking and biking while connecting to Whitman/Orchard, Forest/Laurel, and Forest Extension. Pedestrian access makes the interior site accessible with pathways to all parking, play, and field areas.

Parking

There are (82) spaces on-site during school hours, (120) spaces on-site available for off-hours/events, and over (40) overflow parking spaces available at the Middle School's East Lot. Bus parking for the required (2) and the (4) additional are also available.

Residential Buffers

The setback of the school is located the maximum distance from North neighbors and is no closer than the existing Stanley to its East neighbors. The site includes; retaining walls, fencing, and tree/shrubs at the perimeter, and shielded "night skies" lighting.

Play/Open Space

The outdoor open/play space has areas including; grass playfield (120' x180'), a community playground with accessible equipment and spaces (12,000 SF), separate outdoor CR's and natural play areas for grades k-2 and 3-4, outdoor dining patio

adjacent Ewing woods, entry plaza for LS and US with covered areas, and rooftop seating at the innovation terrace.

Service/Emergency

The site plan shows a dedicated service area with a loading dock, recycling, generator, and transformer. Areas for a fire truck and EMT vehicles with remote control gates were displayed.

Sustainable Design

Sherwood indicated the 3-story school will maximize open space and views. The building structure steps for both light and scale. Classrooms are oriented for proper daylighting with light shelves and shading. The building has a high-performance envelope with energy-efficient systems. Renewable energy with geothermal wells and photo-voltaic panels is being planned for roofs and potential parking canopies. Rain gardens and snow storage areas are on-site. The preservation of Ewing woods, UU church, and wetland areas to be respected and restored if damaged. Native planting species and porous hardscape under planning.

Neal Duffy indicated wondering what the teachers about the feedback regarding the community playfield and incorporating bituminous.

Sherwood indicated his recent discussions with athletic instructors and talked about how the field could be used.

S. Wright indicated her discussions with community members about incorporating bituminous into the site for four square of basketball.

Catie Porter-Roberts indicated bringing up the bituminous topic in her recent meetings and how space could be taken advantage of.

M. Kasper indicating a question of a pedestrian tunnel at the drop-off crossing.

Martha Raymond indicated showing the evolution of the site throughout the project and how it would reflect positively on the group teamwork.

First Floor Plan

Sherwood showed the take-aways from the first-floor plan including; separate upper and lower schools, security cameras, security doors, quarantine rooms, offices, work areas, breakout rooms, lobby with a waiting area, large open staircases, elevators, bathrooms, cafeteria, acoustics, kitchen layout, mechanical, and a loading dock.

Second Floor Plan

Sherwood showed the second-floor plan and reviewed the classrooms (900 SF) that share the same flex areas. A connecting inclusive resource room is at the center of each grade.

Third Floor Plan

The third floor showed a stacked gym on the cafetorium below to save space. Outdoor learning terrace, academic spaces, shared entrances, skylights bringing the daylight into

the center of the building, high windows in the gymnasium to capture the daylighting. Official-sized highschool court space is available if the curtain walls are rolled up. Kathleen Huntley indicated her appreciation for the little things LBA is capturing based on the committees' feedback.

4. Subcommittee Updates

Communication Subcommittee Update

C. Porter-Roberts indicated working on a frequently asked question document. She asked for SBC members to direct people to the website and rallying people to be a part of the publicity campaign. She recapped the recent town meeting and an adopt a person program she discovered online. She indicated wanting to do a similar thing in school to build connections.

Sustainability Subcommittee Update

David Harris and Max Kasper gave an update on the sustainability subcommittee. A meeting and presentation were held on February 9, 2021, to discuss load reduction strategies for the building envelope and the building systems. Three HVAC system options were evaluated by reviewing the energy usage (EUI), maintenance, air quality, thermal comfort, acoustics, and mechanical room space requirements. M. Kasper indicated the geothermal heat source pump and the potential impacts on the drilling depths for the associated wells. Potential for solar storage and PV SolarArray sizing for ZeroNet energy reviewed on the three systems. The next steps include pricing, final review, and selection.

Adjournment

A motion was made to adjourn by Lytania Mackey Knowles and seconded by Martha Sybert. The meeting was adjourned at 8:35 p.m.