

DRAFT August 9, 2010

Wellesley Middle School, School Building Committee – August 4, 2010

In attendance: K.C. Kato, Bella Wong, Ruth Quinn-Berdell, John Moran, Geoff Witheford, Chris Ketchen, Jack Haley, Josh Frank, Pip Lewis, Karine Scheurer and Lee Keller.

Call to order: The meeting was called to order at 9:02 a.m.

Citizen Speak

Tere Ramos, a neighbor on Calvin Road, expressed concerns regarding traffic and parking at the Middle School on the last day of school in June. She also expressed concern about the lack of police presence and follow-up regarding the traffic and parking situation.

Wellesley Middle School Classroom Need Update

Ms. Wong presented revised space needs. Due to a new Special Education program to support children with emotional and social needs, Ms. Wong is requesting an additional full size classroom to the original classroom needs. The revised total number of additional spaces needed is 16 spaces, which consists of full size classrooms, science labs and Special Education spaces.

Space Options Review

HMFH and Pip Lewis were responsible for the architectural designs of Sprague, The Pre-School at Wellesley Schools (PAWS) and the Bates renovation.

Mr. Lewis, from HMFH Architects, presented evaluations of internal spaces and modular options. The presentation is available at the WPS Superintendent's office upon request.

The options reviewed included:

- Internal spaces which HMFH recommended not to pursue due to costly architectural challenges and/or fire safety building regulations
 - Production center
 - Science storage space
 - Paper storage space
 - Basement office
 - Computer/IT Center for the district
 - 4th floor spaces formerly used as bathrooms and practice spaces

- Internal space for multi-use – Per Mr. Lewis, the Board of Health had concerns regarding use of the cafeteria for both food service and Fitness classes (dance/group exercise).
- Spaces which could be converted into alternative teaching spaces
 - Central Administration
 - Health and Wellness Space (formerly Home Ec.), consolidation
 - METCO office
 - Gym B
 - Fitness Center
 - Lecture halls (2nd and 3rd floors)
 - Photography lab
 - Performing Arts practice rooms (3rd floor)
 - Performing Arts offices
- Modulars/Pre-fabricated construction
 - Reconfigured modulars on Donizetti parking lot were suggested removed from consideration due to permitting and impact on parking
 - Modulars on the Calvin/Donizetti parking lot (Sprague Fields upper lot) were suggested removed from consideration due to impact on parking and student supervisory issues
 - An attached pre-fabricated construction addition of classrooms on Kingsbury/Calvin was presented. Since the addition would be on the grassy part of the lot, it would not impact parking.
 - Attached pre-fabricated construction additions of classrooms on Kingsbury were presented. Neither would impact parking.
 - Modulars on D’Auria Drive were eliminated upon consultation with the Fire Department.
 - A large modular within the Kingsbury Courtyard was eliminated upon consultation with the Fire Department.

Mr. Lewis presented 8 different variations of space configurations. Based on architectural analysis and cost estimates, he recommended the following for further review:

- Option 1A: All internal conversions (including Central Administration). Preliminary hard cost estimate \$1.2M.
- Option 4A: All internal conversions (including Central Administration and Gym B). Preliminary hard cost estimate \$1.3M.
- Option 5B: Some internal conversions (including Central Administration) and pre-fabricated construction addition on Kingsbury/Calvin. Preliminary hard cost estimate \$2.4M.
- Option 8A: Some internal conversions (excluding Central Administration) and pre-fabricated construction additions on Kingsbury/Calvin and on Kingsbury. Preliminary hard cost estimate \$2.8M.

A construction schedule was presented. In order to have classrooms available for students by September 2011, design documentation would need to start by January 2011.

The SBC agreed to further consider the 4 options as described. Additional information was requested on the 4 options including alternatives for Central Administration.

The Central Administration will continue their efforts to identify classroom sharing opportunities which could reduce the additional space request.

The next meeting was scheduled for Wednesday August 25th, 2010 at 9:00 a.m. at Town Hall.

Citizen Speak

Tere Ramos, a neighbor on Calvin Road, voiced objections to construction. Ms. Ramos cited examples of issues. In addition, she again voiced her concerns about traffic, parking and police unresponsiveness. Ms. Ramos requested the presentation and minutes be made available.

Trina Foster, Clovelly Road, Precinct E, suggested further research be conducted on costs of moving the Central Administration and viability of the various options.

Meeting Adjourned: 10:40 a.m.