



ATTLEBORO SCHOOL BUILDING COMMITTEE

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MARC FURTADO
DIR. OF FINANCE

MINUTES

September 12, 2018

(Room 178E – Attleboro High School)

Members present: Mayor Paul Heroux, Jack Jacobi, David Sawyer, Jason Pareneau, Laurie Regan, Gerry Fricot, Bill Runey, Edward Stanton, Scott Domenici, Jacqueline Romaniecki, Terri DeSisto

Guests: Gale Clark, Richard Conti, Joe Milani (KBA), Maryann Williams (Skanska), Anjanette Kelso (Skanska), Craig Olsen (KBA), Libby Murphy-Zelinsky (BPAC)

Meeting was called to order at 5:30 pm

MOTION was made, and duly seconded to approve the June 9, 2018 meeting minutes.(CMR Interviews)

THE MOTION PASSED UNANIMOUSLY

Motion was made, and duly seconded to approve payment of invoice #24 from Skanska in the amount of \$81,705.00 for services rendered through August 26, 2018.

THE MOTION PASSED UNANIMOUSLY

Motion was made, and duly seconded to approve payment of invoice #16027.00-20 from Kaestle Boos in the amount of \$826,383.00 for services rendered through August 31, 2018.

THE MOTION PASSED UNANIMOUSLY

Motion was made, and duly seconded to approve payment of invoice #1 from Consigli Construction in the amount of \$20,361.00 for pre-construction services July 2018.

THE MOTION PASSED UNANIMOUSLY

AHS BUILDING PROJECT

BPAC President Libby Murphy-Zelinsky spoke to members regarding donating a digital sign to the project. Logistics to be discussed at a later date.

A lengthy discussion and review of the building was presented to the Committee by Kaestle Boos. October 17th SBC meeting will be held to authorize OPM to submit DD submission to MSBA by October 24th. See additional meeting notes attached from Skanska.

Next Meeting Dates¹:

October 17, 2018 5:30 pm Room 178E AHS

MOTION was made, and duly seconded to adjourn the meeting at 7:12 pm.

THE MOTION PASSED UNANIMOUSLY

¹ All meetings to be held at 5:45 pm AHS Room 178E, unless otherwise indicated.

9/12/18 School Building Committee Meeting – AHS**Meeting General Notes:**

Municipal Building Committee meetings to be held 1st Wednesday of the month. SBC meetings to be held 2nd Wednesday of month. The next SBC Meeting will be held October 17th to authorize OPM to submit DD Submission to MSBA by October 24th.

Invoices for August approved related to AHS project services from KBA, Skanska & Consigli.

Blue Pride Ambassadors Club spoke about donating a sign to the project. Would like to start the conversation with the designer about what type and location for sign would be most beneficial for the project. There is a possibility for them to provide an interior sign (interactive signage at front entry to display notifications and events) or possibly a second sign at the front entry to the High School on Rathbun Willard Drive entrance. SBC authorized KBA to proceed with (2) concepts for consideration. Logistics of the donation and installation of signage to be discussed at a later time.

Kaestle Boos Presentation Notes:**General Notes –**

- Design Documents to be sent to estimators tomorrow. Over the last 6 weeks the architects, engineers and designers have been developing the design based on multiple meetings with local authorities, AHS faculty and staff to ensure that the needs of the community are addressed in the design.
- The project is transitioning from conceptual to a detailed design and will be fully developed over the next 9 months into a set of comprehensive and biddable documents for the CM to distribute to the subcontractors.
- Part of the MSBA submission for DD documents is an updated project budget - KBA & PM&C will put together a budget as will Consigli and the two will be reconciled for the October 24th MSBA submission. There will be two additional budgets prepared for the project (60% CD & 90% CD) as the documents are further developed.
- Schedules for the project will also be updated at 100% DD, 60% and 90% CD.

Design development over the last 9 months:

- The exterior façade of the building has been refined and include changes to and new design elements for a more traditional yet modern and transitional look.
- The model for the building and site being presented is a collaboration of designer and CM efforts. Consigli has assisted KBA in coordinating the adjacent neighborhoods and existing conditions into the model.
- Design elements added include the addition of a precast bond as well as elements adding verticality to the long expanse of the front of the building. Long, vertical linear lights are shown on the exterior brick façade to bring height and scale to the structure. The fixtures offer opportunity to change light color as desired by the school for different events or seasons.
- The materials selection for the building and project reflect materials that are similar to other public buildings in the community. At the front entry, brick and stone selections include a base architectural stone that is similar to CMU but looks like limestone, located on the lower level

beneath the cantilevered second story. The large size (16x24) of these stones with the recommended chamfered edge will offer texture and contrast to the colored brick above.

- There are two brick colors chosen. A field brick color was very similar to Studley Elementary School and will be used for approximately 80% of the exterior façade. This will add consistency between the two schools and lend to a campus type environment in the community. The accent color has more of a rouge color and will be used to identify the four houses at the front of the building. Both bricks have a sanded texture to give them a timeless and traditional look and feel.
- The precast stone shown in the upper elevations will be the same as the base and will complement the adjacent white framed windows and curtainwall with gun metal grey metal panels as accents. Brick pilasters are shown recessed to add an element of depth to the building.
- The windows and curtainwall will have the best technology available for high performance glass. This includes high efficiency, thermal performance and state of the art “tinting” technology that allows for diffused light to enter the classrooms without a “dark” appearance.
- The roof will be PVC - three manufactures will be specified as required. The basis for design is Sarnafil G410. Sarnafil is a Canton based company which can service all their roofs locally. The color selected is a light grey as opposed to the typical white color as it will be highly visible from the 3rd and 4th floor academic classrooms overlooking the roofs to the south. Additionally, the grey color does not allow for as much solar heat gain, will prevent the glare that is associated with traditional white membrane installations while still meeting the project LEED goals. Additionally, utilizing a PVC product will give the roof and roof assembly a 25 year warranty. PVC is a product that is known for its durability (does not dry out or crack), flexibility, being highly puncture resistant, its longevity and performance and with welded seams is the best choice to address the community concerns about roof leaks and problems that have been encountered in the past.
- The proposed streetlights along the entry drive to the school are not the same used in the downtown area (Bishop Hook Lights) as the intent is for the campus to have their own identity. The proposed fixture is more modern and affordable. They offer the latest LED technology and have a blue up light feature on top of the fixture (this feature will only be provided along the entry drive and not throughout the campus).
- As cars approach the front of the building for student drop off, there is a slightly elevated crosswalk (speed hump) with a set of stairs at the entry. This offers a layer of security as a functional barrier at the entry – as opposed to traditional bollards.
- The main building entries (front and rear elevations) are designed as sally ports, offering additional layers of security. Schoolguard glass will be installed on both the outer and inner sets of doors and also specified to be used for the window walls/ exterior glass shown along the first floor of the front and rear exterior elevation (only at bottom section of curtainwall and entry). This type of glass has been tested extensively. Given manufacturer’s data it would take a minimum of 10 minutes to break through the glass using significant force. The design team has been working directly with and in conjunction with Attleboro Public Safety to address all their design related concerns. Attleboro Police Captain Brett Poirier suggested the design should slow down any potential intruder at the entry by 10-15 minutes which allows time for emergency units to arrive. (Noted above there are two sets of doors at the entry in the front

and rear of the building.) It is important to also note that there is no “bulletproof” glass available for any application even in and for public safety buildings. There are “bullet resistant” materials but the only truly “bulletproof” exterior material would be concrete or CMU masonry construction. As a matter of safety and function, all of the exterior doors are monitored through the building’s security system, operate on a schedule and are supported by generator backup in the event of an emergency. All exterior doors will allow for egress at all times.

Auditorium Design Elements:

- The main entry to the auditorium is from the cafeteria. A marquis above the entry is intended to give the space a theatrical feel. There are banners on either side of the marquis for student created banners and media to appear.
- The interior space is separated from the outside by a sound lock which prevents outside light and noise from interrupting performance or assemblies. There is also access from the second floor into the space.
- The theater is designed and created to be intimate and is acoustically correct and functional to push the sound out to the audience from the stage. Catwalks above allow access to lighting and acoustic panels at the ceiling are another element in the design to manage the sound within the space.
- Seating for 863 is symmetrical on both the lower level and at the balcony seating above. There are designated spaces for accessible seating on the first level with direct stage access offered on either side of the stage behind the box seating. The design allows a circular flow to enter the stage from the audience on one side and exit to the other quite easily.

Gymnasium Elements:

- From the cafeteria space looking toward the entry to the gymnasium, the design captures a collegiate field house exterior appearance. Inside, there is bleacher seating for 1800 which can sit the entire student population. The bleachers are motorized with a manual flex seat so to provide seating for PE classes or a place for students to put their backpacks without having to pull out the entire bleacher set. Above the bleachers to the south, there are frosted glass windows that allow natural light to enter the space.
- KBA has been actively working with AHS athletic director to ensure that the physical education and athletic needs of the high school are met. The trusses above the collegiate sized court support an acoustic deck.
- Backstops are electronic to fold up when not in use. The court area can be broken out into four distinct and separate spaces for physical education and there are full size competition cross courts integrated at each end. A batting cage/golf net will be installed on the trusses that can be raised and lowered as needed. Championship banners will be hung from the trusses and KBA is continuing to work with the athletic department to incorporate these into the design.
- There is a 20’-0” buffer/run off area between the end of the court and adjacent wall eliminating the need for wall pads.
- Looking from the entry towards the end of the court (west), the fitness rooms are located above and overlooking the court. The court and wall graphics are being developed. The wall space behind the set of stairs to the second floor allows for the installation of environmental graphics.

As these elements are still in design, it offers AHS an opportunity to incorporate athletic historical images into the design.

- The design for the fitness area above the gym is well underway and currently showing two defined spaces. One can be used as a dedicated weight room and the other more of a multi-purpose space for other athletic programs such as cross training, yoga, etc. The fitness room to the south will have views to the athletic fields at the back of the campus.
- Above the courts along the second floor corridor to the north, there is an area for broadcasting and video recording events. Data jacks and power will be provided to accommodate necessary equipment and live feed back to the AV/TV studio systems. An operable window will also be provided specifically for this use.

Library/Media Center:

Strategically located on the 3rd and 4th floors, the space is also accessible from the adjacent classrooms at the front of the house by elevator (3rd and 4th floor classrooms). The two story wall of glass along the back elevation overlooks the cafeteria and even further through the exterior curtainwall to the athletic fields. A stairwell connects the interior learning spaces between the second and third floors and there is also an elevator available for access to both floors of the space. The space is intended to be an extension of the classrooms and designed intentionally for collaboration. KBA's designer met with the Library and Media staff to incorporate all of the needs for 21st century learning including technology and access to physical learning materials/books.

Classrooms:

- Still in development, the classroom spaces on the upper levels of the academic wings offer flexible spaces along the corridor for creative learning experiences while also allow for passive supervision. One of the security elements being addressed is the sidelights at the classroom doors. It's important to provide the light and vision into and out of the classroom spaces. To address concern about the ability to enter a classroom, the design team is working on designs for the sidelight that will have a solid panel for the bottom half of the sidelight with laminated glass at the top half. This will mitigate and delay entry.
- There are no lockers being provided in the academic areas as coat hooks are available within the classroom to hang backpacks and coats.
- The classroom technology is being developed to accommodate a flexible learning environment with movable furniture. Projectors and interactive TV's are part of the developing design.
- AV and technology consultant is actively organizing a pilot classroom setup/mockup for educators, teachers and faculty to experience so that their input can be incorporated into the final design elements.
- The exterior windows to the classroom allow for natural light to enter the classroom. Updates will be provide as the designs are further developed.

Final Questions and Comments:

- Upcoming SBC meetings are tentatively scheduled for October 17, November 14th and December 12. If additional meetings needed can be scheduled as required.

- October 17th is milestone date for vote. It's the Wednesday prior to the October 24th MSBA submission date. Stated previously the SBC meetings are scheduled for the 2nd Tuesday of each month. On this occasion, the meeting will be instead be held on the 17th so that the appropriate and necessary approvals can be made at that time.
- A request has been made for an executive session to talk specifically about school safety. This can be pushed out after the DD submission is complete.
- An additional request has been made for the SBC to have a presentation of the project and progress to the MBC, Mayor and School Committee. This would happen after the October 17th MSBA submission somewhere around November 1st. It will be requested that the Mayor coordinate with the other parties to confirm a final date.
- Power point presentation from KBA and SKA meeting notes will be provided to SBC for their use and record.