

**TOWN COUNCIL MINUTES
EDUCATION COMMITTEE
Town Hall Council Chambers
November 26, 2018, Monday**

Present: Rebecca Haugh, Chairman
Maureen Kiely, Vice Chairman
Fred Happel, Councilor
Michael Molisse, Councilor

Absent: Brian McDonald, Councilor

Also Present: Ted Langill, Chief of Staff
John MacLeod, Director of Asset Management
Dr. Jennifer Curtis-Whipple, Supt. of Schools
Matt LaRue, HMFM Architects

Recording Secretary: Mary Barker

Chairman Haugh called the meeting to order at 5:30 PM for a single-item agenda. She turned the floor over to Ted Langill and Matt Larue and other members of the design team. Mr. Langill presented via powerpoint:

Chapman School- Progress and Next Steps

Project Design Timeline

- Feasibility Study
- Statement of interest submitted by prior administration
- Spring 2016- eligibility period
- August 2016- building committee 1st meeting- have had several, since and public forums, and non-public meetings with the consultants and staff for feedback to determine the best solution
- November 2016- feasibility study portion of the study
- November 2018- schematic phase with preferred solution. They now have the preferred that is the most economic. Design will be as detailed as it can be and a budget should be determined by February (they've hired a separate cost estimator) to submit to MSBA for approval. They will also know what project will cost and what it will look like and then administration will craft a measure.

Matt LaRue reported the design will need another year before design documents are ready. The target to completion of construction is about 2 years, based on input from contractors and designers for sites to move students. If they have to construct around school in session, it will take longer.

Chair Haugh asked how much money would be saved by moving students off-site. The response was that it's being studied and the estimates are based on phased construction.

Factoring the cost of lease of modular sites, Mr. Langill reported savings would be significant. An intensive 3-day educational session will determine how to use the building to design the middle school curriculum. A key point is to restrict the amount of transition students go through. By consolidating the middle school, it will consolidate communication and collaboration and implement 21st century technology up to today's standards. They will also utilize and implement team teaching and expand the system of electives available to students--built on CTE program at high school with stem-based technologies and incorporate the needs of the families of students to offer wraparound services.

- District Educational Plan
 - Reduces transitions
 - Improves communication and collaboration between staff and families
 - Fosters team teaching and learning through smaller academic communities
 - Expands opportunities and access to electives
 - Supports feeder CTE program for Weymouth High School with labs and shops
 - Provides wrap-around services for students and their families
 - Allows district full-day kindergarten
- Key Spaces
 - 5 exploratory Labs (Fab, MSpace, Broadcast EL and Culinary)
 - Media center
 - Academic support programs (therapeutic learning center, intensive resource rooms, life skills, language based learning disabilities & communications enhancement programs)
 - Auditorium & theater arts space
 - Small group rooms
 - Academic neighborhood collaborative areas (NCA's)
 - Gymnasium & auxiliary PE spaces fully renovated from existing
 - Wrap around services center connected to school medical suite
- Classroom teams by grade
 - Sixth- 11 teams
 - Seventh- 5 teams; 4 large / 1 small
 - Eighth- 5 teams; 4 large / 1 small
- Site Selection
 - Former refuse site
 - Emery Estate
 - WHS
 - DPW & Police & Fire Station site
 - Adams Middle School
 - Chapman Middle School
- Existing Conditions - site plan
- Critical Renovation Issues
 - Structural limits and deficiencies
 - Inflexible concrete structure
 - Low floor to floor height

- Structure compromises thermal envelope
- Limited technology opportunities/upgrades
- Inefficient and inoperable systems (e.g. mechanical)
- Accessibility Challenges & Limitations:
 - Many level changes
 - Each elevator does not connect all levels
 - Steep, long ramp
 - Poor way-finding
 - Significant portions of the building are not suited for renovation

Design Options

- B1- renovation/addition \$117-129 million
- B2-new construction \$119-\$132 million
- C1-renovation/addition \$143-158 million
- C2-new construction \$146-162 million
- D1-renovation/addition \$154-170 million
- D2-new construction \$157 -174 million

Final Options Comparison

Preferred solution-site plan- reviewed. Parking, gym, outdoor space, new teacher memorial garden replicating original. Front of the building oriented to the middle of the building with a single entrance, include space for transportation vehicles.

Education Visioning Concept

- Classrooms science rooms & small group rooms
- Academic support classrooms
 - Therapeutic learning center
 - Intensive resource rooms
 - Life skills
 - Language based learning disabilities
 - Communication enhancement program
- Project area
- Exploratory lab
 - Feb Lab
 - MSpace
 - EL Lab
 - Broadcast Lab
 - Culinary Lab (Family and Consumer Science)
- Toilets
- Outdoor classroom

Reviewed current floor plan:

- First floor- Town square - heart of the school (cafeteria, kitchen) surrounded by classroom space. Off it is the gym, locker rooms and receiving area. Adjacent to that is the auditorium. Media center takes place of one lab space and at juncture of town square and classroom space. Administrative area would be central. Auditorium with music rooms along the back side.

- Second floor
 - Grades separate space
 - Balcony for auditorium
 - Professional education classrooms
- Bird's eye view

Key Factors in preferred option

Preferred solution was community driven and selected for the following reasons:

- Realizes all aspects of district's educational plan
- Optimizes program adjacencies
- Allows for flexible learning spaces
- Supports team teaching through special organization and adjacencies
- Costs the least in the long term, compared to building multiple new schools
- Increases outdoor program use
- Reuses existing (larger) gymnasium
- Includes an auditorium
- Allows site to be occupied by students while construction occurs without major disturbances to education delivery

What is sustainability at Chapman Middle School?

- Learning Environment
 - Natural light and views
 - Active lifestyle
 - Healthy materials
 - Indoor air quality
 - Acoustics
 - Thermal comfort
- Building & Site
 - Energy efficiency
 - Water conservation
 - Waste management
 - resiliency

Building & Site

- Energy efficiency
- Water conservation
- Waste management

Sustainability Charette

- Learning Environments
 - Natural light & views-19
 - Active lifestyle-13
 - Healthy materials-7
 - Indoor air quality-20

- Acoustics-0
- Thermal comfort-14
- Sustainable Building & Site
 - Energy Efficiency-29
 - Water Conservation-12
 - Waste Reduction-0
 - Resiliency-27

Community Survey-668 respondents

- The issue of parity was raised during the review of alternatives. How important is it that all middle school students of the same grades receive the same educational experience from the School Building project?
 - Extremely important 67%
 - Very important 21%
 - Somewhat important 7%
 - Not so important 3%
 - Not at all important 1%
- How important is a solution that reduces the amount of transitions between schools?
 - Extremely important 44%
 - Very important 31%
 - Somewhat important 18%
 - Not so important 7%
 - Not at all important <1%
- How important is a solution that also helps to address the district's ability to provide all-day Kindergarten?
 - Extremely important 47%
 - Very important 25%
 - Somewhat important 16%
 - Not so important 8%
 - Not at all important 4%
- The School Building Committee narrowed the viable options to two final designs. Which of the following design alternatives provides the best long-term solution for educating Weymouth middle school children?
 - Option D 88%
 - Option C 8%
 - Another Option 4%
 - I don't support a new Chapman <1%

Councilor Happel noted there are three schools in proximity to the larger school. Supt. Whipple responded she anticipates anxious families with regard to school redistricting.

Councilor Kiely asked about building security. The designer noted the key is to have control points and an administrative presence. With the new building, they can program which doors can be unlocked at different times and it would allow for proper staffing to monitor. There are good sight lines to view what is going on at all times, with a good electronic security program. Visitors will be buzzed in within a secured check-in space, and cameras designed to monitor. There will be (other) meetings with police and fire to make sure they are involved throughout the process. Supt. Whipple added that there will also be exterior cameras for evening programs.

Chair Haugh asked in view of the transparent process, when will this update be available to public? Mr. Langill responded that one public forum was held last year; they want to get closer to the detailed design and numbers before bringing it before public again. This will bring it before NWCA and the Senior Center in February, before the full Town Council next month and they will continue reaching out to other organizations. With a design available in February- and vote targeted around April the intent is that no one will vote without knowing the impact to themselves and the town. As information is updated it will be updated on bulletin boards and the website.

Councilor Molisse thanked the presenters; he noted this report is eye-opening.

Mr. Langill reported that the key is discussion about the gym and auditorium revolving around the creation of an education plan; the opportunities that will bring what students do not have now.

Chair Haugh noted that it's helpful to see how it will interact. It's a huge undertaking with a new middle and primary school and jumpstarting it now. The earlier site visit to the Chapman was certainly revealing. Supt. Whipple responded that they could do additional site visits; they focused on the gym and auditorium, but it has to be an educational center. Mr. Langill added that the committee has already visited other new schools in the state and there is a lot of detail and information to absorb, and decisions to make that will impact students. They spoke with teachers to make sure what is presented is good. Supt. Whipple noted the newer modular units are quite nice; there are already discussions over who will get them. Mr. Langill noted they might make sense economically for the two-year construction period.

Chair Haugh referred to the fact sheet provided; if a new school isn't built, it will cost \$80M to fix what already is there to get it up to compliance. Mr. Langill responded that is estimate from cost estimator; not their guess. It is part of the MSBA submittal. Councilor Kiely asked if they had considered doing a day in the life in the school today and what it could potentially be like? This may be an opportunity. Mr. Langill responded that they have done some and talking about virtual tours as well. Even if they are unsure of the entire cost it's still a huge building, and one of the largest in the state. He is proud that when the preferred solution was submitted it was the lowest cost per square foot of all projects before MSBA. They are very conscious of the cost; it doesn't change the sticker shock but it's all about the size.

Chair Haugh noted the School Committee and Town-wide Parent Council chairs were in attendance. She thanked the presenters.

ADJOURNMENT

At 6:27 PM, there being no further business, a MOTION was made by Councilor Molisse to adjourn and was seconded by Councilor Happel. UNANIMOUSLY VOTED.

Respectfully Submitted by Mary Barker as Recording Secretary.

Approved by Rebecca Haugh as Education Committee Chairman.
Power point presentation attached
Approved on 17 December 2018