

ELHS School Building Committee
School Committee Conference Room and Zoom Meeting
May 11, 2023 – 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, absent
Mary McNally, Town Manager virtual
Elizabeth (Beth) Marsian-Boucher, School Committee Member
Bruce Fenney, Superintendent of East Longmeadow DPW, absent
Dr. Daniela LaBarre, School Psychologist and Faculty Member, absent
Greg Thompson, School Committee Member
Ryan Quimby, Town IT Director,
Tom Christensen, Deputy Town Manager,
Kimberly Collins, Director of Municipal Finance, virtual (joined at 5:00 PM)

Other Attendees:

Kevin Magee, East Longmeadow Athletics Director
Skanska USA Building, Inc.: Ben Murphy, John Benzinger, Dale Caldwell, Victoria Clifford
Design Team (JWA/SMMA): Kristian Whitsett, Helen Fantini, Dorrie Brooks, Eric Erik
Vangness, Jillian DeCoursey (virtual)

Welcome & Approval of Meeting Minutes

- Stephen (Steve) Chrusciel began the meeting at 4:05 PM.
- Steve asked for a motion to approve the 4/62023 ELHSBC Meeting Minutes.
- Greg Thompson made the motion. Kathleen Hill seconded the motion.
- Steve called the vote. The following members voted in the affirmative:
 - Stephen Chrusciel, Gordon Smith, Pamela Blair, Frank Paige, Heather Brown, Kathleen Hill, Mary McNally, Elizabeth (Beth) Marsian-Boucher, Greg Thompson.
 - The following members abstained from the vote: Ryan Quimby, Tom Christensen.
 - The following members were absent: Bruce Fenney, Dr. Daniela LaBarre, Kimberly Collins.
- The motion passed.

Public Participants

- No comments

Skanska Update

- Ben Murphy, Skanska, gave a high-level overview of the process and schedule.
- Ben reported that on April 26th the MSBA formally approved the PSR Submission and formally moved the project into Schematic Design, Module 4. We are on target to submit the SD submission.
- Ben reported that Skanska will submit an CM at Risk OIG Application at the end of the month with the hopes to have a CM on board by the end of January.
- Steve asked if the design team felt comfortable SD drawings deadline to estimators.
 - The design team confirmed that they were comfortable with the deadline.
- Gordon asked if the new building move in date would be more than one day move.
 - Ben answered, yes. It will be a highly coordinated effort with the construction team, movers, furniture vendors and school staff. The school staff move will take place over multiple days.

Design Update

- The design team has met with the following departments for programming:
 - Special Ed, Admin, Guidance, Sciences, General Ed, Media Center, Arts.
- The following departmental programming meetings are to be scheduled:
 - Medical, Business, Health, Tech, Custodial, Kitchen, IT, and a separate security meeting.
- Dorrie reported takeaways from completed programming meetings with school staff.
- Dorrie recommended that school faculty perform professional development in line with the construction process to help staff prepare for the new building.
- The design team asked for feedback on if a general use auditorium would be preferred over a more extensive drama auditorium. After talking with program leaders, the design team reported that a general use auditorium is more geared towards AV/Audio tech than drama. Seeing there is no current drama program, fly-loft may not be necessary.
 - The SBC agreed that a general use auditorium without a fly-loft would be preferred.
- Dorrie reported that teachers have stressed the importance of stress of social emotional learning and the importance of including air conditioning.
 - Greg asked if we are planning to condition the whole building.
 - Yes, it is typical for new HS buildings. Can be a VE option.
- Dorrie presented updated floor plans. The following updates were included:
 - Simplify second floor
 - Elimination of extra elevator stairs
 - Move of LGI
 - Stronger arts block
 - Two part cafe
 - Guidance at first floor
 - Medical and life skills
- Frank brought up concern with the cafeteria's proximity to classrooms. Concerned with noise, distractions for classrooms, and flow.
 - Dorrie noted that there is no classroom with a view of the cafe or doors that connect. The design team can look into double walls for sound isolation.

- Frank asked if the balcony on the second floor looking down at the cafe could be removed.
 - Design team to look at closing balcony with glazing
- John, Skanska, asked for clarification on gymnasium entrances
 - The design team pointed out 2 entrance points, one for the school and one more public facing entrance for events.
- Kevin Magee, East Longmeadow Athletic Director, added that having the ability to close off the gymnasium area from the rest of school after hours is helpful for security.
- The design team asked Kevin if the Alt PE classroom would be used after hours.
 - Kevin answered, yes.
- Beth asked what the space requirement is for the Pre-K
 - Dorrie answered that it is a 1,000 sq ft room now, because the pre-k is non-reimbursable, we are not tied to a requirement.
- Beth asked if the design team could look into configuring the Pre-K so that in the future a room can be separated in half with a shared bathroom.
 - Design team to look into it.
- Eric reviewed site plan circulation updates
 - Beth noted that field parking near the neighborhood is problematic.
- Eric reviewed athletic field design updates
 - Kevin Magee requested that varsity sports have their own fenced in fields.
 - After discussing field layout, Kevin noted that they would be okay with one less practice field to accommodate dedicated varsity baseball and softball fields (fenced).
 - Remove parking on the West side confirmed by SBC. The 20 spots being removed were in addition to 450 spots intended for the project.
 - Basketball courts might need lighting
 - Pickleball planned on top of tennis courts
 - Foul lines are 70 feet from site property, Eric to confirm. Baseball configuration takes into account balls into abutter properties.
- Eric brought up that there may need to be a few accessible spaces in the west side -
 - The committee settled on removing parking near the neighborhood, but including approx. 10 handicap only parking spots with space for a turnaround.
 - Gordon and Frank discussed reviewing the updated site plans with the abutters.

Kim joined at 5:00 PM.

Eric left at 5:09 PM.

- Team Design Explorations
 - Overall massing study
 - Height over auditorium will come down, no fly loft
 - Materials not applied yet
 - Roof screen- looking at refining amount
 - John asked if the auditorium is pitched?

- The design team answered that in this rendering it is, but that will be revised now that the fly loft is being removed.
- Beth raised concern that window size shown on schematic 3D design are too small
 - Design team noted that has been a challenge that they have been working through due to the admin offices at the front ground level.
- Entry Studies
 - Shows a canopy option
 - Greg asked if we can explore brownstones to note East Longmeadow's stone quarry history.
 - The design team agreed that would be great material to study.
- Materials
 - Masonry cost now lower than metal panels.
 - Beth and Greg noted their desire to highlight the red or brown stone with another neutral material.
 - Committee responded positively to the durability of brick.
- The design team reviewed upcoming design milestones:
 - The design team reviewed planned content to include for the upcoming 5/18 Community Forum.
 - The Committee discussed moving the tour from the Senior Center to the HS to include a HS tour. The Committee agreed to move the tour.
 - Skanska to post flyer on the project website tomorrow.
 - The design team reported on plans for the 6/7 Eco-Charrette
 - To include students, staff, and community members
 - The committee discussed ideas to get more students to participate

Summary of Estimated Construction Costs

- Kristian presented the summary of estimated construction costs which include current PSR estimates for the HS project, and a rough estimate of the pool cost.
- Kristian reported that the included figures for MSBA reimbursement is a rough estimate range that won't be known until the end of Schematic Design.
- Kristian added that the summary of estimated tax impacts based on average single family home, was provided by Kim Collins, and is a early study based on the PSR estimates and estimated MSBA reimbursement,
 - \$1.2k average annual tax impact
 - Based on a 30 year loan
- Ryan Quimby noted that IT built a calculator that the SBC can post to the project website if desired.
 - The Design team recommended waiting until SD costs are finalized before implementing that tool.
- Kim noted that there were two options for presentation:
- Average tax rate impact amount or give average assessed value (not market value).
- Gordon asked who would speak to the tax impact slide at the community forum?
 - Tom volunteered to speak to the tax impact slide.

- Gordon added that at the forum, he will speak to recent maintenance projects at the High School.
- For the Community Forum, The SBC requested that the following slides be added:
 - Benchmark projects - with escalation
 - Updated floor and site plans
 - Capital Planning/Maintenance to date
 - Cost of no vote
 - Pool Building Committee update

Helen, Kim and Mary left the meeting at 6 PM.

Communications Update

- Victoria, Skanska, reported that there is a new Project Update Pamphlet on the project website. Tomorrow the 5/18 community forum pamphlet will be posted and we will post for the Eco-Charrette as well.
- Skanska to organize a prep meeting for the 5/18 forum.

New Business

- Next meeting, 6/15 4 PM

Motion to adjourn by Greg Thompson. Seconded by Ryan Quimby.

- Steve called the vote. The following members voted in the affirmative:
 - Stephen Chrusciel, Gordon Smith, Pamela Blair, Frank Paige, Heather Brown, Kathleen Hill, Elizabeth (Beth) Marsian-Boucher, Greg Thompson, Ryan Quimby, Tom Christensen.
 - The following members were absent: Bruce Fenney, Dr. Daniela LaBarre, Kimberly Collin, Mary McNally.
- The motion passed.

Meeting adjourned at 6:05 PM