

## **Sutton School Building Committee**

Regular Scheduled Mtg., Wednesday, 12/15/10, 7:06 PM

Town Hall Mtg. Rm.

**Present:** G. Coulter, R. Raymond, J. Smith, T. Harrison, D. Davis, T. Friend, M. Bailey, M. Hopkins, R. Weaver.

**Absent:** W. Mead, M. Jerz, K. Stuart

**Guests:** V. Dubé (Flansburgh Assoc.), D. McClelland (Flansburgh Assoc.), J. Winikur (SBS), A. Minkus (SBS), D. Norman (Crosby, Schlessinger, Smallridge), B. Danzer (Interior design consultant to Flansburgh Assoc.)

- I. Open for public comment. None given.
- II. Acknowledging the resignation of Mike Roach due to work constraints. Our thanks to Mike for his assistance.
- III. Minutes of previous meeting. Duncan McClelland noted an omission in the wording which was corrected.

Motion to approve the amended minutes by Tim Harrison, second by Roger Raymond. Vote to approve: 8-0-1

- IV. Courtyard: After some introductory comments from Jon Winikur, Dan Norman presented a revised design of the courtyard. The revisions included elimination of the fixed shade canopies (portable umbrella – perhaps in conjunction with portable tables – will be used). There will be a linear seat wall along a portion of the auditorium end of the courtyard. Growing areas will be to the sides, moderately elevated and with curved outlines. In addition to ground cover, these areas will have low growth shrubs. There will also be boulders which can be used for casual seating. The hard surfaces will consist of pavers and river rocks set in concrete. There will be drainage to remove rain and snow melt. The emphasis is on functionality for instructional use, as a lunchtime dining area and for intermission use during events and functions in the auditorium and gymnasium. Emphasis is also on low maintenance and ease of clean-up.

Motion to approve the design direction by Tim Harrison, second by Ted Friend. Vote to approve: 8-1-0

- V. Baseball Field: Vince Dubé presented two alternatives on the placement of the baseball field (The basis of both alternatives is placement of the baseball field in the area where the softball field is presently located. The existing softball field would be relocated to the Little League field area to the rear and southwest of the Early Learning Center).

The first alternative would have home plate in the area adjoining Boston Road and the Davagian property. The concern with this location is foul balls. Nets would be required along the Boston Road side and – trying to be good neighbors – should also be placed along the Davagian property side. Roger Raymond and Jim Smith expressed concern with high pop-up fouls going over the nets,

especially onto Boston Road. Roger also expressed concern over appearance at this entry point to the complex and with maintenance of the nets.

The second alternative would rotate the field 180° with home plate located approximately where the turn in the existing driveway is at present. This placement would require relocation of the much of the existing driveway at additional cost. Roger Raymond noted that the existing driveway is in poor condition and has inadequate drainage so relocation and reconstruction would be a net positive – although an expenditure not previously factored into the budget. Another problem with this placement would be the loss of approximately ½ of the current parking spaces in the lot to the west of the Early Learning Center. This placement would also have a very truncated right field, which might be a left-handed batter's dream but could require construction of a "Sutton Green" Monster.

Roger then presented an earlier sketch done by Vince Dubé showing a variant of the 180° rotation with the field moved west to align along the existing stone wall. In addition to reducing the concern with foul balls, this placement eliminates the "short porch" in right field. However, it would require complete relocation of the driveway to the area abutting the Davagian property. Ted Friend, Duncan McClellan and others expressed concern with queuing of school buses and traffic flow with this placement of the driveway.

Glenn Coulter raised the possibility of relocating the field to the Shaw property. Jim Smith responded that there was a problem with timing. The use or uses of the Shaw property will be determined through a comprehensive plan that had not yet been started.

Jon Winikur then interceded. He advised that Flansburgh develop some rough cost estimates on relocating the driveway and have a basic traffic flow done. This information should be presented at the next meeting.

- VI. Interior Design: Bruce Danzer next presented details of the interior design. The foci are natural colors, wood, light, durability and maintainability. The "wood" will be a maple tone/pattern plastic veneer that will be used as a durable wainscoting along hallways and on columns in the cafeteria and other areas. Ceramic floor tiles will be used at the entries, in the cafeteria and in the hallway adjoining the auditorium. A heavy-duty rubber tile will be used in hallways with particular emphasis on the 2<sup>nd</sup> floor hallway to facilitate its' use by the track team for indoor training. Classrooms will also have tiles with some color variations. Office areas and the media center will have carpeting (anti-static in the media center). The color theme includes various shades of green and gray with subtle accents. An accent wall in the cafeteria and ceramic tiled walls in the locker rooms will incorporate a bright "Sutton green", if that color can be successfully identified.

All of these design features have been reviewed, discussed and approved by the design sub-committee.

Motion by Tim Harrison to accept the decisions of the design sub-committee, second by Glenn Coulter. Vote to approve: 9-0-0

- VII. Exterior Design: Vince Dubé next presented information on exterior design. One purpose is to eliminate the monotony of an all-brick exterior with variation in texture and color. Another is to ease the transition from the older brick work on the existing Core Building to the new brick work on the adjoining additions. A metal sheathing is proposed for a portion of the auditorium. Plastic laminate panels are proposed for various areas, in particular between the areas of old and new brick. The panels will have a maple veneer, extending – or starting – the wood theme being incorporated into the interior design. (A piece of Trespa Meteon was circulated as one example of this type of product [[www.trespa.com](http://www.trespa.com)]. The Meeting Street School in Providence was mentioned as a facility that presently has this type of siding.)

The general consensus of the committee was these elements of the exterior design are good and acceptable, although Glenn Coulter expressed concern with the appearance of the curved, west side wall of the Middle School – at least as it appeared on the computer generated drawing. Duncan and Vince pointed out that the angle and distance of this single CAD drawing did not allow for details. Those would be more apparent in the refined architectural drawing.

Attention then turned to the entry way and the covered walkway along the north side of the High School (present Core Building). Donna Davis noted that the configuration of the entry way was different than previously represented. A lengthy discussion then ensued on the overall appearance of the covered walkway and how it melded with the entry way, with several members of the committee expressing displeasure with the appearance - in particular with the elevation of the walkway roof and the extended stanchion-like columns needed to support it.

The possibility that the walkway roof could have a pitch, such as the west side of the Middle School, was raised. Duncan commented that the elevation and horizontal position of the roof was needed to avoid loss of all natural light into the 2<sup>nd</sup> floor laboratories. Jon reminded the committee that the need for some design feature along the north wall of the High School was raised by Flansburgh very early in the process when the decision was made to keep the existing Core Building, which was not intended to be the “public face” of the complex when originally built. He also reminded the committee that the covered walkway – and the expense associated with it – are part of the design presented to MSBA.

Jon suggested that Flansburgh discuss the design and present any suggestions on modification to the committee at the January meeting.

- VIII. Contractor Prequalification: Alan Minkus stated that the sub-committee has met and assembled a preliminary list of qualified general contractors and sub-contractors. The sub-committee will next complete a “due diligence” review and select contractors and sub-contractors from the list to be sent a request for proposal. The RFP is expected to be issued by February 24.

- IX. PV Array: Vince Dubé presented preliminary information on the photovoltaic system. The various panels must be at least 10' from the edge of the roof (OSHA safety requirement). The panels should be located to avoid shadows from adjoining structures. Also, variations in the roof heights affect placement.

Duncan also mentioned that structural limitations on the roof over the existing gymnasium negated the use of heavier, ballasted panels on that area.

The target was 200KW. Factoring in the above, the design maxed out at about 180 KW. Jim Smith commented that although 200KW was the target given, that capacity was not an absolute requirement. The ROI through grants, from reduction in electricity purchased and, during lower use summer month, from sell-back of electricity should provide a reasonable pay-back period for a smaller system. The calculations can be made when more details of the design are available.

- X. New Business/Old Business – none presented
- XI. Motion to adjourn made by Donna Davis, second by Roger Raymond . Motion passes unanimously. 9:45 PM.

The next meeting is scheduled for Wednesday, January 12, 2011, 7:00 PM.

Ross Weaver, Recording Secretary