

Meeting Minutes

Name of Committee: Devotion School Building Committee

Meeting Date: 1 February 2016 Time: 8:00 a.m. Meeting Location: Town Hall, Room 103.

Attendees: See attached sign-in sheets.

Next Meeting: 4 March 2016 at 8:00 a.m., Room 103, Town Hall.

Topic: Meeting Minutes

Motion to approve the minutes of 21 December 2015. *Unanimously approved with one abstention (Modigliani).*

Topic: Project Update

Dr. Connelly stated that the Massachusetts School Building Authority (MSBA) has been given permission to use the Edward Devotion School Educational Plan as a model to be shared with interested parties. This is a testament to the hard work and thoughtful approach by School staff on that effort.

Topic: Interior Design Presentation

D. Collins presented the interior design progress slides and model. She began by stating that these are progress materials and that color and some finish material choices are not finalized.

The first axinometric drawing showed how all areas of the building connect to one another. The building has challenges with respect to elevations in that the 1913 main building is preserved and the site slopes back from Harvard Street. The design addresses all of these conditions and allows the different grade clusters easy access to common areas, facilitating the interaction of students in different grade levels. The three main entry areas typically have high ceilings. To help scale them and minimize noise, they are shown to include acoustic “buffers” which are hung from the ceilings.

The Harvard Street slide showed interior corridor and stair connections through the building from that entrance. One enters the building and up a ramp to a gathering area outside the main administration suite. Travelling further one enters an area overlooking the main gym on one side and the media center on the other. Beyond that is the main staircase down to cafeteria and playground entrance. The slide of the level above showed the double ceiling height volume at the Harvard Street entrance with the acoustical “buffers”.

The first “interior perspective” slide showed a view through the cafeteria toward the grand staircase and gym beyond when one is positioned inside the building at the Stedman Street entrance. The other view of this area is if one is standing at the opposite

side of the cafeteria looking toward Stedman Street. The wall finishes show tile part way up the walls from the floor for ease of maintenance. There are also operable grilles to separate the kitchen from the cafeteria at times the kitchen is closed.

The next slides were views of the Gymnasium, Library and Multi-Purpose Room. There was discussion around the Library entrance and use of the room for large gatherings. D. Collins explained the entry to it is located so as to make best use of the space by keeping it in line with pedestrian circulation within the space. It also affords better supervision at the circulation desk. HMFH to look into moveable book stacks so that large areas may be made available for large gatherings of people. Committee members were reminded that the Multi-Purpose Room has a platform, sound systems and theater lighting. These systems will be simple and easy to use. HMFH to review with the School theatrical staff.

The next slides presented were of “exterior perspectives” of the Stedman Street entrance and the playground entrance. There were discussions about the signage and the proposed materials.

The next slides were typical classroom plan, reflective ceiling plan and elevations. Typical classrooms include the interconnecting doors, pendant mounted LED reflective light fixtures and radiant panels in the ceiling. The elevations include views of all four walls including the teaching wall. Large grilles for the HVAC displacement ventilation are shown and are needed because it is a low velocity system requiring larger cross sectional area for air flow.

Typical floor finishes throughout are rubber tile for flooring and drywall. Casework materials are still being considered. It was agreed by all that at the next meeting HMFH should bring material samples for as many products as possible including ipe wood, wood substitutes, Rheinzink, casework, countertops, flooring and other components.

Topic: Value Engineering/Bid Alternates

HMFH and T. Guigli stated that the current list of recommended potential value engineering items is the result of consultations with Shawmut Design and Construction. There are a number of things that may affect cost that are still being developed. As such, the Committee was not asked to vote any items now, but may be asked to do so at its next meeting. Some items on the list discussed as follows:

- Cannot get three sources for windows with true divided lights
- HMFH confirmed the scope for cupola restoration and clock repairs can be achieved within a budget of \$125K
- Rheinzink for copper is recommended as a bid alternate
- Exterior louver sunshades have been determined to have minimal effect on improving daylighting owing to the orientation of the building, as such they are a recommended value engineering item. They also present an interesting aesthetic to the exterior design, but that in and of itself is not a valid reason to include them.

- HMFH to present alternative sample materials for the glass railing at the center stair.
- Substitution of concrete in lieu of unit pavers at outdoor classrooms, driveway loop and Stedman Street entry recommended.
- Base bid will include alternative turf system.
- T. Guigli to consult with Parks and Recreation as to recommendations on basketball and cul-de-sac finish material.
- Project does not include mill and overlay of Stedman Street adjacent to the building and it's property line. Mill and overlay to be a bid alternate.

Meeting Adjourned at approximately 10:00 a.m.

Respectfully submitted,
Anthony Guigli
Owner's Project Manager

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