East Longmeadow High School

JONES WHITSETT ARCHITECTS

in association with

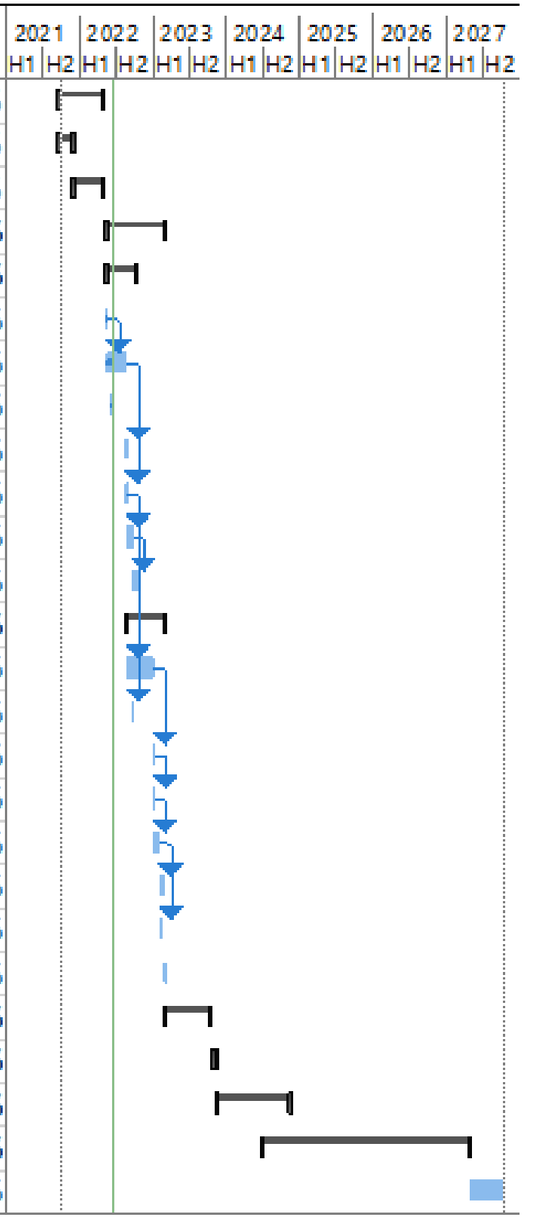
SMMA

1) Welcome/Approval of Minutes
2) Skanska Update
3) JWA/SMMA Update
   - Review of Existing Conditions
   - Review of Results of Visioning Process
   - Review of Results of Programming
   - Discussion of PDP Options
4) Communications Update
5) New Business
6) Questions/Public Participation

SKANSKA

East Longmeadow High School Project

ID	Task Name	Duration	Start	Finish	% Complete
1	**Module 2: Forming the Project Team**	**159 days**	**Mon 9/27/21**	**Thu 5/5/22**	**100%**
2	**OPM Selection Process**	**52 days**	**Mon 9/27/21**	**Tue 12/7/21**	**100%**
11	**Designer Selection Process**	**107 days**	**Wed 12/8/21**	**Thu 5/5/22**	**100%**
29	**Module 3: Feasibility Study**	**206 days**	**Wed 5/25/22**	**Wed 3/8/23**	**9%**
30	**Module 3.1: Preliminary Design Program**	**105 days**	**Wed 5/25/22**	**Tue 10/18/22**	**21%**
31	MSBA / Project Team Kick-off Meeting	1 day	Wed 5/25/22	Wed 5/25/22	100%
32	PDP Submittal Development	68 days	Thu 5/26/22	Mon 8/29/22	30%
33	Community Forum	1 day	Wed 6/15/22	Wed 6/15/22	100%
34	SBC Approval of PDP Submission	1 day	Tue 8/30/22	Tue 8/30/22	0%
35	PDP Submittal to MSBA	1 day	Tue 8/30/22	Tue 8/30/22	0%
36	MSBA Review of PDP	21 days	Wed 8/31/22	Wed 9/28/22	0%
37	Address PDP MSBA Comments	14 days	Thu 9/29/22	Tue 10/18/22	0%
38	**Module 3.2 Preferred Schematic Report**	**136 days**	**Wed 8/31/22**	**Wed 3/8/23**	**0%**
39	PSR Submittal Development	95 days	Wed 8/31/22	Tue 1/10/23	0%
40	Community Forum	1 day	Wed 9/28/22	Wed 9/28/22	0%
41	SBC Approval of PSR	1 day	Wed 1/11/23	Wed 1/11/23	0%
42	PSR Submittal to MSBA	1 day	Thu 1/12/23	Thu 1/12/23	0%
43	MSBA Review of PSR	21 days	Fri 1/13/23	Fri 2/10/23	0%
44	Address MSBA PSR Comments	14 days	Mon 2/13/23	Thu 3/2/23	0%
45	FAS Presentation	1 day	Fri 2/17/23	Fri 2/17/23	0%
46	MSBA Board Meeting - PSR Approval	1 day	Wed 3/8/23	Wed 3/8/23	0%
47	**Module 4: Schematic Design**	**160 days**	**Thu 3/9/23**	**Wed 10/18/23**	**0%**
59	**Module 5: Funding the Project**	**12 days**	**Thu 11/9/23**	**Fri 11/24/23**	**0%**
64	**Module 6: Detailed Design**	**260 days**	**Mon 11/27/23**	**Fri 11/22/24**	**0%**
100	**Module 7: Construction**	**736 days**	**Wed 7/10/24**	**Wed 5/5/27**	**0%**
107	**Module 8: Completing the Project**	**115 days**	**Thu 5/6/27**	**Wed 10/13/27**	0%



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EXISTING CONDITIONS SURVEY

Architects, Engineers & Hazmat Assessment Team visit
June 17,2022

Existing Conditions Survey - SITE

Site Located Less Than One (1) Mile West of Town Center.

Existing Site Access From Maple Street (Primary) and Norden Street (Secondary).

Site abuts residential neighborhoods and industrial properties, as well as Redstone Rail Trail.

Currently No Town-Owned Land Available for Connection South to Chestnut Street.

Existing Public Sidewalk Along North Side of Maple Street

Existing Conditions Survey - SITE

61.40 Acres (1 Parcel).

More than Adequate Parking.

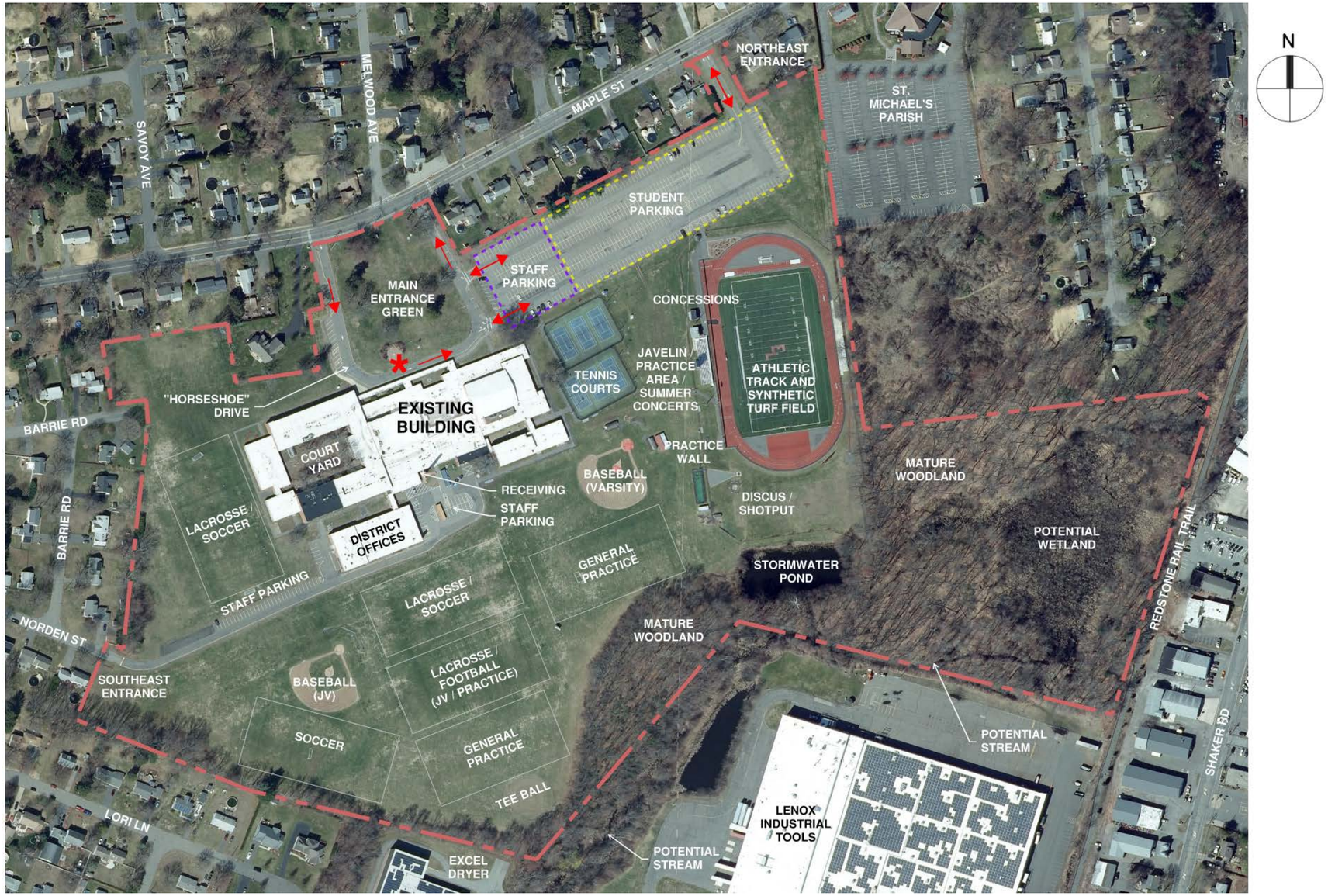
Athletic Fields and Courts are Extensive and in Good Overall Condition.

Lack of Separation Between School Bus and Passenger Vehicle Traffic.

General Safety Concerns and Lack of Efficiency with Overall Vehicular Circulation.

Lacks Dedicated Pedestrian Routes and Areas in Main Parking Lot and Between Building and Stadium.

Loading | Service Area Cannot Accommodate Large Vehicles.



Existing Conditions Survey - SITE

AM Arrival Patterns

PM Dismissal Patterns

Parking Conditions and Lack of
Faculty | Student Parking Separation

Accessible Parking and Routes
Not ADA | AAB Compliant

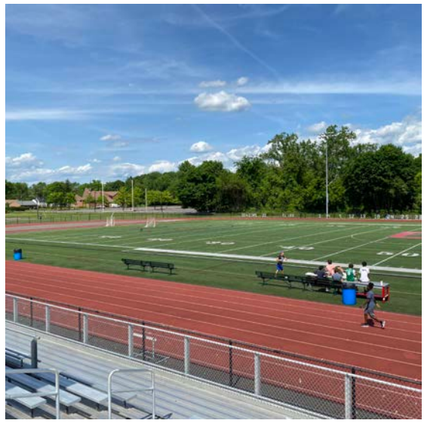
Existing Conditions Survey - SITE

Walkway Conditions

Undersized Loading | Service Area

Internal Courtyards

Concessions | Press Box | Storage



Athletic Fields

Main Entrance Green

Drainage & Utilities

Existing Conditions Survey - STRUCTURE

(1) Flat roof structure consists of open web steel joists, steel girders, and metal roof deck

(2) Elevated floor structure consists of open web steel joists, steel girders and concrete floor slab on deck

(3) Original gym roof consists of steel bents supporting steel beam purlins and metal roof deck.

(4) Gym addition & industrial arts addition roofs are structured with steel space trusses and metal roof deck

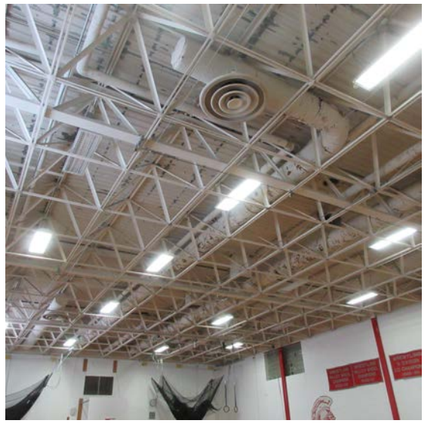
(5) Swimming pool roof consists of long span open web joists and metal roof deck

(6) Façade stucco shows cracking/delamination

(1) Typical Flat Roof Framing

(2) Elevated floor framing

(3) Main Gym Structure



(4) Gym 1973 Addition Structure

(5) Swimming Pool Structure

(6) Typical façade stucco condition

Existing Conditions Survey - ARCHITECTURE

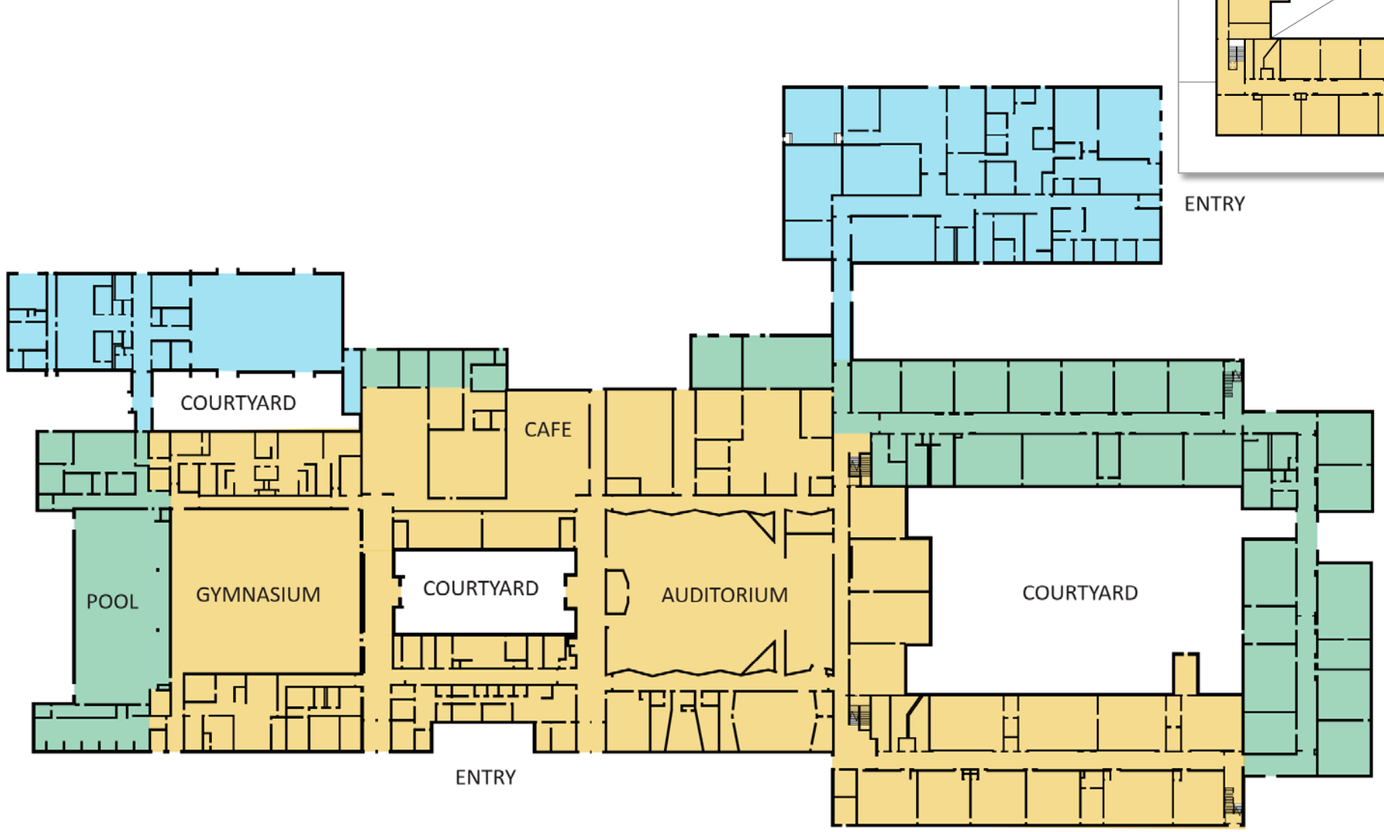
The building has held up remarkably well for 60+ years.

Convoluted circulation – a result from the different eras of construction.

Finishes are robust –though colors are of course dated and fixed.

Poor architectural conditions – as expected – for a building of this age.

Significant quantities of hazmat material.



JWA JONES WHITSETT ARCHITECTS
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Greenfield, MA 01301
413.773.5551
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CONSTRUCTION ERAS - 1ST FLOOR

PROJECT: East Long Meadow High School
DATE: 06/15/22

SCALE: 1" = 50'-0"
0 2 4 8

A114

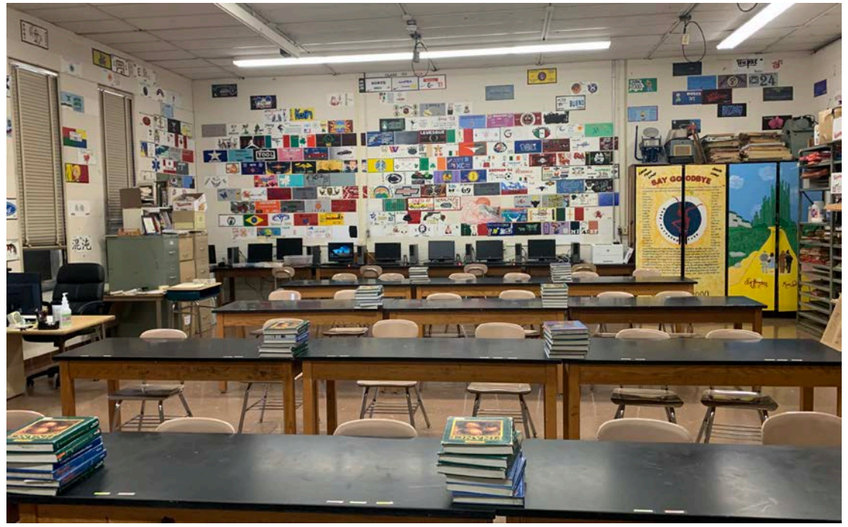
Existing Conditions Survey - ARCHITECTURE

(1) Many classrooms show personality, display of student work and content. However this is not the case in hallways and shared space.

(2) The school has discovered outdoor spaces during the pandemic and is using them well.

(3) The school demonstrates a strong sense of pride and vibrant athletic/sport and wellness focus.

(4) There are spaces where student centered/UDL learning is on display.



(1) Graphics/Business Classroom/Personalization

(3) Gym/Spirit/Strong Athletics

(2) Courtyards that are well-utilized

(2) Evidence of programs to nurture student interest/discovery

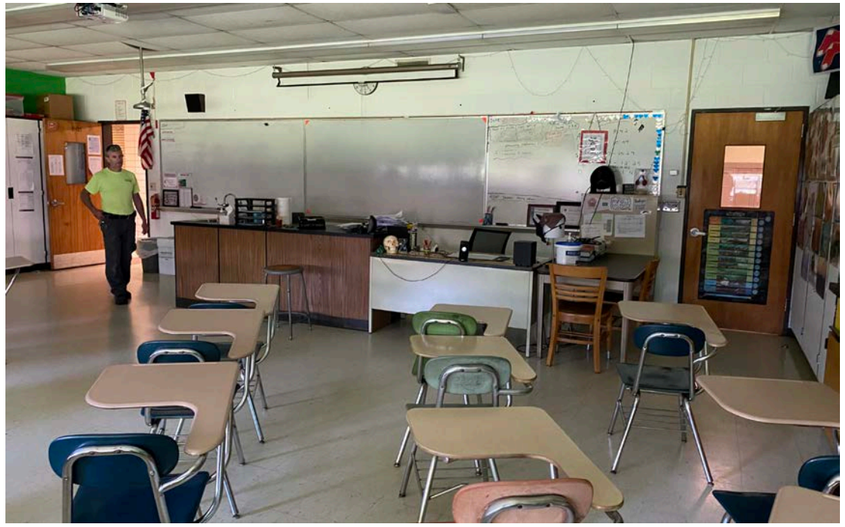
Existing Conditions Survey - ARCHITECTURE

(1) Furnishings are dated, inconsistent, ergonomically inappropriate and discouraging of collaboration and project-based learning

(2) First impressions of the school are vibrant and caring, but layout and materials send a different message.

(3) Hard surfaces, grid ceilings, dated tile reinforce 1950s institutional feel of school.

(4) Important civic spaces and classrooms lack natural light or appropriate ventilation or sense of connection.



(1) Make-do furniture & casework - Pre K CR

(3) Dated, institutional corridor, lacks student space

(2) Entry/Security Concern/Lack of Welcome

(4) Non-public/windowless meeting rooms

Existing Conditions Survey - ARCHITECTURE

(1) Exterior sheet cladding in very poor condition.

(1) Exterior

(2) Brick exterior walls in good condition with a small number of areas with brick spalling – and some brick movement.

(2) Select areas of brick spalling and movement

(3) Original exterior window system remains and is located behind EIFS envelope system that is wearing and blocking daylight.

(3) "Updated" windows

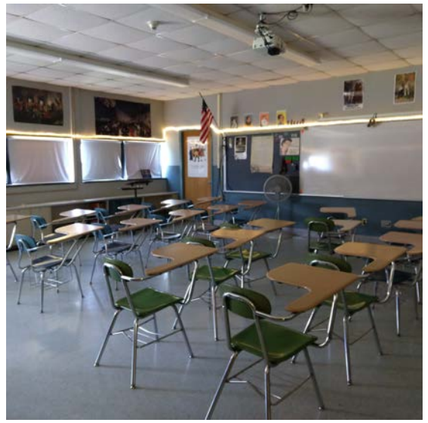
(4) Roof is in poor shape. History of leaks. Minimal slopes. Surprisingly low / minimal flashing at adjacent walls.

(4) Low flashing and evidence of ponding

Existing Conditions Survey - ARCHITECTURE

Lack of compliance with MAAB / ADA in numerous locations

Science facilities outdated and lack necessary infrastructure



Blinds pulled permanently - to try to help control glare and heat

Deteriorating floor finishes

Bathrooms that cannot be monitored have been abandoned

Small windows at perfectly wrong height

Major public spaces lack technology and updated finishes

Water infiltration at pool basement

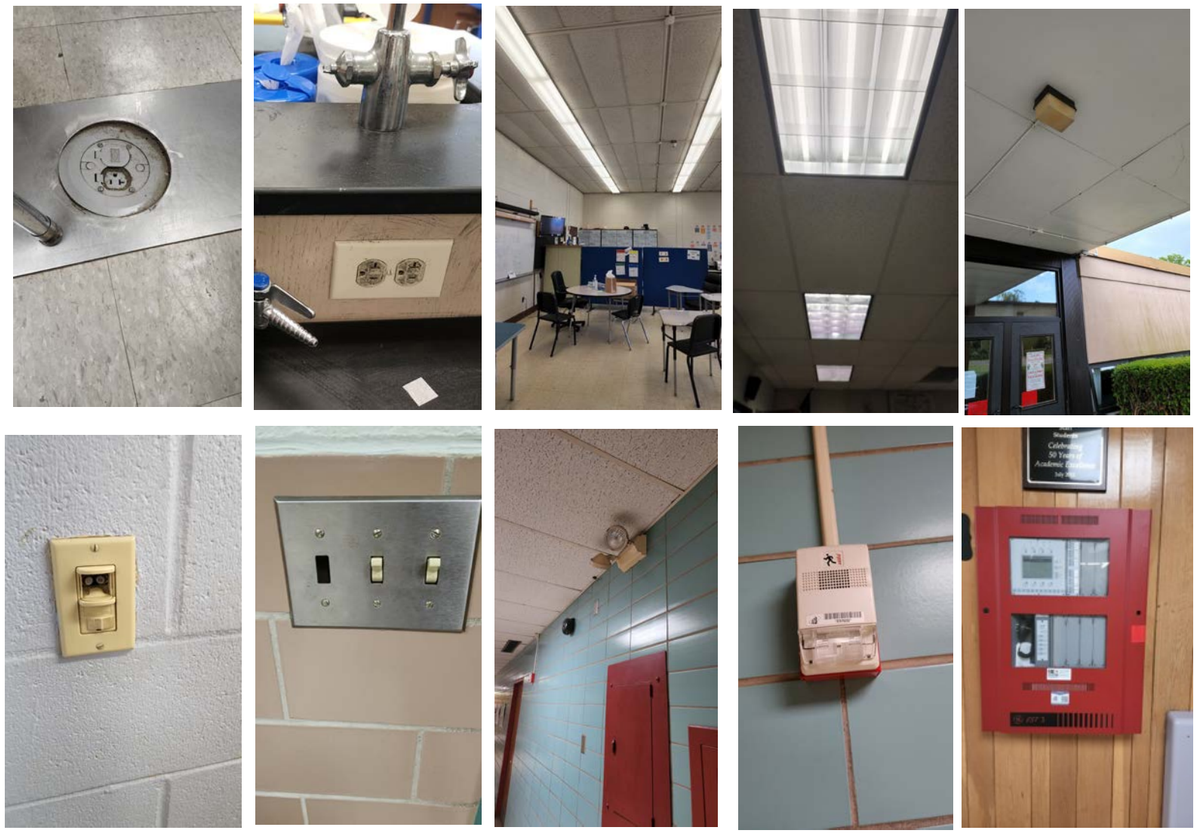
Existing Conditions Survey - ELECTRICAL

- Existing outdoor utility transformer and the Main Distribution Panel, by Eaton, rated 1,200 Amp 277/480v 3ph 4w, were installed during 1975 school building addition. Although the Main Distribution panel is in good operational condition, it's reaching its 50-yr life expectancy.
- The Main Distribution Panel is feeding the Original 1965 Distribution panel, by General Electric, rated 120/208v 3ph 4w, via an indoor 500KVA stepdown transformer. The Original Distribution panel is in poor condition and beyond its life expectancy.
- The Main and Original Distribution Panels feed (37) branch panels, installed throughout the building. Majority of panels are in poor condition and beyond their life expectancy, except for a few "newer" ones, such as Gym panels and Kitchen panels. All downstream power feeders are old, except for a few ones associated with recent upgrades.
- There is no Emergency Generator on site. The building heating systems, elevator, kitchen refrigeration equipment, etc. - all have no emergency power back-up.

Utility Transformer, Main Distribution Panel, Typical Small Power Panels

Existing Conditions Survey - ELECTRICAL

- All building areas have wall- and floor-mounted receptacles, the age and condition vary. Majority of receptacles are beyond their useful life. Typical classrooms have insufficient quantity of receptacles. Science classrooms have non-GFI outlets at counters with sinks (code violation). Some floor-mounted outlets are missing covers. Kitchen receptacles are non-GFI (code violation).
- Lighting system consists of surface-, recessed- and pendant-mounted lights, primarily with non-dimming T8 fluorescent lamps. Both gyms have high output non-dimmable T5 fluorescent lamps. In general, lighting illumination levels are adequate, however lighting fixtures are dated and have no means for adjusting the lighting levels accommodating different tasks. Exit signs with integral emergency light heads and emergency battery units are provided throughout, appear to be in fair condition. Exterior lights are operational, but old.
- Limited lighting controls are present, but not throughout the entire building – occupancy sensors were observed in a few classrooms and small rooms (some sensors are not operational). There are no daylight sensors or time controls. Lights in corridors are manually switched.
- Fire alarm system is in good operational condition.



Existing Conditions Survey - Mechanical

- Most of the HVAC equipment has exceeded its life expectancy.
- Although boilers are 10-14 years old, there is no central boiler plant or centralized heating hot water distribution.
- Hot water pumps and piping require replacement.
- Fuel oil in two underground tanks not used. Underground fuel oil piping and associated pumps – condition unknown.
- Window units, DX and/or water-cooled split systems require replacement.
- Other than select areas noted above, there is no air conditioning in the building.
- Pneumatic HVAC controls require replacement.






Existing Conditions Survey - MECHANICAL

- Unit ventilators, associated hot water piping and accessories serving classrooms require replacement.
- Finned tube radiation, cabinet unit heaters and convectors require replacement.
- Air systems equipment, ductwork and associated components serving Auditorium, Large Gym, Small Gym, Pool, Cafeteria, Kitchen, and Locker Rooms require replacement.
- Fume hood and associated ductwork in Chemistry classroom require replacement.
- All HV units and exhaust fans require replacement.






Existing Conditions Survey – PLUMBING & FIRE PROTECTION

Plumbing fixtures require updates for water efficiency and accessibility

Sanitary and Vent piping, where visible, are beyond their lifespan.

Storm piping, where visible, appear to be original to the building and out of date. Facility is not equipped with overflow/secondary drainage.

Domestic Hot Water Heaters in boiler room in fair condition. Heaters in several locations not operational. Hot water loops provide sporadic hot water to fixture locations.

Domestic water piping outdated, insulation intermitted, outdate where present.

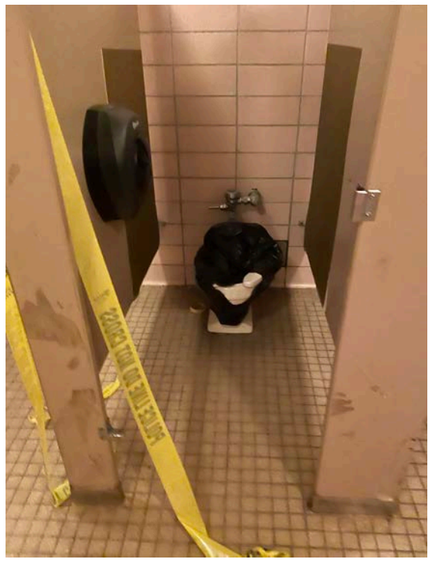
(2) Natural Gas entrances and distributions, high and low pressure, in fair condition.

Compressed air system, equipment and piping approaching life span.

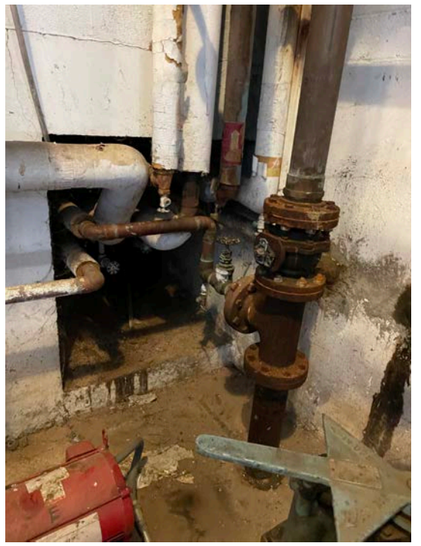
Facility is currently not equipped with Fire Protection Systems.

Waste and Domestic Water Piping

Low Pressure Natural Gas Entrance



Non-Operational Water Closet



Water Service Entrance

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Visioning

Completed First & Second Visioning Workshops

June 13, 2022
June 22, 2022

Completed Public Forum at East Longmeadow High School

June 15, 2022

Visioning Key Takeaways

Education:

- Rigorous core curriculum
- Continued Electives
- Sense of "Joy" in learning
- Global/competitive mindset
- All learners supported/valued
- Value music, arts & movement
- Need more collaborative spaces
- Encourage more STEM/STEAM
- Remove barriers to learning/UDL
- Emphasis on mental health support

Architecture:

- A social/active “center/commons”
- Bring nature “in”/connect to outdoors
- Better lab spaces (Sci, STEM & FACS)
- More flexible classrooms
- "Timelessness"/not too modern
- New media center with presentation space and varied use
- Updated, multipurpose auditorium
- More user-friendly cafeteria
- Design for safety/security
- Logical wayfinding
- Learning happening everywhere

Community:

- Welcoming
- Intergenerational/cultural
- Community Mtg Space
- Community Pool
- Expanded Learning
- Recreational Use
- ELCAT
- Better traffic pattern
- Sustainable Design

Programming

185,614gsf

Spaces undersized by 5% or more from MSBA size expectations

Programming

Existing ELHS

- 185,614gsf
- 37 Classrooms (varied sizes)
- No planning rooms
- No breakout rooms
- Undersized Labs and STEM spaces
- Undersized Gym
- Undersized Media Center (2,825sf)
- Oversized Auditorium (7,298sf)
- Oversized Dining (8,570sf)
- Oversized Art Rooms
- Even on Admin/Slightly under on Medical
- Abundant storage

MSBA 800 Student High School

- 164,800gsf
- 27 Classrooms @ 850sf/ea
- 2,700sf Planning rooms
- 1,000sf Breakout rooms
- 1,400sf Science Labs plus 200 sf prep rooms
- 12,000sf Gym + 3,000sf Alt PE space
- (5) Voc Tech Spaces of 1,440sf
- 4,900sf Media Center
- 5,333sf Auditorium
- 7,500sf Dining
- Even on Administration

Programming

Key Takeaways

Anticipate	**Anticipate exceeding** MSBA in Core Academic, Physical Education & Special Education **categories in order** to provide for **ELHS programming** needs.
Recommend	Recommend matching MSBA in Media **Center**, Arts, Auditorium, Voc Tech, **Dining**, Admin & Medical, **Custodial.**
Assume	**Assuming additional non-reimbursed** community space square footage (Central Office, Town IT, Town Pool, Additional Locker Room Space, Community Room, ELCAT Offices).
Result	**Proposed 201,125 gsf (36,325gsf over MSBA Base Reimbursed SF & 15,500sf more than current building)**

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Discussion

Preliminary Development Studies

- Site Considerations
- Potential Buildable Areas Considered

PROPOSED OPTIONS FOR DISCUSSION:

1. Code Upgrade
2. Addition / Renovation
3. New Construction (Center of Site - Option A)
4. New Construction (Center of Site - Option B)
5. New Construction (South End of Site - Option A)
6. New Construction (South End of Site - Option B)

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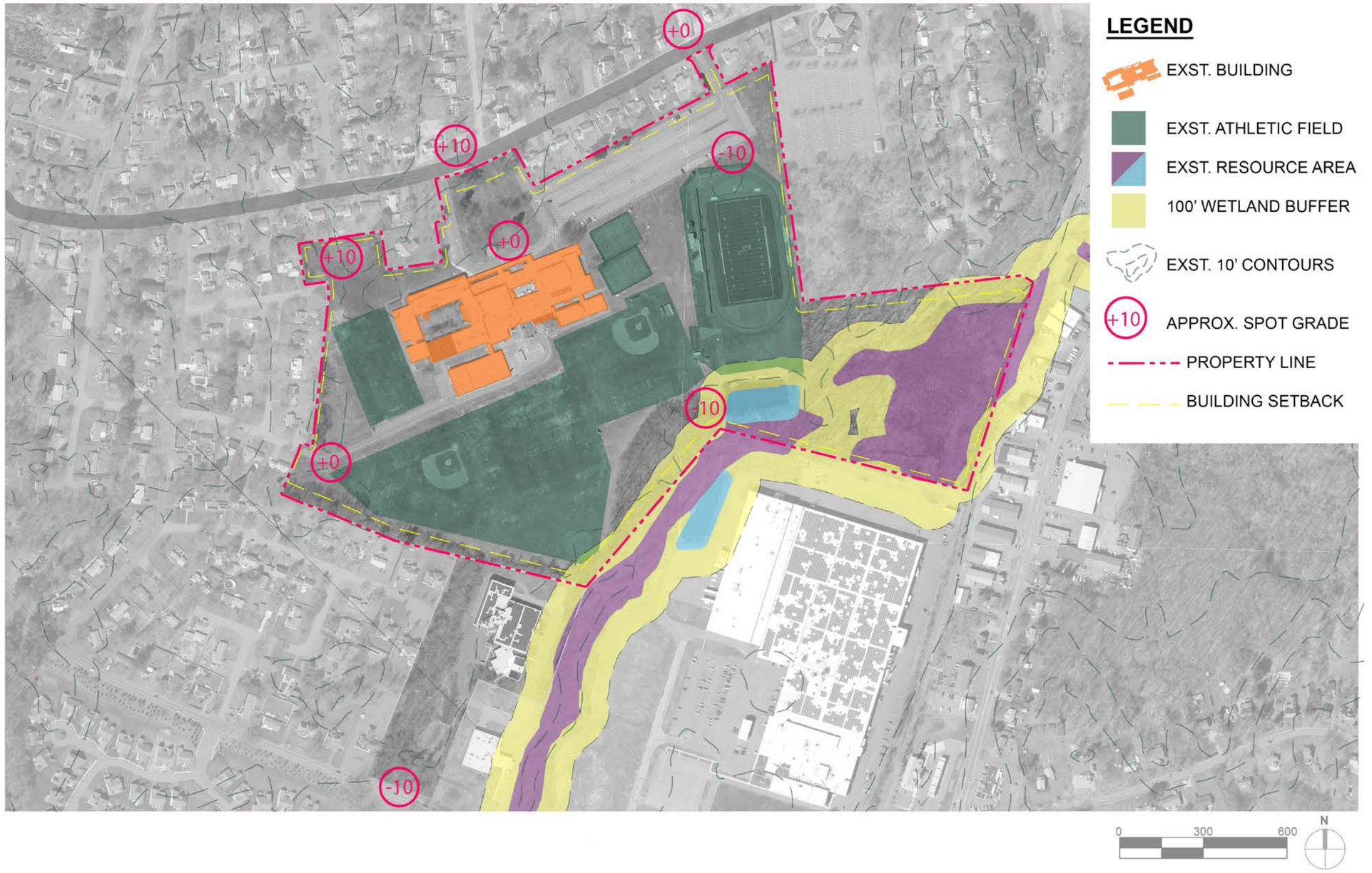
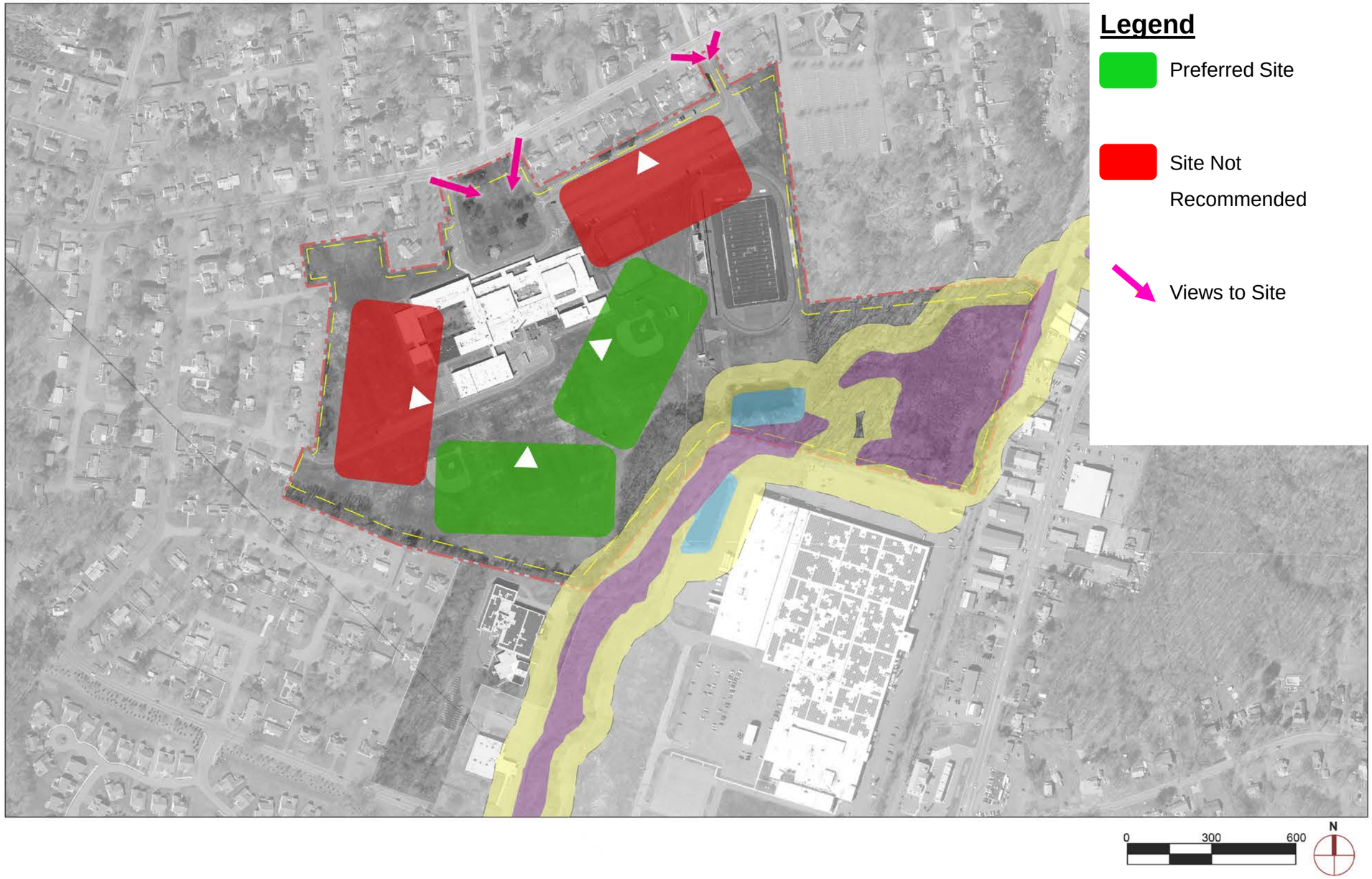
Site Considerations



Potential Buildable Areas Considered

SITE CONSIDERATIONS:

- Spatial Restrictions
- Proximity to Neighbors
- Poor Visibility from Maple Street
- Conflicts with Existing Facility (building and track and field)



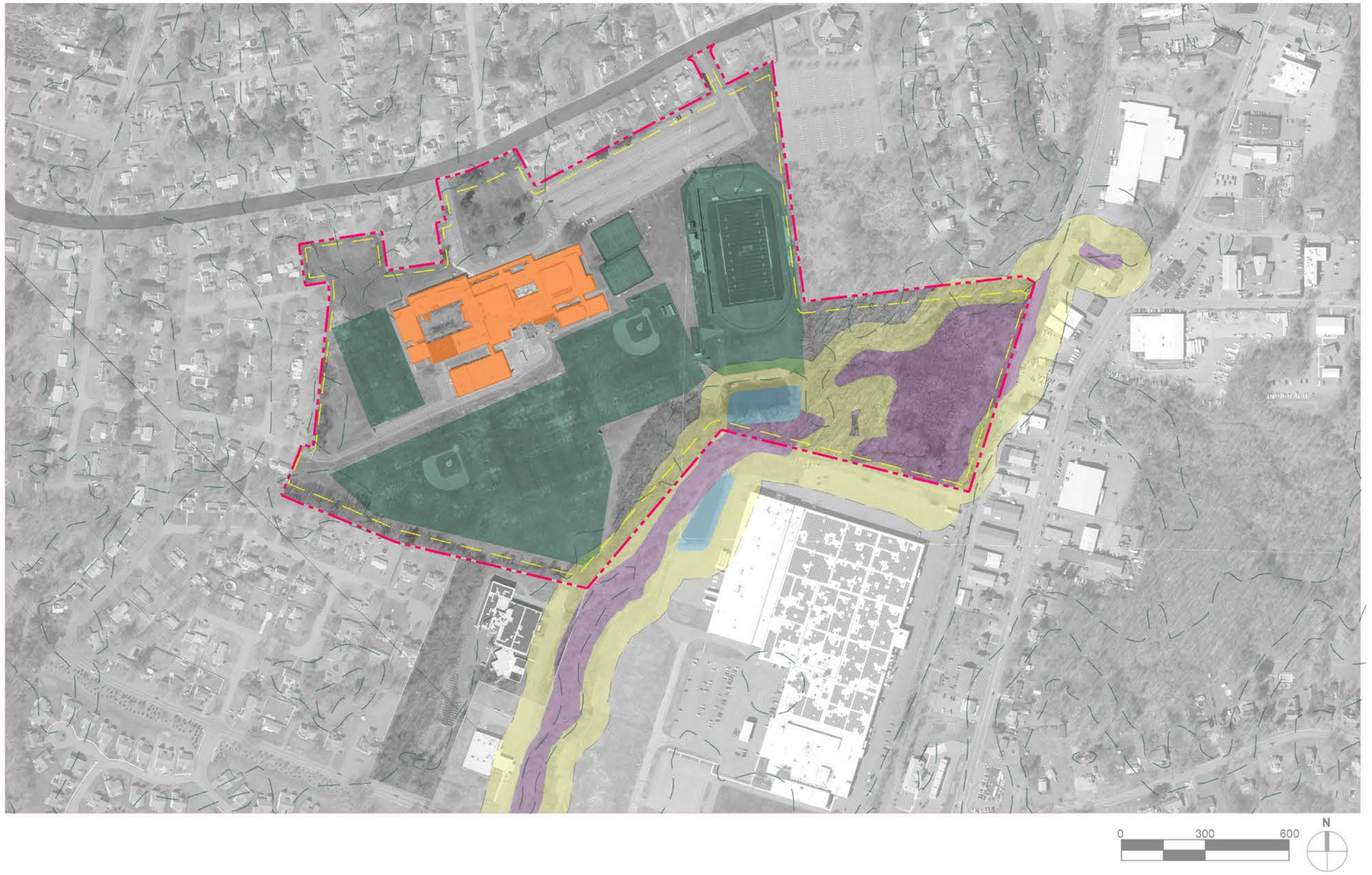
1. Code Upgrade (required inclusion)

ARCHITECTURE:

- Maintains current entry
- Remediates hazmat
- Brings building up to code
- Undersized labs, classrooms & Gym

SITE:

- Accessibility upgrades
- Circulation reconfiguration
- Utility upgrades



2. Addition/Renovation

ARCHITECTURE:

- Maintains current entry location
- Requires swing space

SITE:

- Accessibility upgrades
- Circulation reconfiguration
- Utility upgrades
- Open space reconfiguration
- Outdoor classroom opportunities in pockets

3. New Construction (Center of Site – Embracing Green)

ARCHITECTURE:

- Suboptimal solar orientation
- Building between playing fields

SITE:

- Large, continuous green to west
- Bike/ped connections to neighborhood
- Building adjacent to game field
- Western exposure for entry
- Opportunity for N/S vehicle axis

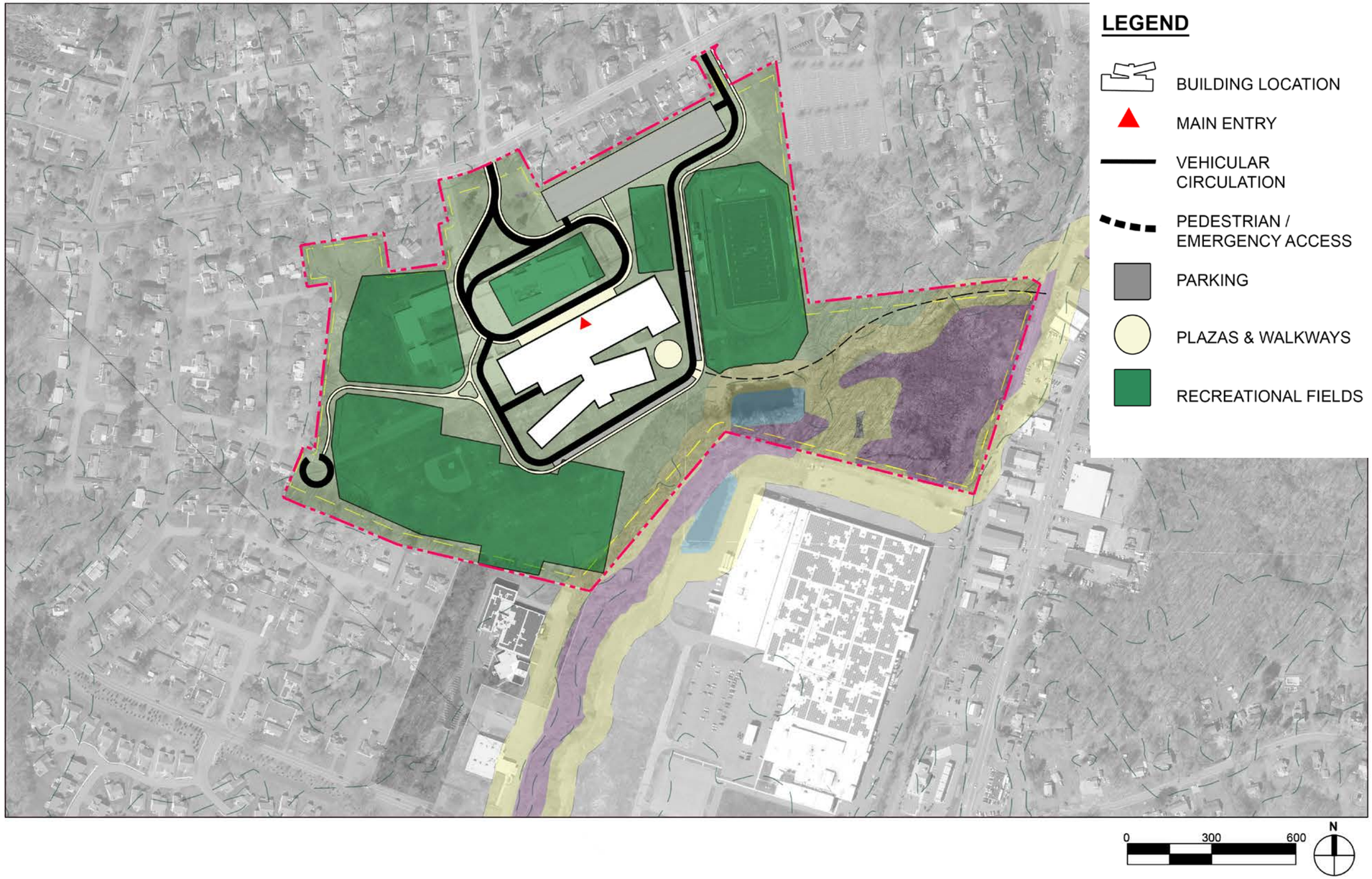
4. New Construction (Center of Site – Central Green)

ARCHITECTURE:

- Some overlap on existing footprint
- Fronts towards Maple
- Good solar orientation
- Building surrounded by playing fields

SITE:

- Provides expansive green at front entry
- Eliminates Norden connection
- Maintains current parking strategy
- Improves pedestrian access



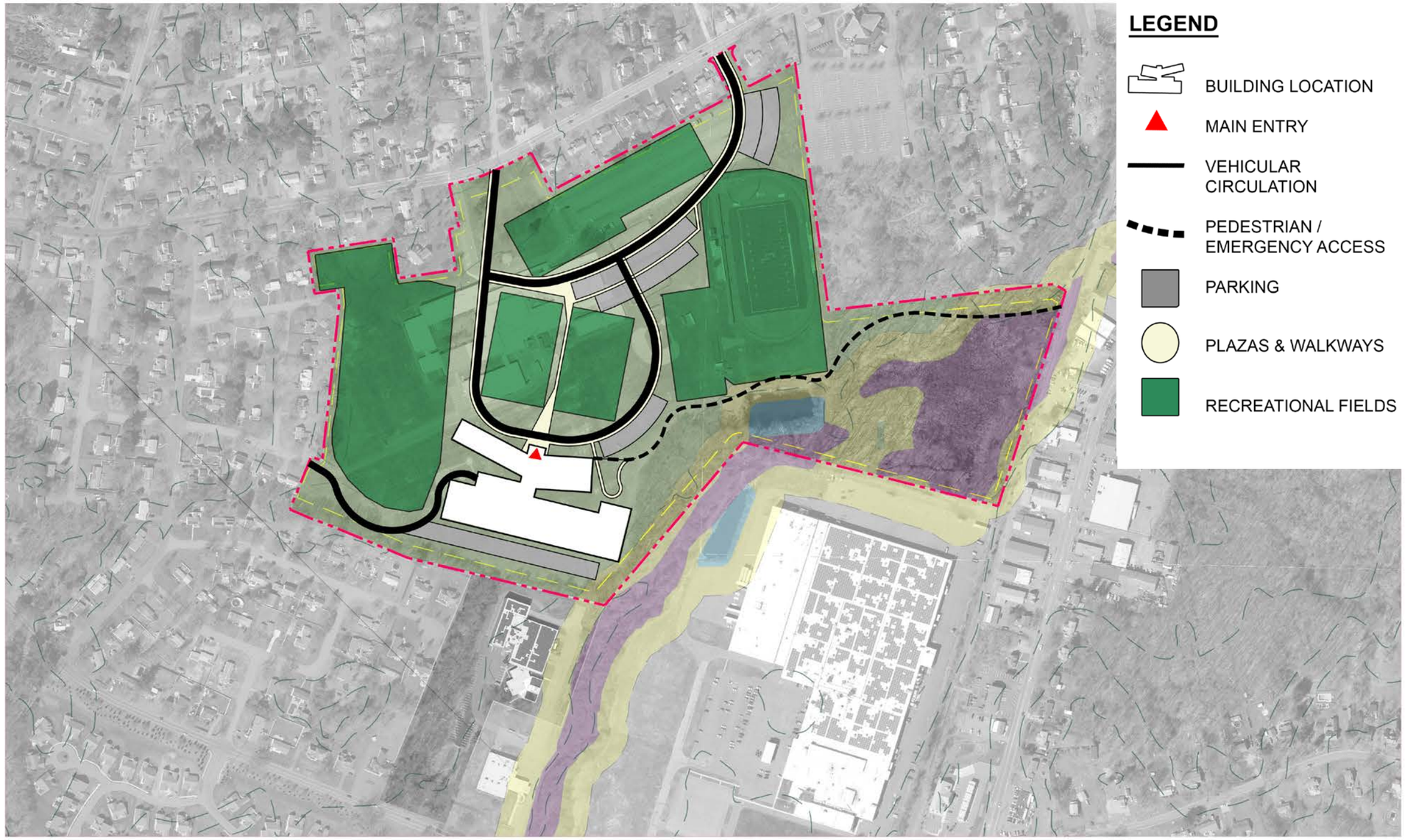
5. New Construction (South End of Site – Big Bow Little Bow)

ARCHITECTURE:

- Dramatic arrival
- Good solar orientation
- Building behind playing fields
- Separation between building and football field / track.

SITE:

- Large green to north
- Spreads parking
- Uses Norden for emergency access and loading



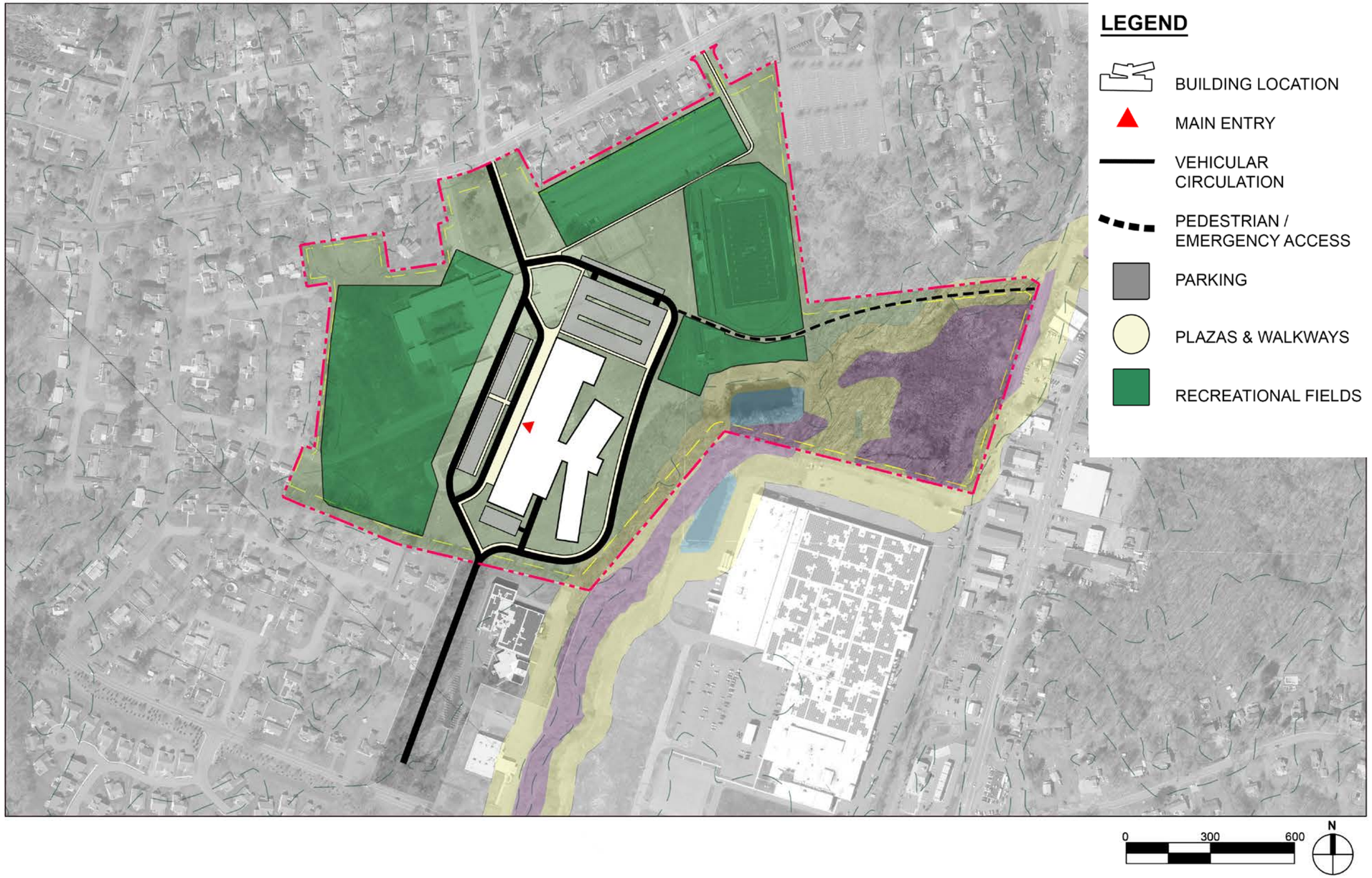
6. New Construction (South End of Site – Option B)

ARCHITECTURE:

- Building on north/south axis
- Suboptimal solar orientation

SITE:

- Organizes around Chestnut connection
- Roads and building bifurcate site
- Greater impact on athletic program
- Spreads parking

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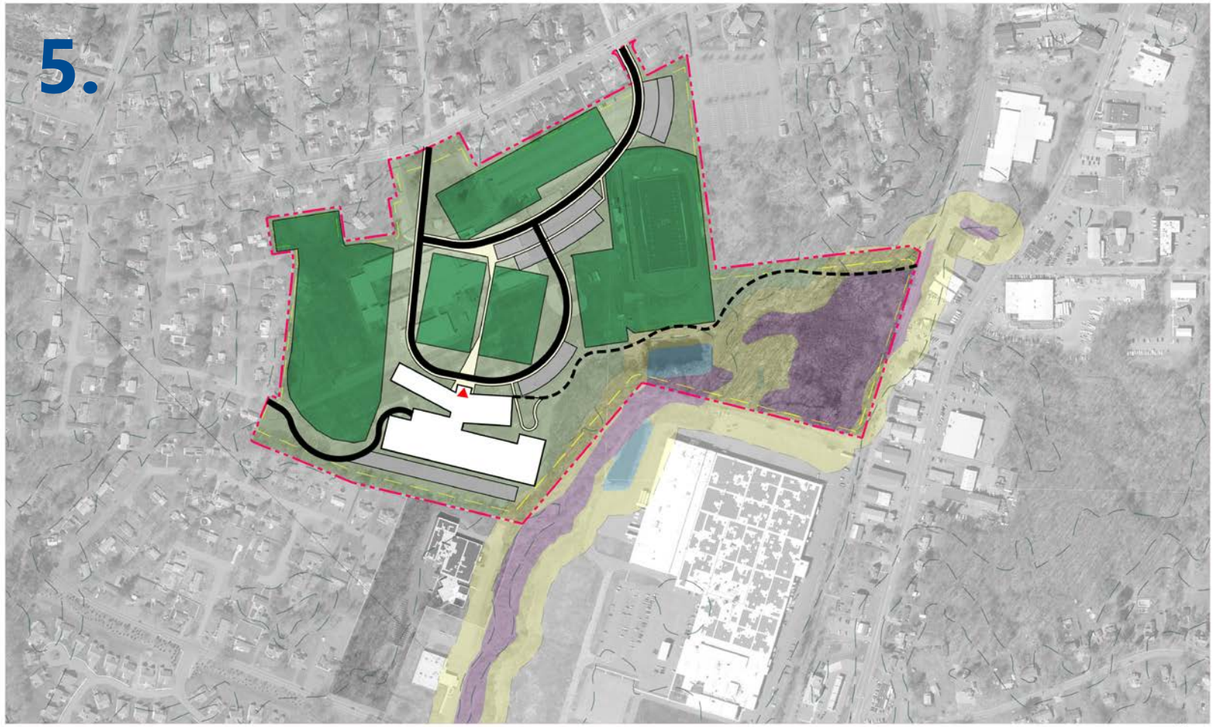
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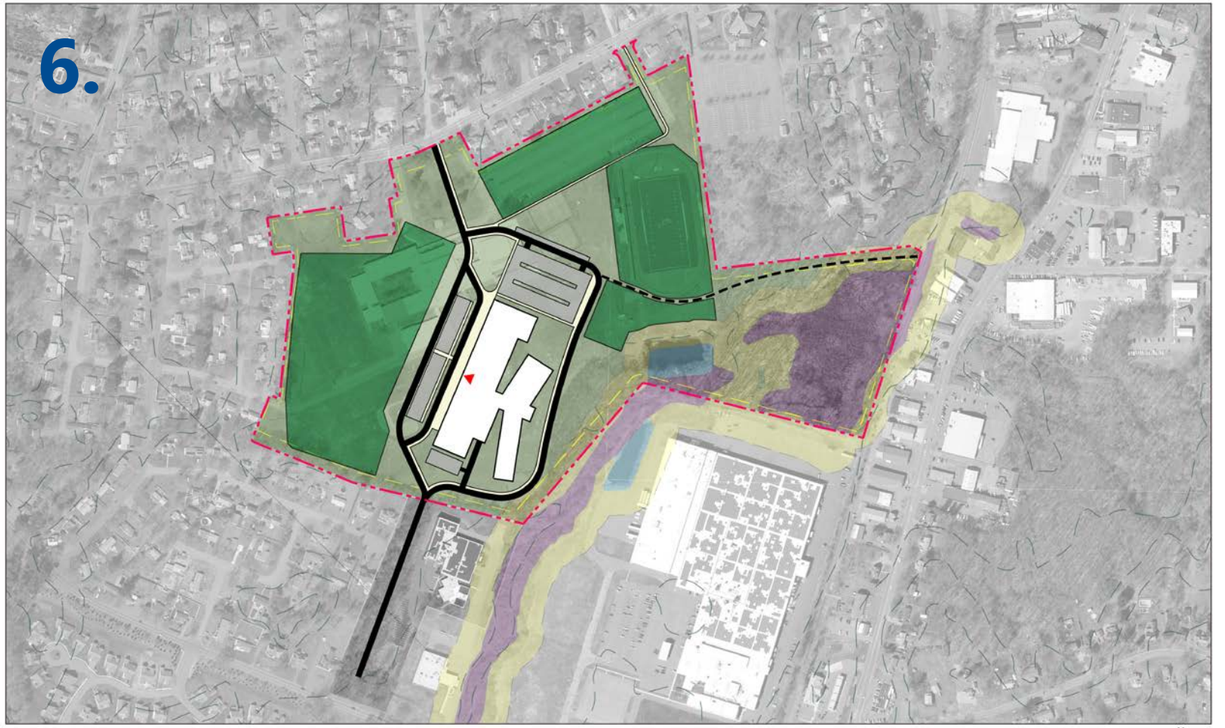
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Next Meeting Time?

JWA | SMMA

Thank you

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4. New Construction (Center of Site – Flying J)

ARCHITECTURE:

- Overlaps existing footprint

- SITE:
- Increases use of Norden
- Spreads parking

7. New Construction (South End of Site – Horseshoe)

ARCHITECTURE:

- Building behind playing fields
- Dramatic arrival

SITE:

- Spreads parking
- Green space to north and within loop
- Uses Chestnut connection for emergency access