



Town of Swampscott, Hadley Elementary School

Swampscott School Building Committee Meeting #17

Date & Time: 8:00AM on November 5, 2013

Location: Swampscott Middle School

Attended

Swampscott School Building Committee (SSBC):	Joseph Crimmins, SSBC Chair (JC) Pam Angelakis, Assistant Superintendent (PA) Garrett Baker, Member, MCPPO Certified (GB) Thomas Younger, Town Administrator (TY) Gregory D'Antona, Finance Committee (GD) Glenn Paster, Communication & Marketing Professional (GP) Carin Marshall, School Committee Member (CM) Laurier Beaupre, Ex. Officio (LB)
collaborative partners (CP):	Joseph Naughton (JN) Paul Kalous (PK) Inger Hamre-Foley (IF)
Mount Vernon Group Architects (MVG):	Al Cuevas, AIA (AC)
Marshall Gary LLC (MG)	Ben Gary (BG)

The purpose of the meeting is to move the Hadley Elementary School Project forward.

Approval of Meeting Minutes

Motion: That the minutes of meeting # 16, dated October 22, 2013 be accepted.

Motion by: Glenn Paster

Seconded: Gregory D'Antona

Vote: Unanimous

Middle School Site Development and Stanley Site

Ben Gary from Marshall Gary LLC reviewed the updated site plan for the middle school site as well as the new fields at the Stanley site. The new 635 student elementary school on the middle school site has been slightly shifted to align with the property line and set the building away from the property line as far as possible.

BG stated that there are currently 350 vehicle drop off now at the middle school and would estimate about an additional 200 for the new elementary school.

The playground is planned to be fenced off with a rubber on asphalt safety surface. Test boring, for up to 25' deep, will be scheduled soon. Versa block retaining walls are being proposed by the playground, wetland area, and by the Laurel Road neighborhood to reconcile topography grade changes. The existing evergreen tree lines from Nason Road along the Laurel Road neighborhood property line will stay as is and extend in front of the new retaining wall. The Committee asked to move the new road by the Laurel Road neighborhood over as much as possible to retain the existing trees and create a buffer to the neighbors. The Committee commented that the access from Forrest Avenue must accommodate 18-wheeler trucks that make regular deliveries to the loading dock for both the new school as well as the middle school.

Chambers (water drainage structures) in lower parking lot will be provided to store water run off to prevent water from leaving the site. The 36" main drain pipe will be moved and the overall drainage on site will be improved by the project. Additional parking has been added to the last version of the site plan. The typical size parking spot is 9' x 20', and handicap parking spots have been added at various areas around the site.

MVG and MG stated that they would like to set up a workshop with various Town Departments, including Planning, Engineer, DEP, Water, Building Inspector, Recreation as well as Police and Fire. TY requested that they contact him to coordinate the date and time. MVG and MG stated that they would soon be ready for an initial review with Conservation, but will notify the SBC prior to setting up the meeting.

CP noted that in response to the comments from the Facilities Assessment Subcommittee meeting, MVG has demonstrated on their updated site plans that they listened to the Subcommittee concerns by addressing the following:

- Revised the shape of the building and its orientation to respond more sensitively to the neighborhood geometry and scale.
- Evergreen tree line will remain and extended to give privacy to the neighbors
- Drainage will be improved and contained onsite so that there will not be any runoff to adjacent properties. This is required by law.

BG presented the updated new Stanley layout, including a play area, 70 parking spaces, little league field, and one soccer/ field hockey/ lacrosse field.

Plan Development

MVG handed out the updated layout for each floor as well as a plan showing suggested area to be air conditioned versus dehumidified. MVG reviewed each of the floor plans and stated that they have removed the computer labs and added break out areas on each floor, and will now have one STEM classroom on the third floor and one on the fourth floor. PA agreed that the new layout areas will work and is in accordance with the educational plan.

The Media Center on the third floor is designed to be two stories high, but a question was raised to see if it would be beneficiary to add two extra classrooms on the fourth floor by making the Media Center one story high. PA will review if seven classrooms will be sufficient on each floor. MVG stated that if two extra classrooms are requested, a decision will need to be made soon and added in the next submittal to the MSBA for their review and approval.

MVG reviewed the last plan showing suggested area to be air conditioned versus dehumidified. The suggested area to be air conditioned is the administration area, teacher dining and work area, media center, IT rooms, and STEM classrooms. Most of the remainder of the school is suggested to get a dehumidification system. MVG explained that the dehumidification system takes out the humidity in the room which makes the area feel cooler on a hot day, and is being installed in many new schools. PA stated that the Special Education runs a summer program for the students and will check with the Director to see if air conditioning will be needed in the SPED classrooms.

The Committee asked MVG to bring their mechanical engineers to the next meeting to further explain the two systems, and to get cost estimates on what it would cost to install air conditioning throughout the school, compared to the current plan. The Committee would also like to see how much the difference in yearly operational cost would be for the two options. GP stated he will call the Superintendent of Beverly to discuss how their new dehumidification system is working for their district, and report back to the Committee.

CP noted that in response to the comments from the Facilities Assessment Subcommittee meeting, MVG has demonstrated on their updated floor plans that they listened to the Subcommittee concerns by addressing the following:

- Removing the computer labs not needed due to 1 to 1 computer access.
- Creating new break out rooms on each floor for each elementary school grade level.
- Adjusting classroom layout for in classroom STEM instruction



Aesthetic Vision

MVG presented a power point presentation of sample projects done by the firm to give the Committee a chance to start envisioning the exterior materials. The SBC indicated a preference for a classical appearance over a modern appearance. The topic is to be discussed further at the next meeting.

Next Meeting:

The next School Building Committee meeting is scheduled for November 19, 2013 at 8:00AM