

NORTON PUBLIC SCHOOLS

Norton, Massachusetts

NORTON HIGH SCHOOL BUILDING COMMITTEE MINUTES OF MEETING

January 25, 2011

Norton High School Library

Attending: Building Committee Chairman Kevin O'Neil, Superintendent Patricia Ansay, Mark Powers, High School Principal Ray Dewar, Tom Golota, Brad Bramwell, Greg Smolley (JCJ Architecture), Margaret Wood (PCI), Deborah Marai (PCI)

Call to Order: The meeting was called to order at 6:40 p.m.

1. Deborah Marai took minutes of the meeting.
2. Margaret summarized the presentation and discussion from the last meeting. Two of the options presented are considered "bookends" to a set of realistic options for renovation/addition, as required by the MSBA process: minimum and maximum scope/cost options.
3. Margaret reported that Greg and she attended the School Committee meeting last night to describe the project's progress and to respond to questions.
4. Greg walked attendees through the development of a proposed site plan and further development of the building design plan alternates. These plans, with minor revisions, will be developed and provided to the estimators. There will be two estimates, one by JCJ's estimator and one by PCI's estimator. The "bookend" options (1 and 3) were reviewed first.
 - Option 1: Renovation only. Includes two new stair halls required for egress and other elements required to bring building up to building code, including life safety upgrades (fire alarm, sprinkler) and renovations (elevator, bathrooms) to comply with the handicap access code. This option will be the least expensive in terms of construction \$\$\$, but the MSBA would likely provide a lesser reimbursement rate, resulting in a lesser value to the Town for the money. This option does not meet the needs of the school and would not be accepted by MSBA as the approved preferred option.
 - Option 3: Replace building. New 2-story, 150,000 SF building; would need to keep existing building while new one is built, so the new construction would occur on the adjacent football field. Games requiring fields would need to be scheduled at adjacent school sites during construction: it would probably be 2 seasons before new fields would be ready to be played on. This option might double cost of project. The MSBA would only support a project of this scale if the building had fundamental issues preventing its re-use. From the Town's perspective, new construction also has a 2% lower reimbursement rate (versus 4% for new construction). The Project Team is required to present an outline of this option as part of the Feasibility Process, but it is understood that this is not a desirable option from the Town's perspective.

- Option 2: Renovation and addition. JCJ presented the first draft of a site plan that addresses the implications of new addition and new entrance. The Science labs are driving the addition and it will be more cost effective to build new than renovate them where they are. These are on the 2nd floor: the 1st floor of addition incorporates a new cafeteria/kitchen and restrooms, which allows those program elements to be locked off from the rest of the building for more flexibility and community use. Other moves also allow for getting more classrooms to exterior walls. The site plan draft shows an option for separating bus route to existing right of way.
5. Comments/questions from participants:
- Suggestion: look at making stage larger.
 - Suggestion from Pat Ansay: consider making new 1st floor toilet rooms accessible from exterior (access during outside/sports events).
 - Suggestion: consider making weight room accessible to public/able to lock off from the rest of the school.
 - Margaret asked Greg to comment on SPED spaces being in different locations in the school: distribute SPED spaces so that they are integrated into the school.
 - Margaret asked Greg where we are with addition: 32,000 square foot addition.
 - Margaret asked if Greg thought there was any more square footage to trim out of these: no big areas to cut space out of; JCJ will have discussions with fire officials to come to agreement on interpretation of corridor and stair widths required for egress, might save some space
 - Margaret asked about getting rid of toilet rooms behind stage on 1st and 2nd floor (to make the stage bigger), and how that affects the plumbing counts: toilets are not handicap accessible now, should be
 - Margaret asked Greg if he spoke with Mr. Gifford about systems: not yet
 - Margaret asked about the location of the staff dining, are there any constraints on others using that room outside of staff dining hours: believe it can be used with permission.
 - Brad suggested that we have the data readily available on the existing vs. new square footage for staff spaces. This will help to answer questions about whether we are adding square footage or just consolidating into one teacher collaboration space.
 - There was discussion about caution in adding scope because of adding cost to the project. Project will be tight; there will not be a lot of extras on this project for value engineering.
 - Kevin brought up the idea of making the servery useful to the exterior to support outdoor functions (exterior door, counter for concessions).
 - Kevin brought up the issue of lack of accessible seating in the stands for football games.
 - Upgrades to track are not considered in the estimates.
 - Sewer/septic system upgrades are not included in the estimates.
6. Margaret brought up comments from the School Committee meeting about needing to justify the cost of an addition. JCJ is adding an option, between no addition and a two-story addition. This new option will be part of the construction estimates so people can understand what they are getting for the money.

- The lowest cost option is the renovation only option, bringing building up to code (egress, accessibility).
 - Next iteration is one-story addition with science rooms only and addressing mechanical/heating issues. New construction costs would be higher per square foot with science rooms on 1st floor due to underground requirements.
 - Next iteration is two-story addition that adds needed program and brings more value. Two-story addition is not twice as much as one story, and adds more swing space to reduce construction phasing (therefore also reduce construction costs per square foot).
7. Margaret reminded the group that there is no Building Committee next week; the next meeting will be on Tuesday February 8th.
 8. Greg: next steps:
 - Adjust plans
 - Coordinate Cost estimates
 - Exterior elevation sketches
 - Feasibility Study requirements
 - Focus on development of more detail and public outreach after February 18th submittal.
 9. Kevin discussed the plans for March 3rd: present more detailed plans and cost estimates to public; Middle School parent/teacher conferences on that night, use Middle School cafeteria from 5:00 pm-9:00 pm (parent/teacher conferences are from 6:00 PM-8:00 PM); should get a lot of traffic.
 10. Kevin O'Neil asked for motion to approved January 11, 2011 minutes; seconded and approved.
 11. Kevin O'Neil asked for motion to approved January 18, 2011 minutes; seconded and approved.

Adjourned: The meeting was adjourned at 8:35 p.m.

Next Meeting Date: Tuesday, February 8, 2011, Norton High School Library