

# QUINCY SCHOOL COMMITTEE

## FACILITIES & SECURITY SUBCOMMITTEE MEETING ~ Wednesday, March 9, 2016

A meeting of the Facilities & Security Subcommittee was held on Wednesday, March 9, 2016 at 5:00 pm in the Coddington Building. Present were Mayor Thomas Koch, Mr. Paul Bregoli, Ms. Barbara Isola, Mrs. Emily Lebo, and Mrs. Kathryn Hubley, Chair. Also attending were Superintendent DeCristofaro, Mr. Gary Cunniff, Mr. Walter MacDonald, Mr. Kevin Segalla, City Solicitor James Timmins; Sterling Building Committee member Kristin Perry; and Ms. Laura Owens, Clerk.

Mrs. Hubley called the meeting to order and introduced Mr. Walter MacDonald, Public Buildings Director, who reviewed the MSBA Accelerated Repair Program. Having completed the window and door projects at Wollaston, Merrymount, and North Quincy High School (2013 grant); Parker and Lincoln Hancock (2014 grant) this past summer, the City of Quincy is moving forward on the projects granted approval in 2015: a new roof at Merrymount and new windows, doors, and roof at Beechwood Knoll. In June 2015, the MSBA moved the projects into the Schematic Design phase and assigned the OPM, Atlantic Construction Management and Designer, Baker/Wohl Architects. Since September, the Schematic Designs have been completed and total project budgets developed. City Council recently funded the project appropriation, \$6.752 million in total for both projects.

Beechwood Knoll was built in 1951 and renovated in 1994; over 7,000 square feet of window walls and 19 doors are to be replaced, along with 33,500 square feet of roofing and skylights. ADA upgrades will be required due to the value of the project relative to the assessed value of the school, including modifications to the nurse's suite, restrooms, and teacher's lounge; outside walkways; and a lift at the stage. Merrymount was built in 1929 and renovated in 1976. The roof is 16,000 square feet and will be replaced along with new flashing, cornices, and other masonry work.

Mr. Suresh Bhatia, President of Atlantic, provided a project overview. Both schools will be much more energy efficient with the installation of the new roof, window, and doors. Merrymount is a simpler project and will involve one contractor. At Beechwood Knoll, there are concerns about manufacturing lead times for the windows and the project could be delayed to Summer 2017. The installation of the roof and windows must be coordinated, with the roof done at the end.

Mr. Idris from Baker/Wohl showed the design boards for the Merrymount roof project, the 60% design documents are underway. For Beechwood Knoll, the existing conditions were reviewed and materials discussed. Mr. Idris reviewed the ADA compliance upgrades and shared plans for the revised building profile. As part of the 60% documents, the color selection will be finalized.

Mr. MacDonald reviewed that most of the project components are reimbursable with the exception of the air conditioning units at Beechwood Knoll and the Merrymount HVAC unit. Mrs. Lebo asked for clarification ; Dr. DeCristofaro said the original units were purchased by the Beechwood Knoll PTO.

The next item on the agenda was an update on the new Sterling Middle School project. Mr. Timmins reviewed that on February 23, five pre-qualified construction firms were interviewed for the project construction manager. Similar to the Quincy High School project, the construction manager will be responsible for negotiating and contracting with all subcontractors. Mr. Kerwin from OPM Joslin Lesser is negotiating with the recommended firm, Bond Brothers, on behalf of the City of Quincy.

Mr. Timmins and Mr. Kerwin reviewed the design concept boards from architect Ai3. Mr. Kerwin said the architect was very focused on the building as a neighborhood landmark and taking advantage of the green space of Kincaid Park nearby, many windows allow for natural light and views. The Schematic Design will be completed March 10, followed by cost estimates due to the MSBA April 7. The MSBA Board meeting will be May 25 and followed by the Project Funding Agreement and final Project Budget. Mr. Kerwin said that the goal is to improve the initial project schedule and open the building as soon as possible.

Ms. Isola asked if the site precluded us from using the model school program. Mr. Kerwin said the MSBA has moved away from the program, each school site is different and the program is not emphasized in the way it once was. Mrs. Lebo said that she likes this as a unique building, this is a beautiful design.

Mr. Kerwin said that last summer's brainstorming meetings with Sterling staff have been reflected in the building design. The MSBA was impressed, especially with the Education Plan, which is now a model for the rest of the state. Mr. Timmins cited Mayor Koch's involvement in refining the plan, the result is a thoughtful design.

Mrs. Hubley said the design really reflects the neighborhood, the school fits into the surroundings. Mrs. Hubley thanked all for the presentation and the recent community meeting.

Mr. Bregoli asked for clarification on the grade configuration. Grade 5 students will have a separate entrance. Grades 5 and 6 classrooms are on the same floor and Grades 7 and 8 are on another floor.

Mayor Koch echoed the comments about the tremendous project team, thanked Gary Cunniff, Walter MacDonald, and the entire Public Buildings team; Dr. DeCristofaro; and Mr. Timmins. Mayor Koch said this is more than replacing a school building, this is part of upgrading many neighborhood elements, especially Kinkaid field, the surrounding intersections, and the Lincoln Hancock campus. Mayor Koch noted that he is committed to the school having an auditorium, which is not reimbursable by the MSBA. Mayor Koch would like School Committee to consider renaming the school as South or Southwest Middle School and honor Mr. Sterling within the building.

Dr. DeCristofaro thanked Ms. Owens for supporting the MSBA process.

Ms. Isola made a motion to adjourn the meeting at 6:10 pm. Mrs. Lebo seconded the motion and on a voice vote, the ayes have it.