


Horace Mann Elementary School Addition/Renovation Project

Horace Mann School Building Committee/DRC Meeting			
Date: Thursday, August 10, 2023			
Location: Zoom webinar			
Time: 6:00PM			
			
City Staff and Consultant Team			
Josh Morse	Public Buildings	<input checked="" type="checkbox"/>	Gene Raymond
Alex Valcarce	Public Buildings	<input checked="" type="checkbox"/>	Steve Watchorn
Thomas Murphy	NV5	<input type="checkbox"/>	
Melissa Gagnon	NV5	<input checked="" type="checkbox"/>	
Maria Hernandez	NV5	<input checked="" type="checkbox"/>	
School Building Committee		Design Review Committee	
Alec Zimmer	<input checked="" type="checkbox"/>	Maria Scibelli Greenberg	<input type="checkbox"/>
Alison Leary	<input type="checkbox"/>	Michael Feldstein	<input checked="" type="checkbox"/>
Ayesha Farag	<input type="checkbox"/>	Michael Haueisen	<input type="checkbox"/>
Chris Brezki	<input type="checkbox"/>	Maura Tynes	<input checked="" type="checkbox"/>
Emily Prenner	<input checked="" type="checkbox"/>	Maureen Lemieux	<input type="checkbox"/>
John Oliver	<input checked="" type="checkbox"/>	Phil Grgurich	<input type="checkbox"/>
Jonathan Yeo	<input type="checkbox"/>	Stephanie Gilman	<input type="checkbox"/>
Liam Hurley	<input checked="" type="checkbox"/>	Tamika Olszewski	<input type="checkbox"/>
Mark Nardelli	<input checked="" type="checkbox"/>		
Additional Attendees			
Julia Malakie	<input checked="" type="checkbox"/>	Courtney Bonzey	<input checked="" type="checkbox"/>
Masha Sendrovich	<input checked="" type="checkbox"/>	Tarik Lucas	<input checked="" type="checkbox"/>

Josh Morse opened the meeting at 6:04PM with a re-introduction of the project team and a recap of the project status, noting that the Horace Mann project recently received funding and is in an expanded Feasibility Study/Schematic Design phase. Meeting participants were representatives of RDA/Raymond Design Associates (Architect), NV5 (Owner's Project Manager), Horace Mann School Building

Committee, the Design Review Committee, and the Community. The meeting presentation and the video recording are both posted to the project website here: <https://horacemann.projects.nv5.com/>.

Steve Watchorn of RDA provided an overview of the site plan design, summer due diligence work as well as building plan developments.

Site Plan Design Update

Steve Watchorn provided a brief overview of the design, presenting a rendered conceptual site plan with a U-8 soccer field. This design presentation incorporates feedback received from the Working Group and SBC and DRC, since the last update meeting on September 22, 2022. Highlights are as follows:

- Maintain a sloped hill for sledding and multi-purpose use; open play area in the lower level
 - Desire to maintain an outdoor hill for all-season play
 - Accessibility is a main objective (both inside and outside)
 - Likely not to include any programmed play equipment
 - Irrigation is provided in the fields today and will continue to be provided
- Incorporate two (2) U-8 youth soccer fields on the upper level
- Rotate the baseball diamond and outfield to provide a contiguous open field space
- Outdoor classroom adjacent to new smaller outdoor play area
 - Studying an area adjacent to the new playground
 - Flat, shaded and has an accessible pathway
 - Per NPS, appears this area can be programmed with any direct scheduling conflicts
 - Conversations are ongoing re: possible ways to activate this outdoor space with plantings, etc.
 - RDA and the landscape architect will study ways to design and program this area
- Ongoing discussion about the potential for a second outdoor classroom, adjacent to the building
- A new playground with a poured in place surface, adjacent to the building is being studied:
 - There is a precedent of the Lincoln Eliot playground design
 - SF comparisons were presented, between the existing and the new playgrounds:
 - Lincoln Eliot playground - 13,500 SF
 - Proposed Horace Mann playground – 9500 SF plus 4500 SF
 - Existing Horace Mann playground - 11,500 SF

- Studying ways to maximize the new playground with hardscape play, including basketball court and four-square
- Goal is to maintain pathways as well as the baseball field
- RDA will be working with the landscape architect to refine the outdoor spaces as well as the indoor/outdoor connection to the building.
- A new receiving area will be created at front of building, off Nevada Street, separate from the active occupied areas at the rear side of the site. The dumpsters that are currently in left field will be moved to the new location which will be easily accessible from the parking lot and Nevada Street.
 - In response to a question asked from a DRC member about the proximity of the receiving area/dumpsters to the abutters property, RDA noted an updated site survey is being completed which will layout the building footprint with accurate dimensional information from the abutting properties.
 - Josh noted certified mailings were sent to direct abutters as well as to abutters to abutters; also, all project listserv members are notified about upcoming meetings, including follow up thereafter with the meeting presentation and recording.
 - Josh noted there is a healthy amount of natural screening between the school property and the direct abutters to the NW.

Summer Due Diligence Work

RDA noted there have been several site visits and building walkthroughs with the consultant engineering teams, including the structural engineer, code consultant, mechanical/electrical/plumbing engineers. A code review is ongoing of the preferred design option.

Site due diligence is planned for next week (the week of 8/14) which includes the following:

- Borings will be performed by the geotechnical engineer to analyze the soils, both in terms of any environmental impact as well as capacity of the soils for foundations.
- Test pits will be performed by the civil engineer to analyze stormwater requirements.
- A site survey is ongoing, which should be complete within the next couple of weeks.

Building Design Update

Ground Floor (lower level)

The gymnasium and the cafeteria are located adjacent to each other. The cafeteria was moved from the first floor, off the main entrance, to the lower level. Activating the lower level is a primary aspect of the new design and making a stronger connection throughout the building.

Other program areas include PE storage, custodial, music room, additional restrooms. A larger cafeteria with a stage responds to need and closely mirrors other elementary schools in the City.

First Floor – Grades 1, 2 and 3 are on this level.

One of the primary areas of study is to create an activation of the neighborhood clusters, by grade level. Within each of the areas there is a project area and a breakout room to improve clusters of learning outside of the classroom.

There are two (2) new stairwells – one existing which will be replaced and one new stairwell at the rear of the building, which will provide direct access to the new addition/early elementary wing of the building and strengthens the connection to the outdoors.

Second Floor – Grades 4 and 5 are on this level, with project areas and breakout rooms, similar to the first floor.

Through the effort of an extensive space planning exercise, to define all the desired spaces and to right size the rooms and create the right adjacencies.

Discussion Points Ongoing with the Working Group:

What has been done previously at the Angier, Zervas and Cabot schools as well as what is planned for Lincoln Eliot and Countryside.

- Support spaces - What is needed at the HM community compared with the precedent at the other schools. Some of these program areas being studied include the OT/PT rooms, gym storage and office spaces.
- Project areas - Also being studied are project areas for project-based learning, extended outside of the classroom. In particular, Zervas and Angier pull out areas are being looked at in comparison to the needs at Horace Mann, while being mindful of constraints relative to existing conditions. The Countryside design is creating nooks off the central corridor which is being studied as an option for Horace Mann.
- Kitchen – A preliminary layout has been created, understanding more refinement will be done to create an efficient serving kitchen, similar to other similarly sized schools in the City.

Overall design goals being further explored:

- Maximize layout efficiency while providing necessary program adjacencies.
- Provide natural daylight wherever possible and increase views to the outdoors throughout the building.
 - Bring more natural light into the existing corridor (opening up project areas being studied)

- Support after school learning at the ground level
- Maximize the existing building layout to minimize the extent of demolition

Questions and Comments

- Lunch bunches – a question was asked about a space labeled “lunch bunch” near the cafeteria, Mark Nardelli and Emily Prenner explained this small group space is helpful for some students to assemble for lunch, if feeling overwhelmed in a larger setting. The space has windows and still feels like part of the larger cafeteria; however, there is a door which can be closed if needed.
- Cafetorium size – a question was asked about the size of the Cafetorium, relative to how many students can be accommodated for lunch seatings and for presentations and performances. RDA explained that typically the MSBA will want the cafetorium to be appropriately sized to serve half the student population. Although this is not an MSBA project, the space is likely larger than a lunch period would need to accommodate. The goal is to have three lunch seatings, which is standard for NPS, particularly to help offset the gymnasium size, which is slightly smaller than would be designed if starting new. In terms of size, it is amply sized to accommodate the current and projected student enrollment. Seating will be laid out as part of the next phase of the design.
- OT and PT – A question was asked about the intent of these spaces. Josh noted these spaces are very common to provide support for students with fine and gross motor skill challenges as well as other disabilities.
- Classroom sinks – A question was asked if sinks are required in every classroom, as well as the importance of sinks being ADA accessible. Josh noted in new school projects there are sinks in every classroom, as well as in Lincoln Eliot which is undergoing an extensive addition /renovation. Currently, in Horace Mann there are sinks in all the K-2 classrooms.
- Accessible playground design – Josh noted that the Lincoln Eliot school playground design, which is universally accessible, has been shared with RDA to adapt to the Horace Mann project. It was also noted that the new larger playground area will complement the smaller playground area which was recently completed which is 4000SF. The aggregate play area will be larger than at other schools. The playground area is being studied in terms of hardscape, landscape and actual playground area. There is design flexibility.

Schedule

Josh noted the meeting recording will be sent out to the project listserv. A preferred concept exists, and the goal is to move ahead to further develop the site plan. Next step will be Site Plan Approval which will likely start in October, followed by Schematic Design, Design Development and Construction Documents. The project is an occupied project which means the addition in the back can begin anytime.

As the project moves through Schematic Design (SD), the City will procure a commissioning agent, which may be the NV5 (the OPM) Commissioning group. Whereas this is not an MSBA project, the Cx agent will be brought on board at the beginning of SD.

It was explained that a Cx agent is hired independently of the design team to review the building plans and specifications throughout the design process to ensure the building systems (building envelope, MEP, BMS, etc.) to ensure the building is designed to be as efficient as possible. Design comments will be provided, reviewed and incorporated, to target net zero. The Cx agent will remain on board during construction to ensure the building is built per these design specifications.

The milestone schedule will be updated and distributed so folks can plan accordingly. It was noted that there is a strong consensus.

Adjournment

The meeting was adjourned at 6:50 PM.

Prepared by: Melissa Gagnon, NV5 [End of 08/10/23 Meeting Minutes]