

**ELHS School Building Committee
School Committee Conference Room and Zoom Meeting
October 27, 2022 – 4:00 PM**

Attendees:

Stephen Chrusciel, School Building Committee Chair
Gordon Smith, Superintendent of Schools
Pamela Blair, Assistant Superintendent for Business
Frank Paige, ELHS Principal
Heather Brown, ELHS Director of Curriculum
Kathleen Hill, Town Council Member
Stephen Lonergan, Town Accountant and Town Finance Director
Mary McNally, Town Manager
Elizabeth (Beth) Marsian-Boucher, School Committee Member
Bruce Fenney, Superintendent of East Longmeadow DPW
Dr. Daniela LaBarre, School Psychologist and Faculty Member
Greg Thompson, School Committee Member
Ryan Quimby, Town IT Director
Tom Christensen, Deputy Town Manager

Other Attendees:

Skanska USA Building, Inc.: Ben Murphy, Craig Spice, John Benzinger
Design Team (JWA/SMMA): Kristian Whitsett, Dorrie Brooks, Helen Fantini, Jillian DeCoursey,
Samantha Farrell, Aviva Galaski

Welcome & Approval of Meeting Minutes

- Gordon Smith began the meeting at 4:05 PM.
- Gordon Smith asked for a motion to approve the 9/29/2022 ELHSBC Meeting Minutes.
 - Stephen Chrusciel made the motion. Beth Marsian-Boucher seconded the motion.
 - Gordon Smith called a roll call vote:
 - Stephen Chrusciel – yes
 - Gordon Smith - yes
 - Pamela Blair - yes
 - Frank Paige - yes
 - Heather Brown - yes
 - Kathleen Hill - yes
 - Stephen Lonergan - yes
 - Mary McNally - yes
 - Elizabeth (Beth) Marsian-Boucher - yes
 - Bruce Fenney - yes
 - Dr. Daniela LaBarre - yes
 - Greg Thompson - yes
 - Ryan Quimby - yes
 - Tom Christensen - yes
 - The motion passed.

Public Participation

- There were no members of the public present at the meeting.

Skanska Update

- Schedule Update:
 - Ben Murphy gave a schedule update and overview of Preferred Schematic Report (PSR) milestone dates.
 - Ben reported that the Project Team is still awaiting MSBA's review comments on the PDP submission that was made on August 30th, 2022. Once the team receives the comments, they will formulate responses and send them back to MSBA.
 - Community Forum #3 has been scheduled for November 16th, 2022, at the high school.
 - Cost estimating of the different project options will begin in early January 2023. Reconciled estimates are expected to be complete by January 25th, 2023.
 - SBC approval of the PSR submission is tentatively scheduled for February 8th, 2023.
 - PSR (Preferred Schematic Report) submittal to MSBA is scheduled for February 14, 2023.
 - Address MSBA PSR comments March 15, 2023 – March 28, 2023.
 - The Facilities Assessment Subcommittee (FAS) meeting will take place on March 29th, 2023. Ben noted that the FAS meeting is an informal meeting between MSBA, the district and the Project Team in which the PSR will be reviewed, and thoughts will be shared amongst attendees.
 - Formal PSR approval will take place on April 26th, 2023, at the MSBA's Board of Directors meeting.

JWA/SMMA Update

- PDP – Update on MSBA Comments. Dorrie Brooks provided updates on MSBA PDP comments:
 - District's target budget
 - Response about process decisions and current status.
 - Ed Plan Clarifications
 - Schedule, Guidance, faculty size, professional development and UDL priorities.
 - Clarification of Educational Program
 - Music, PE Program Needs, Health Classes, Business Classes, ELCAT/Video Production Studio, Willie Ross.
 - Space Summary justifications
 - Science, Business, Greenhouse, Health, ELL, LGI, PE, Dining, Medical, Guidance Conf Rms., District Offices, IT & ELCAT.
 - Site diagram requested
 - Access issues, Circulation Information.
 - Reiteration of Pool Policy
 - All work relating to the pool - beyond the PSR submission - must be carried as a separate contract.
- System & Sustainability Focus Group Results:
 - Helen Fantini provided updates on System & Sustainability Focus Group results.
 - Energy Efficiency
 - Helen provided updates regarding Energy Use Index (EUI).
 - Green Community versus Stretch Code was discussed. It was clarified that East Longmeadow is already a Stretch Code Community and that this is the bare minimum required for Energy Code compliance. Green

Community has increased goals and requirements above and beyond the Stretch Code.

- Upcoming Code Changes
 - Green Building Rating System
 - Intro to Mechanical Systems
 - MSBA Sustainability Requirements
- Site Design Focus Group Results:
- Samantha Farrell provided updates on Site Design Focus Group results.
 - Topics of discussion included existing conditions, structure, and goals.
 - Outcomes of the focus group included:
 - Gathering Community
 - Warm Welcome Green
 - Social Safety
 - Circulation Clarity
 - Goals of the Site Design Focus Group were identified as follows:
 - Flexible, multi-purpose, communal
 - Welcoming and inclusive
 - Active recreation integration
 - Health and wellbeing
 - Connecting to nature
- Educational Programming Focus Group Update:
- Educational Programming Focus Group is scheduled to meet on November 2, 2022.
- Design Updates:
- Samantha Farrell reviewed the Site Plan.
 - Sam reviewed the Site Plan rough sketch:
 - Vehicular Systems
 - Busses & cars
 - Pedestrian Zones
 - Seating Zones
 - Samantha Farrell reviewed the Site Plan.
 - Sam reviewed Site Plan Development.
 - District Office at west side of building.
 - Can easily be removed from design at a later date without impacting the larger plan.
 - Pool to northwest corner of building.
 - Can easily be removed from design at a later date without impacting the larger plan.
 - Front door centrally located on north side.
 - Athletic fields to south and west of the building.
 - A separate building with concessions and bathrooms was discussed.
 - CPC funding of basketball court was discussed.
 - Sam reviewed another slide titled Site Plan Development which showed the footprint of the existing school building in relation to the proposed new building. There was some overlap of the two footprints.
 - John Benzinger voiced a concern over constructability of a new building while maintaining the current school operations.

- Dorrie agreed with these concerns and stated that the new building will likely need to be situated more to the SE to avoid conflicts with the existing building.
- Sam reviewed Site Plan Development - Circulation.
 - Main drop off loop, preserve trees.
 - Parking to NE.
 - Service Route on west side.
 - Emergency Route west and south.
- Sam reviewed Site Plan Development – Green & Views.
 - Viewing of school from main road and entrance discussed.
 - Viewing of fields from main entrance and from inside the building discussed.
- Sam reviewed Site Plan Development – Gathering Spaces.
 - Community gathering.
 - Larger groups can be accommodated as well as smaller groups.
- Sam reviewed Site Plan Development – Social/Educational Spaces.
 - Social/Educational Spaces discussed.
- Sam reviewed Site Plan Development – No District Offices.
 - No District Offices discussed.
 - It was noted that many schools include District Offices in their plan.
- Greg Thompson voiced a concern over parking proximity and pedestrian access to the athletic fields specifically in regard to older citizens.
 - Sam stated that pedestrian systems will be in place to access the fields.
- Dorrie Brooks provided a Design Update regarding the Organizing Concept as follows:
 - (1) Physical Education Block.
 - (1) Arts Block.
 - (2) Educational Blocks.
 - Create a Center Point that welcomes and celebrates students.
 - Auditorium accessible to community.
 - Useful and enjoyable outdoor spaces.
 - Classrooms with north south orientation and relating to open space/woods.
 - Gym relating to field and pool.
- Dorrie further discussed Exploratory Spaces in relation to the larger blocks:
 - Locate exploratory learning spaces near to the central axis to create a more active, student-centered school with diverse learning opportunities.
 - Early Ed Lab
 - Media Studio
 - Engineering/Robotics Studio
 - Large Group Instructional Space
 - Fitness Studio
 - Graphics Studio
 - Culinary Studio
- Dorrie Brooks provided a Design Update regarding Concept Development as follows:
 - One versus two circulation spines discussed in terms of Singular Circulation and Dual Circulation.
- Dorrie Brooks provided a Design Update regarding Plan Development as follows:

- Dorrie stated that this is still in the conceptual stage.
- Building with two floors including Auditorium, Gym, and Cafeteria on Floor 1 and Media Center on Floor 2.
- District Office located at west side of building.
 - Can easily be removed from design at a later date without impacting the larger plan.
- Pool located at northwest corner of building.
 - Can easily be removed from design at a later date without impacting the larger plan.
- Dorrie Brooks provided a Design Update regarding Academic “House” Explorations as follows:
 - Bring Flex Space into the plan.
 - Options A-D discussed.
 - Option D appears most advantageous.
- Samantha Farrell reviewed Design Update – Site Plan Development with Annex as follows:
 - Leaves connection to Norden St. in place.
- Kristian Whitsett reviewed Design Update – Annex Evaluation as follows:
 - Kristian explained that the Concept Estimate was developed in a “perfect world” scenario where all existing conditions are able to be maintained without major renovation or replacement. These conditions included:
 - Abatement
 - Architectural
 - Mechanical
 - Plumbing
 - Fire Protection
 - Electrical/Fire Alarm/Data
 - Site
 - Concept Estimate:
 - Utilize the existing Annex:
Total \$4,818,751 = \$268/SF
GSF: 18,000
 - New Construction:
Total \$6,370,000 = \$650/SF
GSF: 9,800
 - Delta: +/- \$1,550,000
- The group discussed Pro’s and Con’s of existing versus new. The group is leaning towards a new 2-story addition as part of the school.
 - Pro’s:
 - Potentially saves \$1.5 million.
 - Leaves additional space that could be used for other District / Town needs.
 - Postpones long term location of these spaces to another day, buying time for Town offices project.
 - Con’s:
 - Leaves the existing Annex "as is" with few exterior updates.
 - Poor first impression upon entering the site.
 - Awkward location restricts site design and field layout.
 - Cost savings could decline considerably based on the state of the existing mechanical distribution system

- and the condition of the pipes – and other utilities - under the slab.
- Difficulties with existing ELCAT and District Office space to remain.
- Reduced connection between the High School and ELCAT and IT presents challenges
- Outstanding deferred maintenance issues for the Annex remain on the books.
- Dorrie recommended revisiting the parking count.

Communications Update

- Community Forum #3 will be held in the cafeteria at East Longmeadow High School on November 16th at 6 PM.
 - SBC members will lead tours through the high school for attendees who are interested.

New Business

- The next SBC meeting has been scheduled for December 1st at 4 PM.

Adjournment

- Motion to adjourn made by Dr. Daniela LaBarre. Seconded by Tom Christensen.
- Gordon Smith called a roll call vote:
 - Stephen Chrusciel – yes
 - Gordon Smith – yes
 - Pamela Blair – yes
 - Frank Paige – yes
 - Heather Browne – yes
 - Kathleen Hill – yes
 - Stephen Lonergan – yes
 - Mary McNally – yes
 - Elizabeth Marsian-Boucher – yes
 - Bruce Fenney – yes
 - Dr. Daniela LaBarre – yes
 - Greg Thompson – yes
 - Ryan Quimby – yes
 - Tom Christensen – yes
- Motion approved unanimously.
- Meeting adjourned at 5:52 PM.

Meeting minutes respectfully submitted by Craig D. Spice, Skanska.