

**Wellesley Public Schools  
School Committee/Permanent Building Committee  
Joint Meeting  
March 26, 2020  
Remote Online Meeting**

The School Committee meeting was called to order at 7:30 PM. The Committee joined the Permanent Building Committee (PBC) in open session. Those present included School Committee Vice Chair Linda Chow, Secretary Matt Kelley, members Sharon Gray, and Jim Roberti, and School Superintendent David Lussier. Absent: Melissa Martin. Those present from PBC were Chair David Grissino, and members Tom Goemaat, Matt King, and Suzy Littlefield; present from SMMA were Alex Pitkin, Andrew Olsdeman, Kristen Olsen, Alexander Masi, Martine Dion, Erin Prestilio, Mike Dowhan; present from Compass: Jeff D'Amico and Lauren Westman; and representing Facilities Management Department: Steve Gagosian and Kevin Kennedy.

**HUNNEWELL SCHOOL PROJECT SCHEMATIC DESIGN UPDATE**

Kevin Kennedy, the FMD's Project Manager for this work, provided an overview of the work, project schedule to date and next steps. Various members of the project team then presented the major topics for this design phase as follows:

- Educational Planning: The floor plans evolved to focus on small group learning, specialists being clustered together, music storage, mechanical systems relocated, OT/PT within core, innovation space, and 2 story cafetorium.
- Site Planning: Reacting to curvature to Cameron Street, utilizing natural daylight, and acknowledging relationship to the civic side of the site.
- Structural Scope: Looking at hybrid structural options for materials, introduction to materials and potential salvage items from the current structure.
- Mechanical, Electrical and Plumbing, and HVAC aspects.
- Sustainability: Designs for a solar photovoltaic roof system, alternative roof array over HVAC, and parking canopy readiness were presented, as well as thoughts on embodied carbon modeling.
- Site & Landscaping: The overall site plan was introduced, including its relationship to Cameron Street. Plans were presented for outdoor environments including relationship to the brook, outdoor classrooms, play areas on paths, terrace seating, and structures.
- Utilities and Service: Work continues to design a service area to house the dumpster, transformer, and generator . Plans for utilities: water, sanitary, electric and communications, storm water as well as exterior security cameras, were reviewed.
- Trees: There was a review of existing tree health, tree removals relative to the building, and new plantings plan.
- Exterior & Massing: Aerial models of the building were presented, as well as acknowledgement of the relationship to Route 16, thoughts on exterior materials, and main entrance view.

Mr. Grissino opened the meeting to questions and discussion. Inquiries and comments were as follows:

- Question relative to the openness of the cafetorium.
- Concern about the square footage increasing, which will continue to be reviewed.
- Question concerning the ability of the learning commons and other spaces being converted into classrooms as needed in the future. It was noted that the learning commons are focused on teacher collaborations at grade level cohorts and the design doesn't lock them into a trend or shelf life for classrooms or usage. With reference to consideration for increased capacity in the future, flexibility for such issues includes the ability to have more seating in the cafetorium, and core areas have the ability to grow.
- Question regarding whether the array on the roof elevates the building and the canopy adding height, to which it was noted that they are trying to avoid seeing roof units.
- There was a question regarding the modern design approach. The response was that they are picking up on the materiality of the stone usage on the building along Route 16, while creating something new.
- Question related to any pending issues anticipated with PSI (Project of Significant Impact- demands on offsite utilities and Town's infrastructure.). The permitting schedule and utilities impact may prove challenging.
- Question regarding the process as it relates to next steps for schematic design as well as submission of the PSI. Milestones in the process were reviewed, noting this work will be a collaborative effort with the School Committee and PBC.
- There was an inquiry regarding which budget is being used for design goals. It was indicated that the cost per square foot on conceptual renderings will be provided. Estimates and decisions will be determined by the School Department, which will then come back to PBC to manage.
- Comments were made regarding the interior color palette and seeing it on a scale to better understand the color; the initial site plan has trees very close to the building; need clarification on PV cost estimate price; the mechanical analysis timeline should be reviewed; could solar array be considered as a potential screening element as well; what is the radiant flooring impact on office spaces in the summer; and location of utilities and loading areas should be reconsidered--is there a better way to site this; and also consider generator acoustics.

The project team acknowledged the comments/questions and will review and provide responses as appropriate.

#### **ADJOURNMENT**

At approximately 9:40 pm, Mr. Kelley moved to adjourn the joint meeting.

**MOVED:** Mr. Kelley; **SECONDED:** Mr. Roberti; **ROLL CALL:** Mr. Kelley – Yes; Mr. Roberti – Yes; Ms. Gray – Yes; and Ms. Chow – Yes. **MOTION CARRIED:** Yes – 4; No – 0

Respectfully submitted,

Matt Kelley  
Secretary