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**NORTON PUBLIC SCHOOLS**  
Norton, Massachusetts

2011 APR - 7 A 8:48

**NORTON HIGH SCHOOL BUILDING COMMITTEE**  
**MINUTES OF MEETING**

March 22, 2011  
Norton High School Library

**Attending:** Superintendent Pat Ansay, Building Committee Chairman Kevin O'Neil, Mark Powers, High School Principal Ray Dewar, Tom Golota (School Committee), Brad Bramwell (Selectman), Paul Helmreich (Finance) Greg Smolley (JCJ Architecture), Margaret Wood (PCI)

**Call to Order:** The meeting was called to order at 6:35 p.m.

1. Kevin O'Neil noted that the meeting minutes would be approved at the next meeting because not all members have reviewed them.
2. Margaret Wood of Pinck & Co. (PCI) took the minutes of the meeting.
3. Kevin noted that he raised the question about the bleachers being included on the warrant for the track repair with the School Committee and the approach is under consideration.
4. Greg presented the revised plans (see attached). Of note:
  - The addition has shrunk by +/- 1,000 square feet
  - The second floor overhangs the lower floor: the estimator will review whether this is cost effective. If it is concluded that building out the first floor to match the upper floor is more cost effective, Pat asked if an office could be created in this area for the administrative director.
  - The science prep rooms have moved to other side of corridor
  - The library has been modified to incorporate the cross corridor and to make room for three full size adjacent classrooms. Folding glass partitions wrap flex labs.
  - Brad registered the following concerns: he does not like the pathway cutting through the library and doesn't like overhang at cafeteria, feels there is not as much educational space as he had hoped for, and does not like seeing the teacher collaboration area split up. Others commented that the dispersal of teacher collaboration was at the request of both the teachers and the MSBA.
  - Mechanical and electrical rooms are being resized to meet building code and OSHA requirements: Greg described the quantity and likely location of major pieces of equipment.
  - Kevin asked Pat and Ray to consider how the staff will provide oversight for new distributed restrooms.
  - Greg noted that during Design Development JCJ will provide further design of "airport" bathrooms which will not have doors.
  - Greg suggested that the default on estimate may be to incorporate a wall to separate cross circulation from the library.
  - Paul and Brad both supported the idea of making a larger cafeteria, presuming comparable (or lower) cost.

- Greg noted that sunshading would be needed for the cafeteria if the overhang is eliminated.
- Kevin asked that the design team continue to look for cost savings as the project develops.
- In response to questions on the approach to the addition cost, Greg indicated that the cost driver is the length of the building perimeter. In looking at any reconfiguration of the footprint, he wants to avoid increasing the perimeter.
- Greg reviewed a matrix which summarized what is new, not new, re-used, replaced.

#### 5. Building Systems Synopsis

- Greg wants to turn this into talking points and asked for feedback.
- The design includes separate systems for potable water.
- The existing 5000 amp electrical service can be downsized
- Pat noted that the building has brown water: Greg to review with engineers
- Radiant panels are proposed for heating
- Margaret asked for a narrative summarizing the recommendation of radiant panels over other systems

#### 6. First look at elevations (see attached):

- Mostly glazed entry pavilion at entry
- Greg noted that it is difficult to match the roofline of the existing building
- Glass system will be a bit more expensive than masonry
- Tom expressed a concern that a glass pavilion will send the wrong message about the project cost
- Kevin asked for a comparison of glass to masonry costs
- Tom thinks the overhang is ugly
- Most of the renovations energy savings from insulation will be in the roof: window replacement will help but will not be as large

#### 7. Update on meeting with Building Officials (Gomes, Schleicher, Barbato)

- The building officials were conceptually in agreement to pursue a waiver from the firewall separation, based on the fact that the building is fully sprinklered
- The fire department officials asked that the science prep areas be located immediately adjacent to the science classrooms, rather than across the hall.
- Further discussion is required to determine the occupancy figures. A reduction in the upper level occupancy could reduce the size and quantity of stairs. A reduction in the occupancy of both levels would reduce the quantity of toilet fixtures. Greg is reviewing with a code consultant.
- Greg proposed that the air handlers be specified to allow their flow to be reversed in a fire emergency which would provide smoke evacuation from the building for a minor cost. The fire department officials agreed that this would be a safety and fire fighting asset.

#### 8. Estimate detail

- Margaret presented a comparison of the two professional estimates of the feasibility proposal (see attached). She noted that although the estimators took very different approaches to estimating the project, they arrived at cost estimates which were extremely close. Professional estimates will be starting on April 1<sup>st</sup> on the Schematic Design.

9. Action items:

- Greg to look into brown water issues
- Response from Ralph on operating savings
- Margaret to research current CMAA projects and success

10. The upcoming milestones are as follows:

- **Wednesday, March 30:** MSBA Board votes on Preferred Alternative
- **Friday, April 15:** Schematic Design submittal to MSBA
- **Wednesday, May 25, 2011:** MSBA Board vote on Schematic Design
- **Monday, June 6<sup>th</sup>:** Town meeting vote
- **Monday, June 11<sup>th</sup>:** Debt exclusion ballot

**Adjourned:** The meeting was adjourned at 8:20 p.m.

**Next Meeting Date:** Tuesday, April 5th, 2011, Norton High School Library

Respectfully Submitted,

Margaret Wood

*[Handwritten signatures on lined paper]*  
 Margaret Wood  
 Ralph Helmerich  
 Mark E. Fawcett  
 Patricia H. Conway  
 Bruce Green