

Mattacheese School Building Committee Agenda
Wednesday, August 23rd, 2017

5:00 P.M.

DY Regional High School Library
210 Station Avenue
South Yarmouth

	Estimated Time Frame
I. Chair Joseph Tierney Call to Order	5:00 P.M.
II. 07-12-2017 Meeting Minutes Discussion Motion and Second Needed Vote to Approve	5:05 P.M.
III. Overview of Meeting Agenda Joe Tierney – SBC Chair	5:15 P.M.
IV. Old Business a. General Updates b. Master Project Schedule Update (PMA) i. MSBA Updated FY2018 Meeting Calendar c. Existing Conditions Update (PE) d. ELT Updates (PE) i. Visioning Sessions 9/20/17 & 9/28/17 8:30AM-2:30PM e. PR/Outreach Group Update: Survey/Notices/Website Etc. i. Members ii. Schedule First PR Group Meeting	5:20 P.M.
V. New Business a. Sustainability Workshops – Scheduling (PE) b. Review Potential Sites (Existing & Alternative)	6:45 P.M.

DENNIS-YARMOUTH REGIONAL SCHOOL DISTRICT

Minutes of the Mattacheese Middle School Building Committee Meeting

Wednesday, July 12th, 2017

Members Present: Joseph Tierney, Chair; Phillip Morris, Curt Sears, Teodora Torres, Jenifer Legge, James Dykeman, Robert Ciavarra, Will Rubenstein, Nathan Ladley, Dan Knapik, Cleon Turner, Norm Holcomb, Andrea St. Germain, Sean Owen Principal WIS, Carol Woodbury, Superintendent; Ann Knell, Principal MMS; Maureen Burnham, Adm. Asst. to the Superintendent, Sandra Cashen, Facilities Manager.

Members Absent: Brian Carey, Michael Nardone, Will Rubenstein, Erik Tolley, George Davis,

PMA Consultants: Tony Oliva and Walter Hartley

Perkins Eastman: Robert Bell, Jana Silsby, Daniel Colli

Chairman Joe Tierney called the meeting to order at 5:37 p.m.

Approval of Minutes

June 15, 2017 Minutes

On a motion by James Dykeman seconded by Curt Sears, and carried unanimously it was VOTED: To accept the minutes of the June 15th, 2017, of the MMS Building Committee meeting as presented.

Joint BoS Meeting (6/27/17) Update (Dan Knapik/Carol Woodbury): Dan and Carol reported on the Joint Board of Selectmen's meeting and that the tone and outcome of the meeting was positive. Cleon Turner noted the following: Very happy with the meeting, Dennis Selectmen voted the previous night to ask Yarmouth to have school committee personnel represented on the sub-committee that was formed. Joe Tierney noted that it will be very important to have the input of the school committee. Dan Knapik noted that he submitted the calendar of key dates of importance for both boards of selectmen and the sub-committee.

Master Schedule Update & Discussion: PMA provided an updated plan/decision matrix that will continue as it has been with Perkins Eastman input. PMA also provided an 11x17 master project schedule that had been coordinated with Perkins Eastman to accurately reflect upcoming work and milestones.

Existing Conditions (Perkins Eastman): Dan Colli updated the committee on the progress of the existing conditions studies that are ongoing at both the Wixon and the Mattacheese Schools, both studies required by MSBA. This study is for the "Base Repair" option. They have met with Sandy Cashen Facilities Director and with Sean Owen Principal at Wixon. The full picture of both schools needs to be presented to the MSBA during this study.

Responsibility Matrix (Perkins Eastman): Dan Colli presented the responsibility matrix for the project outlining through schematic design. Purpose of this document is to make sure that all parties know their involvement and requirements for the upcoming phase.

Educational Leadership Team (Perkins Eastman): Carol Woodbury updated on the Educational Leadership Team that met prior to the building committee meeting. 50/60 people will be part of the educational working group (EWG). There will also be faculty forums for faculty input as well as sustainability workshops. Perkins Eastman is trying to be as prepared as possible for when school is back in session and many meetings will need to be scheduled in order to advance the feasibility study. Bringing people on board and helping to prioritize will help with communication. Carol and Maureen have already started assembling people for the EWG. Phil Morris noted that this is much more organized than previous school project. Tony Oliva noted that a group over 50/60 people becomes ineffective. Carol Woodbury asked that if anybody has someone in mind that feels they'd like to commit to the EWG to forward their name to Maureen or herself. Bob Bell reviewed the tentative schedule for workshops and noted that dates will be finalized at a later time, a rough draft will be provided on August 10th at the next ELT meeting.

Communication/Outreach Group: Bob and Jana also discussed the importance of having the community outreach to keep the project visible. They requested that the committee start thinking about key community stakeholders that would be helpful in getting the word out. Joe Tierney suggested that if the committee think of anyone to forward an email to himself, Carol Woodbury and they can move it along to Perkins Eastman. Perkins Eastman believes having the website will be very helpful in keeping documentation available, Maureen uploads documents to the website, PMA/PE will forward meeting documents to be uploaded. Jana discussed the in house capabilities of Perkins Eastman, that includes surveys, whether online or send homes. Carol Woodbury and Dan Knapik discussed the town phone service for getting the word out as well. **7/12/17:** Maureen has had a couple of people interested in being involved in the PR group, Carol has as well. This is still being worked on and put together. The idea of putting together a send home letter for the students on the first day was discussed. PE team discussed surveys with information only not trying to draw a conclusion from what is being asked.

Attachments: PMA Decision/Plan Matrix

Next Meeting: 8/23/17 At D/Y High School Library

Adjournment

On a motion by James Dykeman, seconded by Jennifer Legge and carried unanimously, it was:
VOTED: To adjourn the meeting at 6:52 p.m.



Mattachinee Middle School Project - Plan/Decision Matrix



PMA Consultants

Responsibility	Action Required	Due Date	Status
District & PMA	SBC Meeting Review DSP Meeting	Wednesday, May 3, 2017	Complete
District & PMA	Designer Selection Panel Interviews - Interview Shortlisted Firms	Tuesday, May 16, 2017	Complete
District & PMA	Contract Negotiation (after DSP selection)	Tuesday, May 23, 2017	Complete
District	Contract Execution (after Contract Negotiation)	Thursday, June 15, 2017	Complete
Architect, PMA, District	"Kick-Off" Meeting with Designers	Thursday, June 15, 2017	Complete
Architect, PMA, District	Education Program Refined with Designer Input	Friday, October 6, 2017	
Building Committee	Final Acceptance of Education Program	Friday, October 13, 2017	
Architect, PMA, District	Preliminary Evaluation of Alternatives	Wednesday, October 18, 2017	
Architect	Draft Initial Space Summary	Thursday, October 19, 2017	
Architect, PMA, District	Cost & Schedule Analysis of PDP Alternatives	Wednesday, November 8, 2017	
Architect, PMA, District	Final Evaluation of Alternatives	Wednesday, November 15, 2017	
Building Committee	Recommend Preferred Solution (SBC VOTE REQUIRED!)	Wednesday, November 15, 2017	
Architect, PMA, District	Finalize & Submit Design Program to MSBA	Tuesday, November 21, 2017	
MSBA	MSBA Review Period	Tuesday, December 12, 2017	
Architect, PMA, District	Respond to MSBA PDP Review Comments	Friday, December 22, 2017	
Architect, PMA, District	Identification & Development of Preferred Solution	Thursday, March 1, 2018	
Building Committee	Local Actions & Approvals of PSR (BoS+FinCom+SC)	Thursday, March 8, 2018	
Building Committee	Compile and Submit PSR (SBC VOTE REQUIRED)	Thursday, March 15, 2018	
Architect, PMA, District	MSBA Facilities Assessment Subcommittee Meeting	Wednesday, March 28, 2018	
MSBA	MSBA Board of Directors Approval of PSR	Wednesday, May 9, 2018	





DENNIS-YARMOUTH

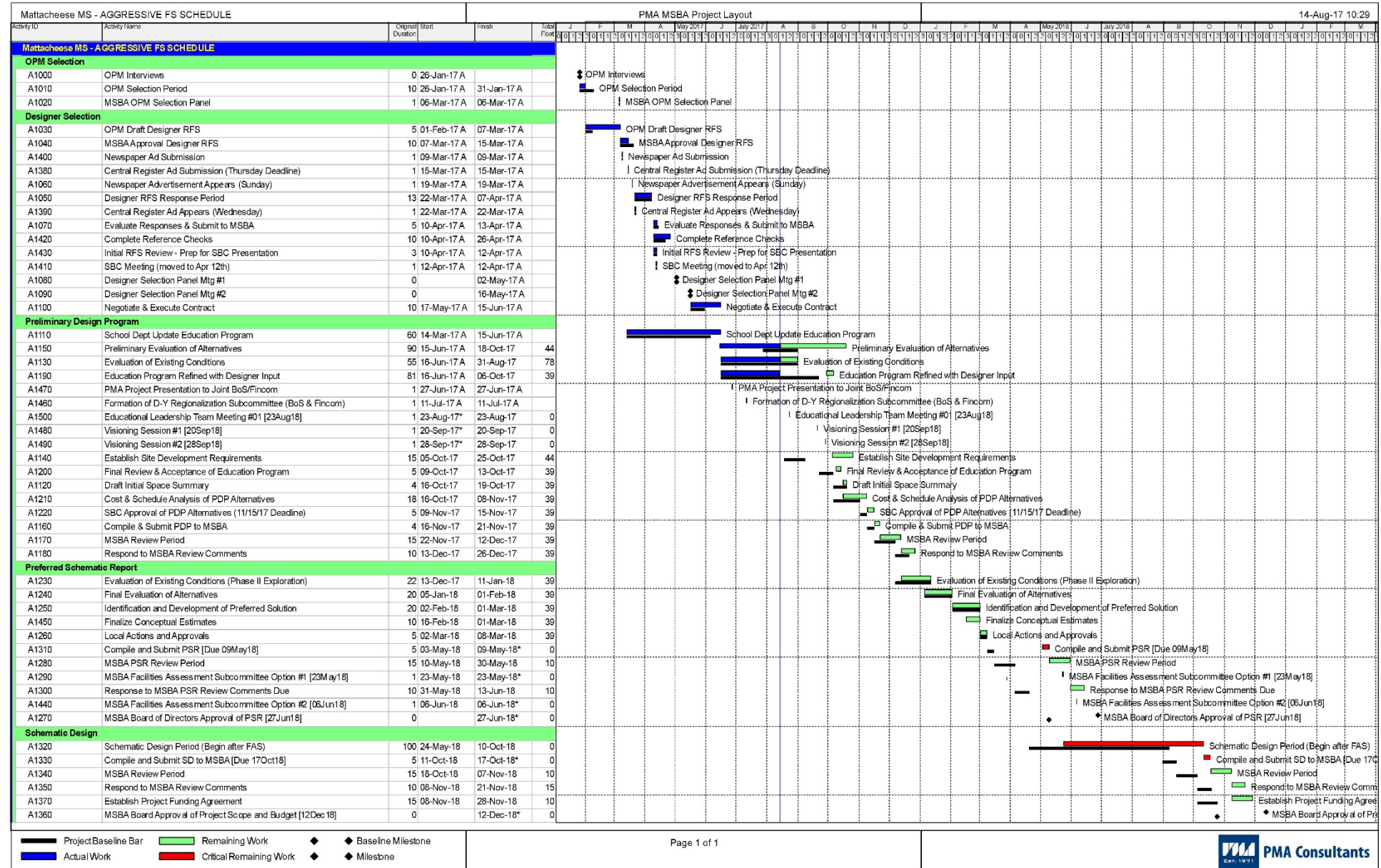
INTERMEDIATE/MIDDLE SCHOOL

SCHOOL BUILDING COMMITTEE

DECISION MATRIX

	Mattacheese Middle School Project - Plan/Decision Matrix		 PMA Consultants
Responsibility	Action Required	Due Date	Status
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Building Committee	Recommend Preferred Solution (SBC VOTE REQUIRED!)	Wednesday, November 15, 2017	
Architect, PMA, District	Finalize & Submit Design Program (PDP) to MSBA	Tuesday, November 21, 2017	
MSBA	MSBA Review Period	Tuesday, December 12, 2017	
Architect, PMA, District	Respond to MSBA PDP Review Comments	Tuesday, December 26, 2017	
Architect, PMA, District	Identification & Development of Preferred Solution	Thursday, March 1, 2018	
Building Committee	Local Actions & Approvals of PSR (BoS+FinCom+SC)	Thursday, March 8, 2018	
Building Committee	Compile and Submit PSR (SBC VOTE REQUIRED)	Wednesday, May 9, 2018	
Architect, PMA, District	MSBA Facilities Assesment Subcommittee Meeting	Wednesday, May 23, 2018	
MSBA	MSBA Board of Directors Approval of PSR	Wednesday, June 27, 2018	

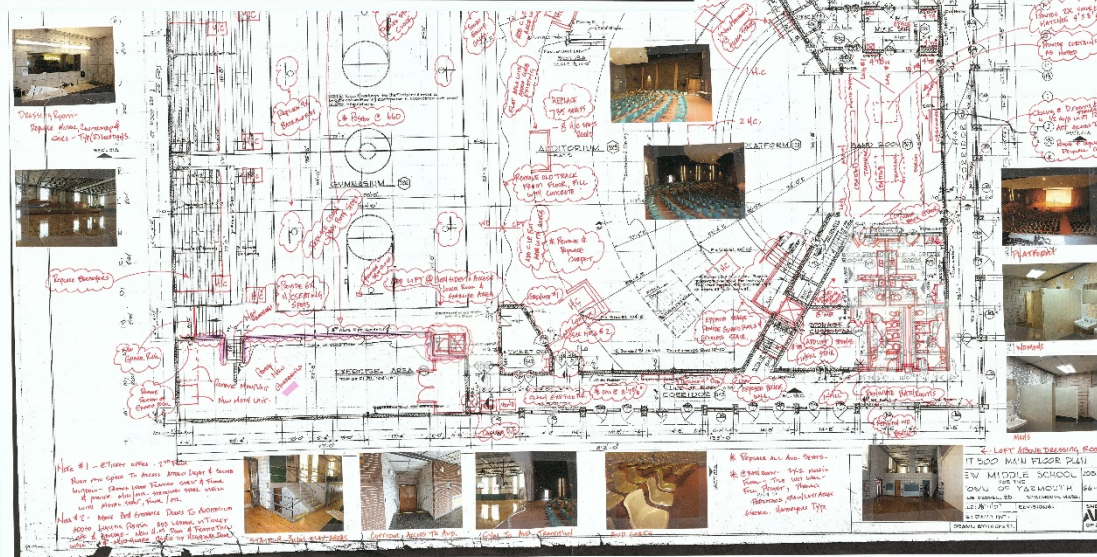
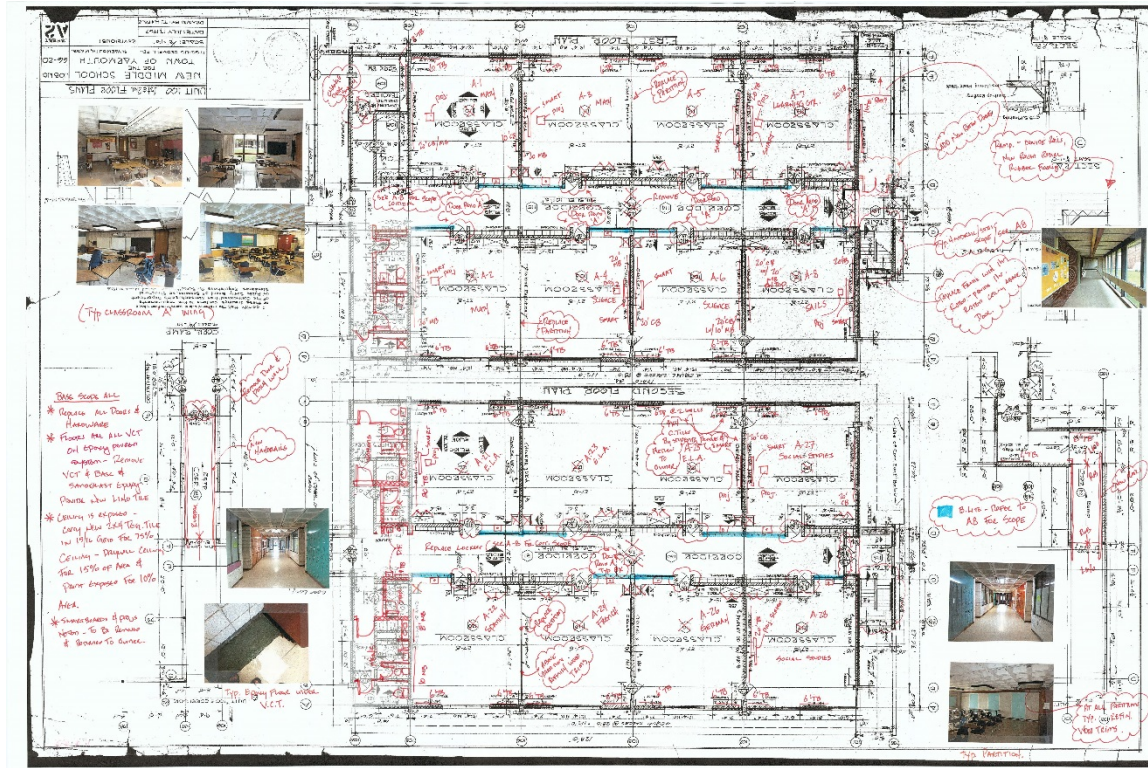
MASTER SCHEDULE



EXISTING CONDITIONS - MMS

MAJOR ISSUES – INTERIOR

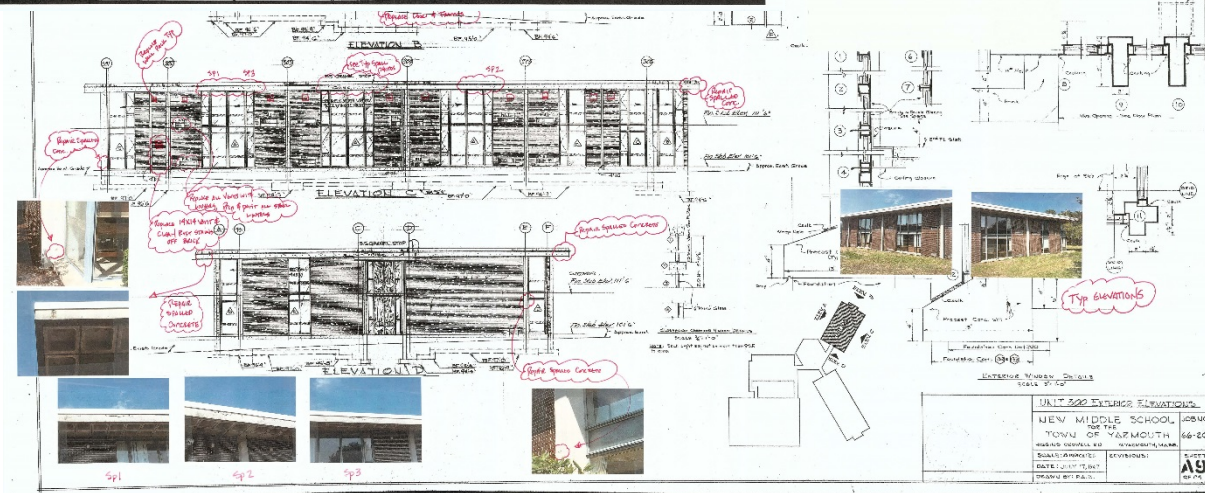
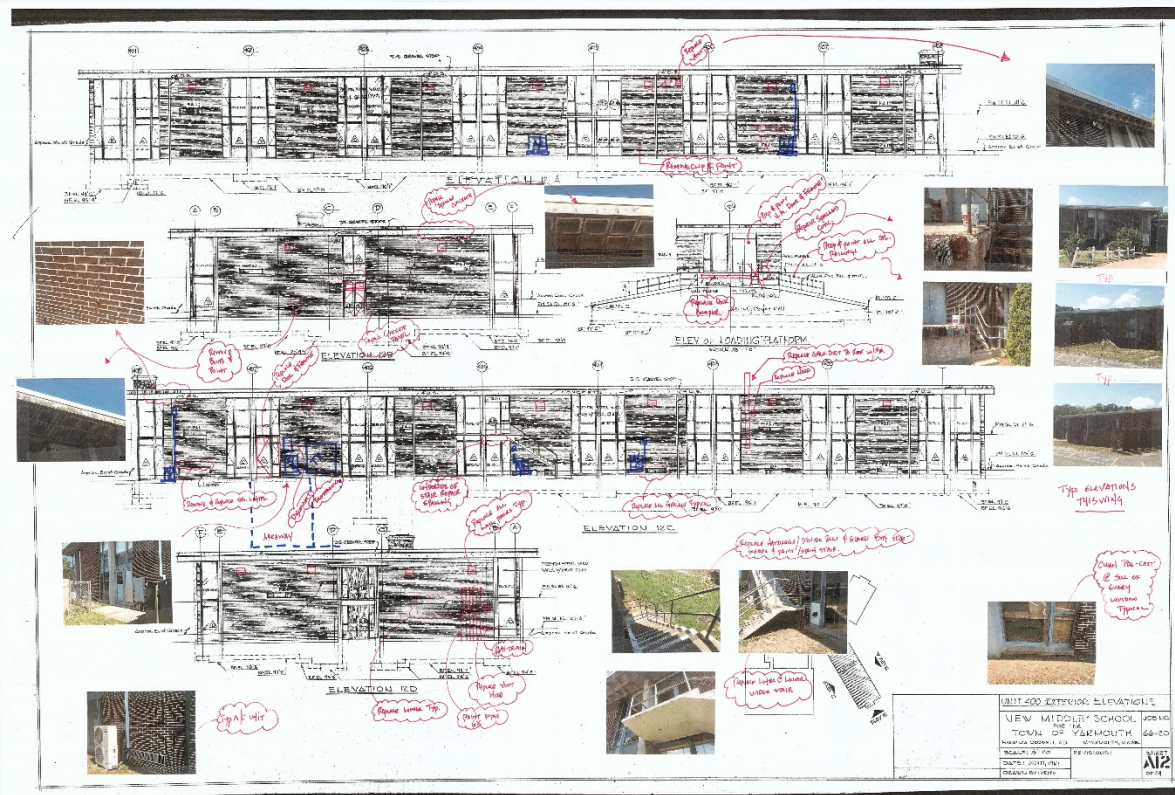
- 80% OF ENTRY DOORS TO CLASSROOMS NOT ACCESSIBLE
- RESTROOMS NOT ACCESSIBLE
- FLOOR TO FLOOR AT 8'-8" – CURRENT SYSTEM UV WITH EXHAUST FAN
- LOCKER ROOMS NOT ACCESSIBLE
- GYM BLEACHERS NOT ACCESSIBLE
- NO ACCESSIBLE SEATING AT AUDITORIUM
- STAGE / PLATFORM NOT ACCESSIBLE
- HAZARDOUS MATERIALS
- EXIT STAIRS
 - NOT RATED / ENCLOSED
 - HANDRAILS AND GUARDS
 - OPEN TREADS



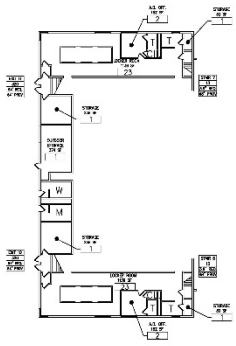
EXISTING CONDITIONS

MAJOR ISSUES – EXTERIOR

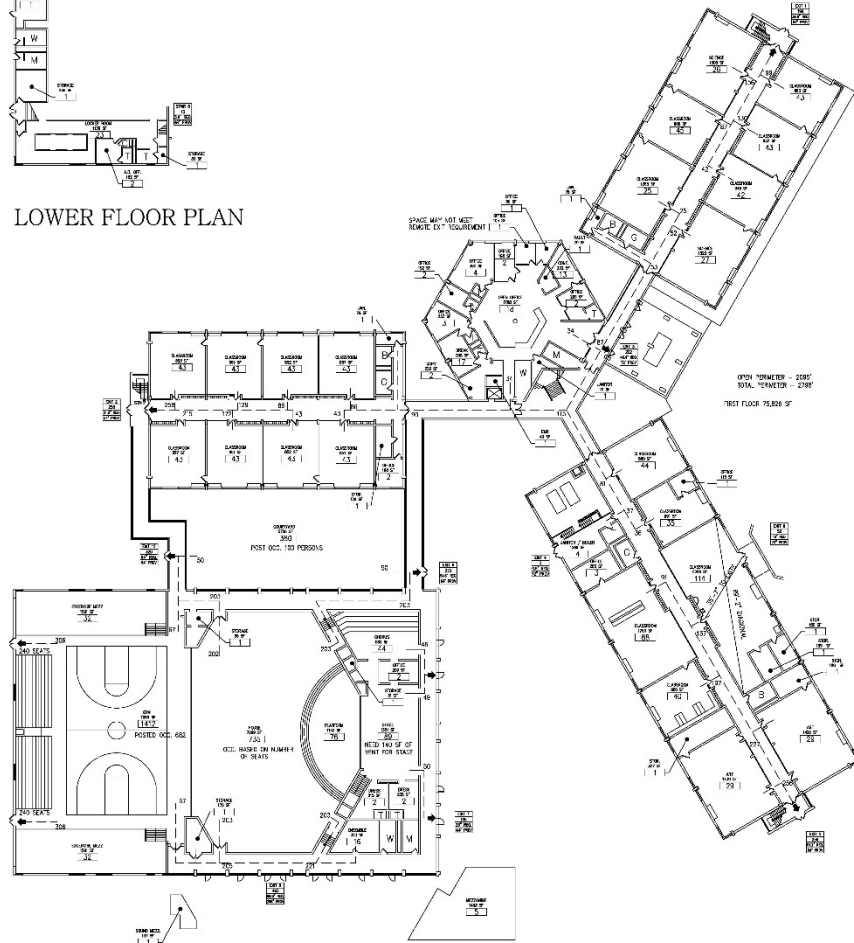
- WINDOWS AND DOORS – SINGLE PANE GLASS AGED AND INEFFICIENT
- EXTERIOR ENVELOPE INEFFICIENT
- SPALLED CONCRETE AT EXPOSED FASICA AND BASE OF BUILDING
- EXPOSED TECTUM DAMAGED
- ROOF – 15 YEARS INSTALLED 1996
- EXTERIOR STAOIRS BEING USED FOR EGRESS – HANDRAILS AND GUARDS DO NOT MEET CURRENT CODE
- KALWALL AND HOLLOW METAL ASSEMBLIES ARE BEYOND USEFUL LIFESPAN



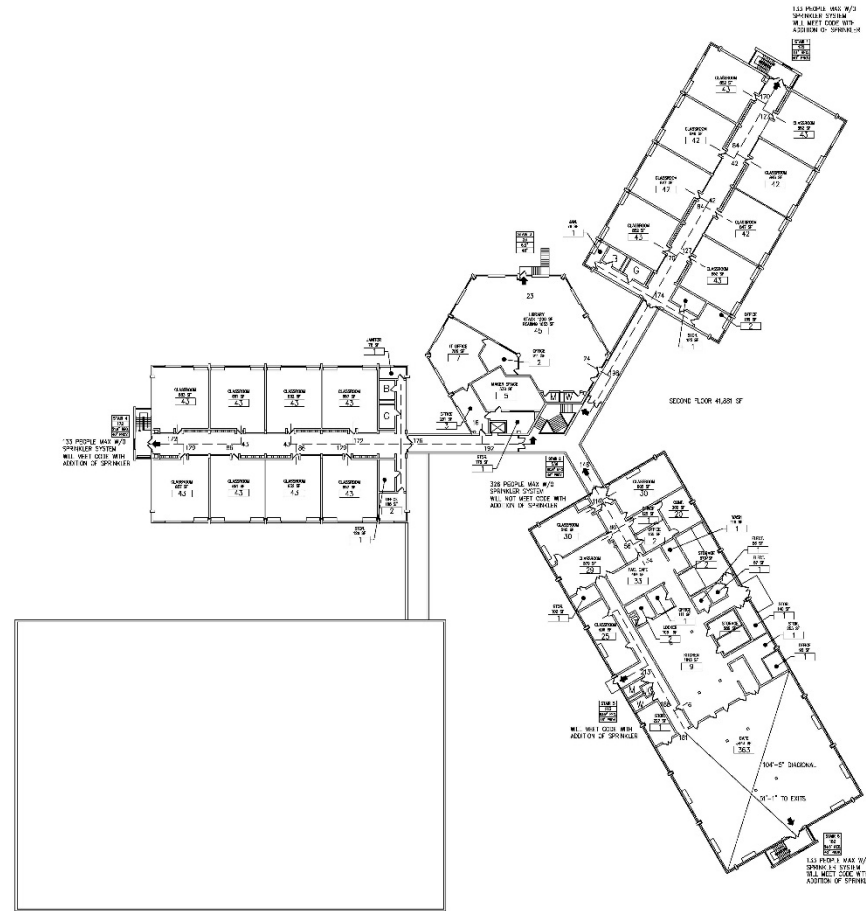
EXISTING CONDITIONS - CODE



LOWER FLOOR PLAN



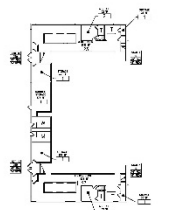
FIRST FLOOR PLAN



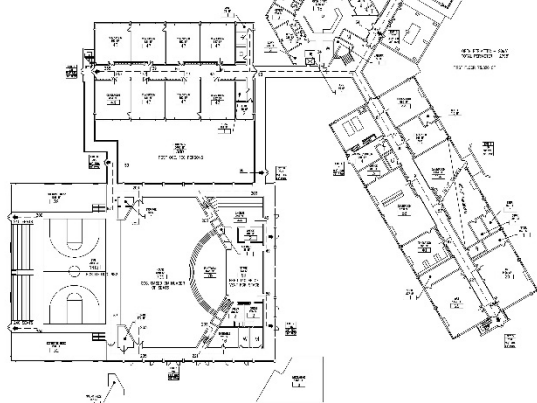
SECOND FLOOR PLAN

- **CONSTRUCTED - 1969**
- **CONSTRUCTION TYPE - 2B**
- **TOTAL SQUARE FOOTAGE - 121,280**
- **ASSESSED VALUE - \$10,402,400**
- **AREA PER FLOOR - 21,750 - EXSITING NON CONFORMING**

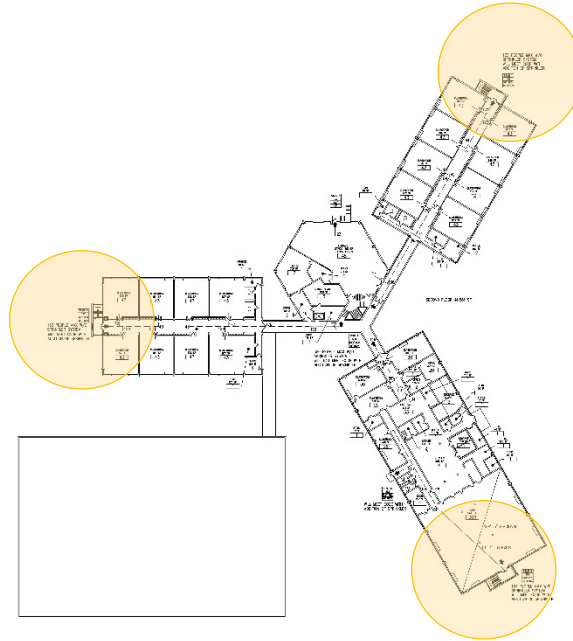
EXISTING CONDITIONS - CODE



LOWER FLOOR PLAN

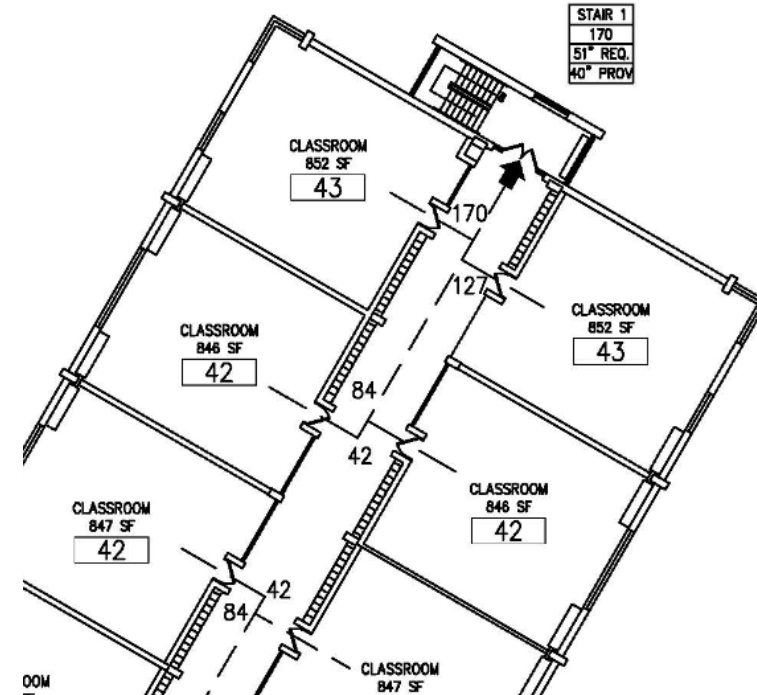


FIRST FLOOR PLAN



SECOND FLOOR PLAN

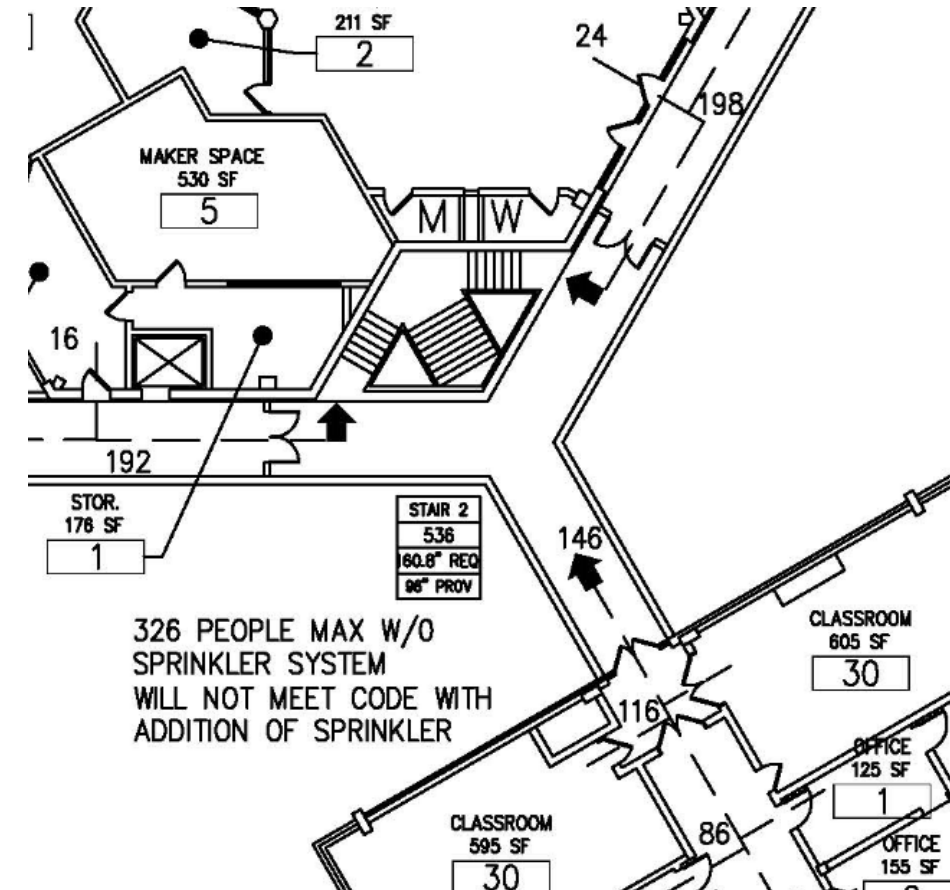
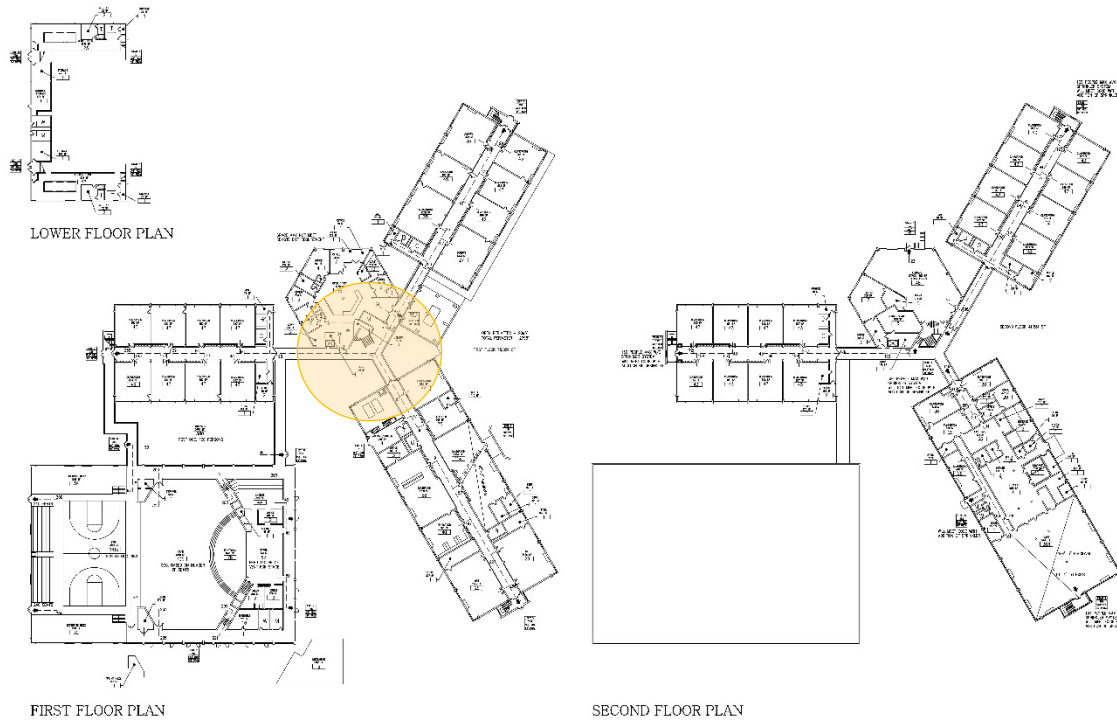
133 PEOPLE MAX W/O
SPRINKLER SYSTEM
WILL MEET CODE WITH
ADDITION OF SPRINKLER



SECOND FLOOR CLASSROOM WING EGRESS

- AS BUILT THE EGRESS STAIRS AT THE ENDS OF THE CLASSROOM WINGS DO NOT PROVIDE ADEQUATE EGRESS WIDTH TO SUPPORT FULL OCCUPANCY

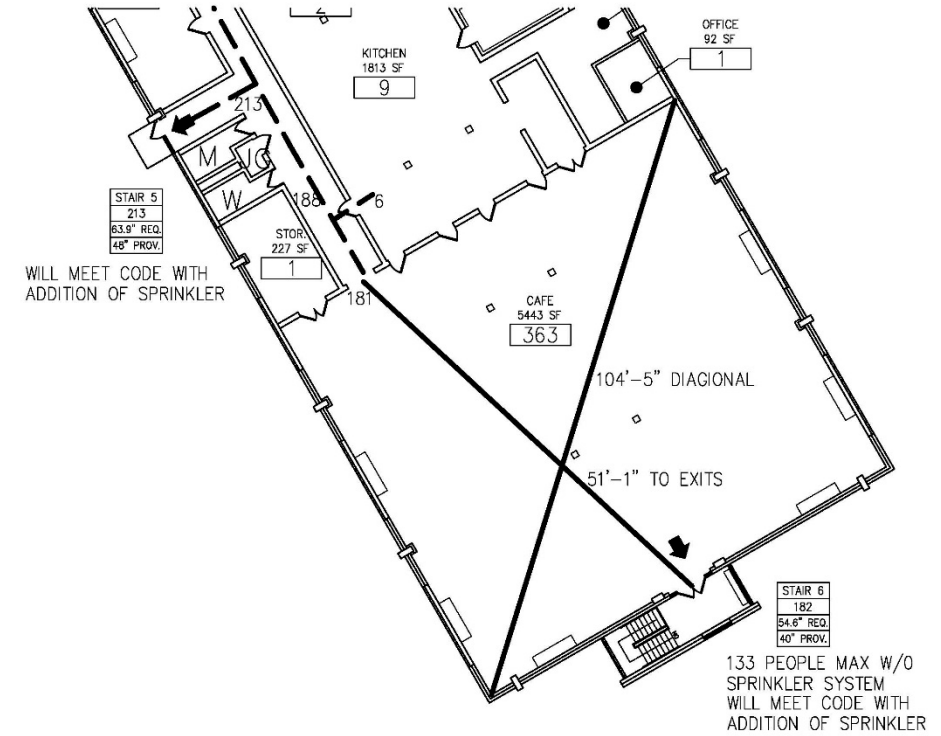
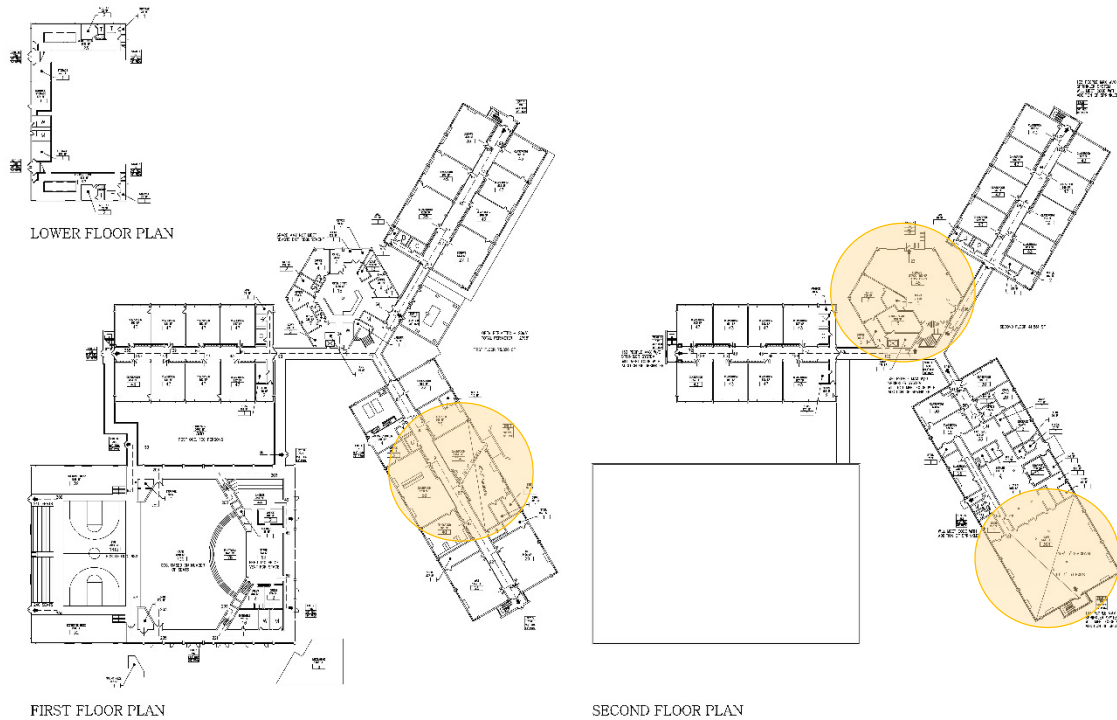
EXISTING CONDITIONS - CODE



CENTRAL STAIR

- THE BUILDINGS CENTRAL STAIR IS NOT OF A WIDTH THAT IS ADEQUATE TO SUPPORT THE OCCUPANT LOAD - THE STAIR IS ALSO NOT SEPERATED APPROPRIATELY

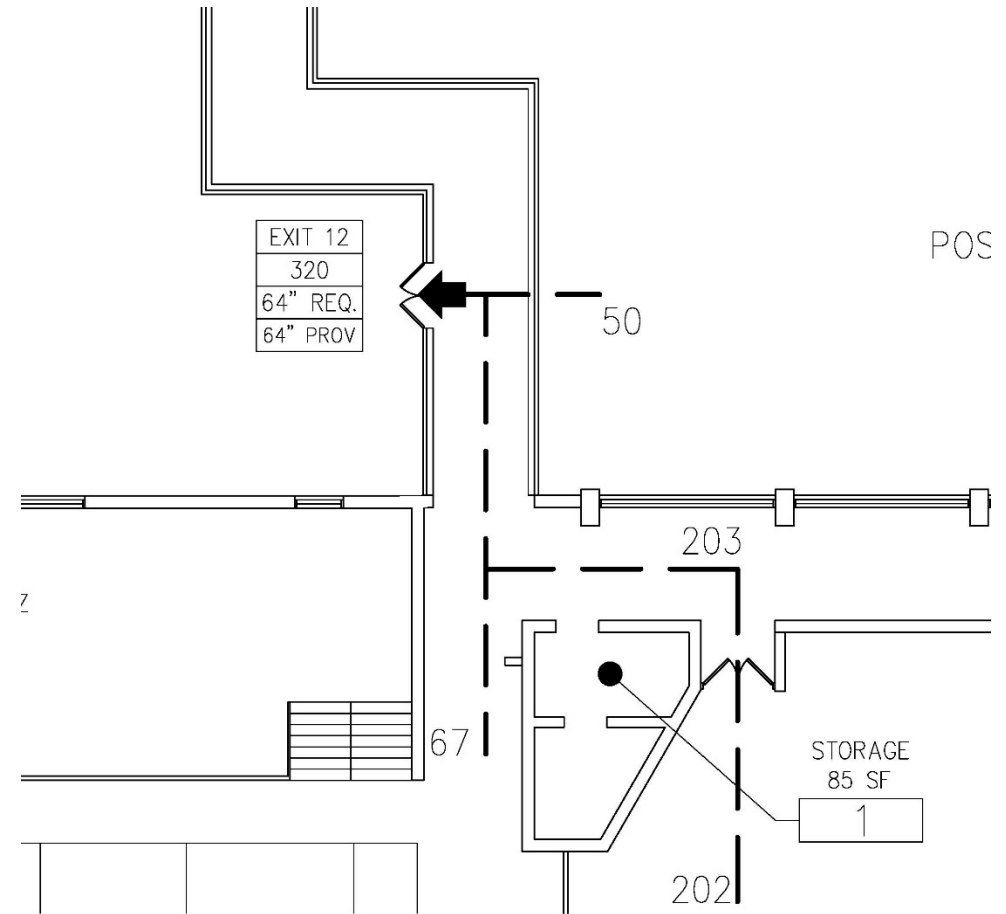
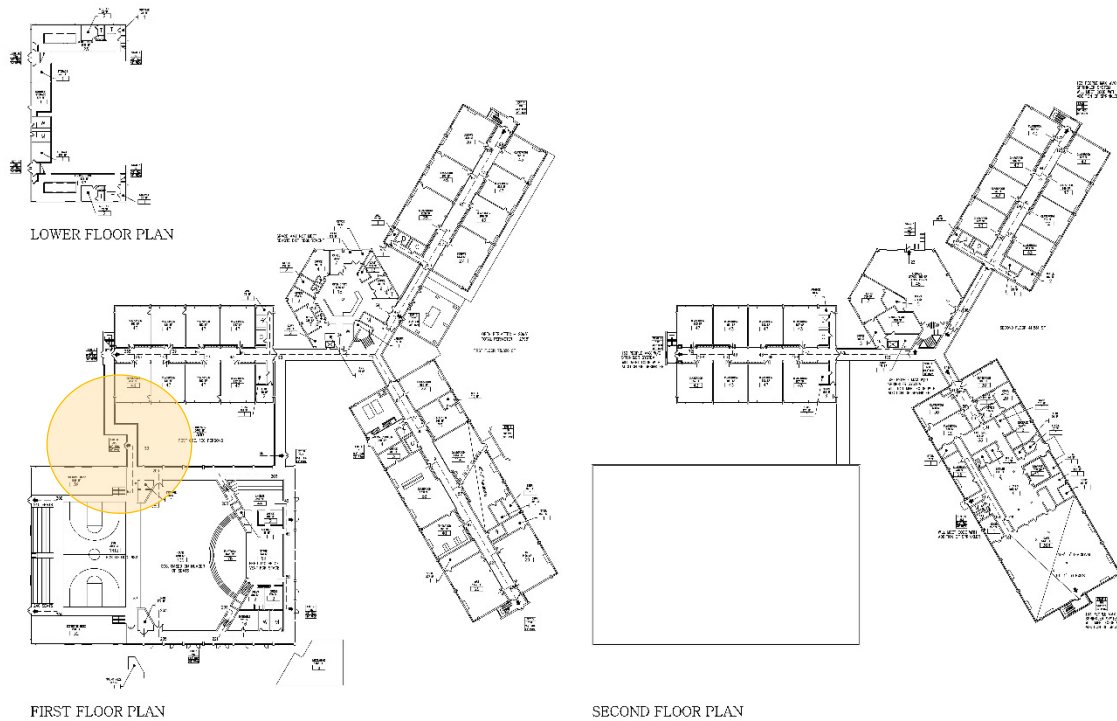
EXISTING CONDITIONS - CODE



EXIT REMOTENESS

- (3) SPACES, LIBRARY, CAFÉ AND ORIGINAL TECH LAB NOT CURRENTLY IN COMPLIANCE WITH 1015.2.1

EXISTING CONDITIONS - CODE



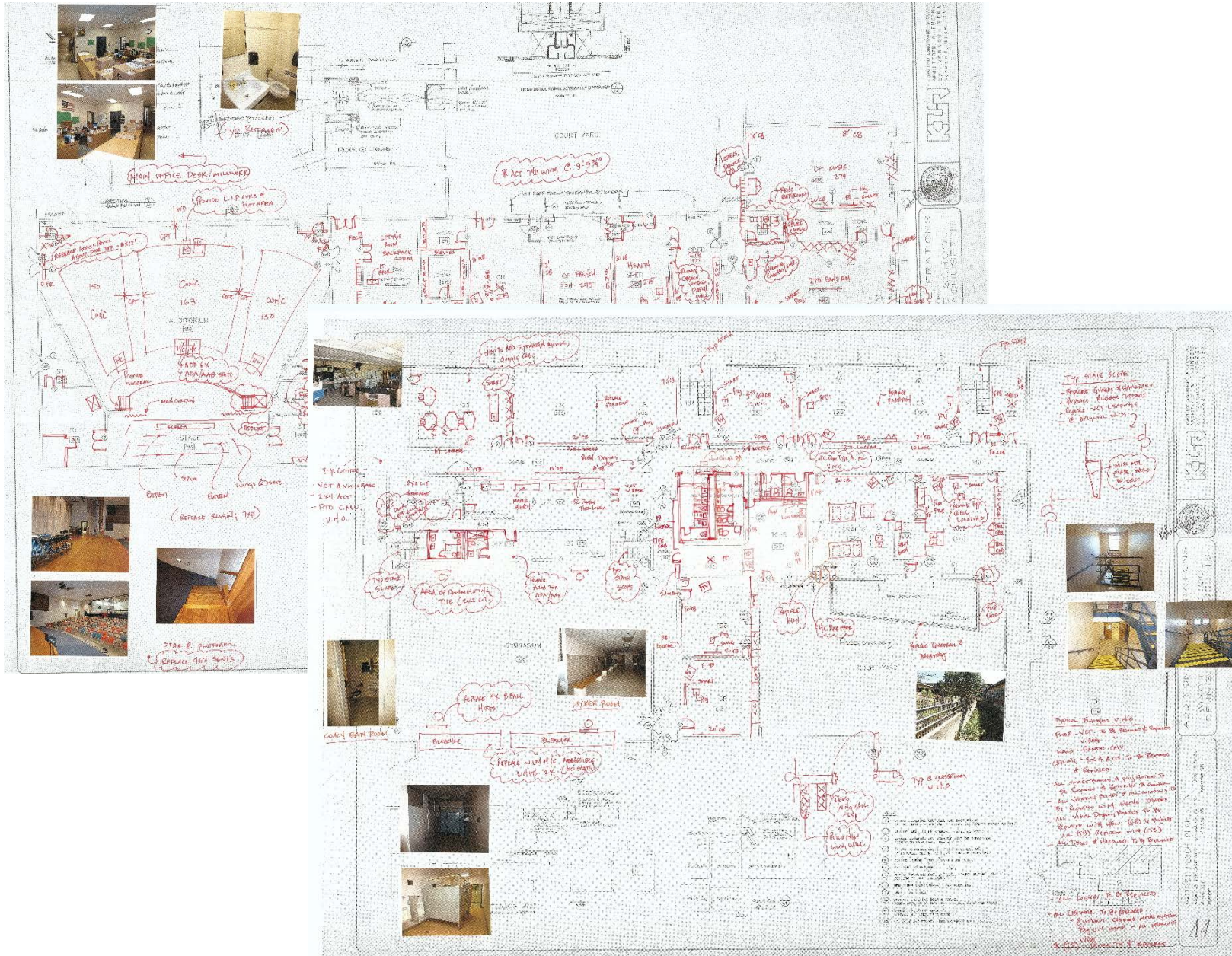
EXIT PINCH POINT

- AT THE COURTYARD NORTH EXIT – THE EXISTING EXIT, ORIGINALLY A DOUBLE DOOR IS NOW A SINGLE DOOR, WITH THE ORIGINAL OPENING THE SPOT IS AN EXIT CONVERGENCE ISSUE – SERVING THE COURTYARD, GYM AND AUDITORIUM WITH A SINGLE DOOR LEAF

EXISTING CONDITIONS - WIXON

MAJOR ISSUES – INTERIOR

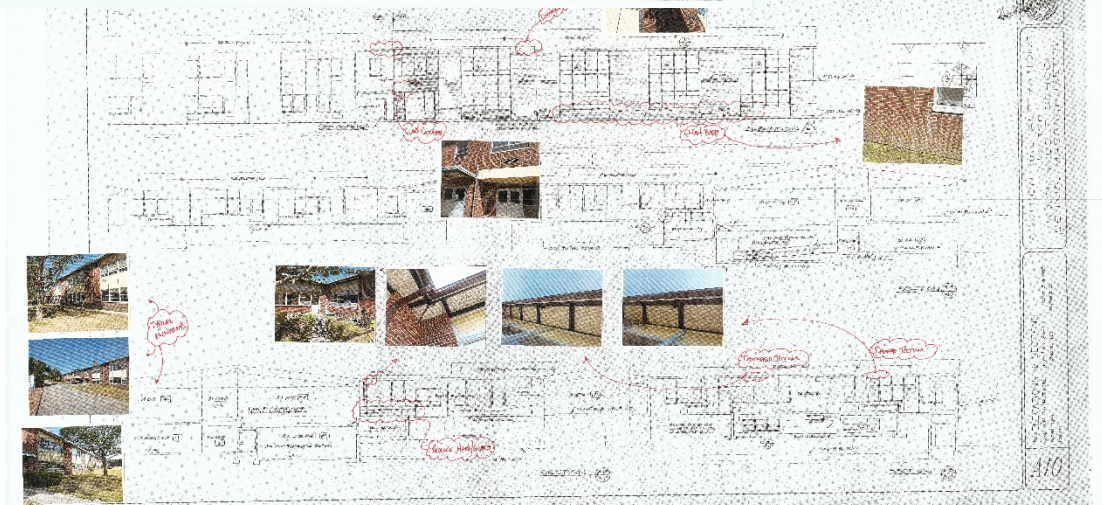
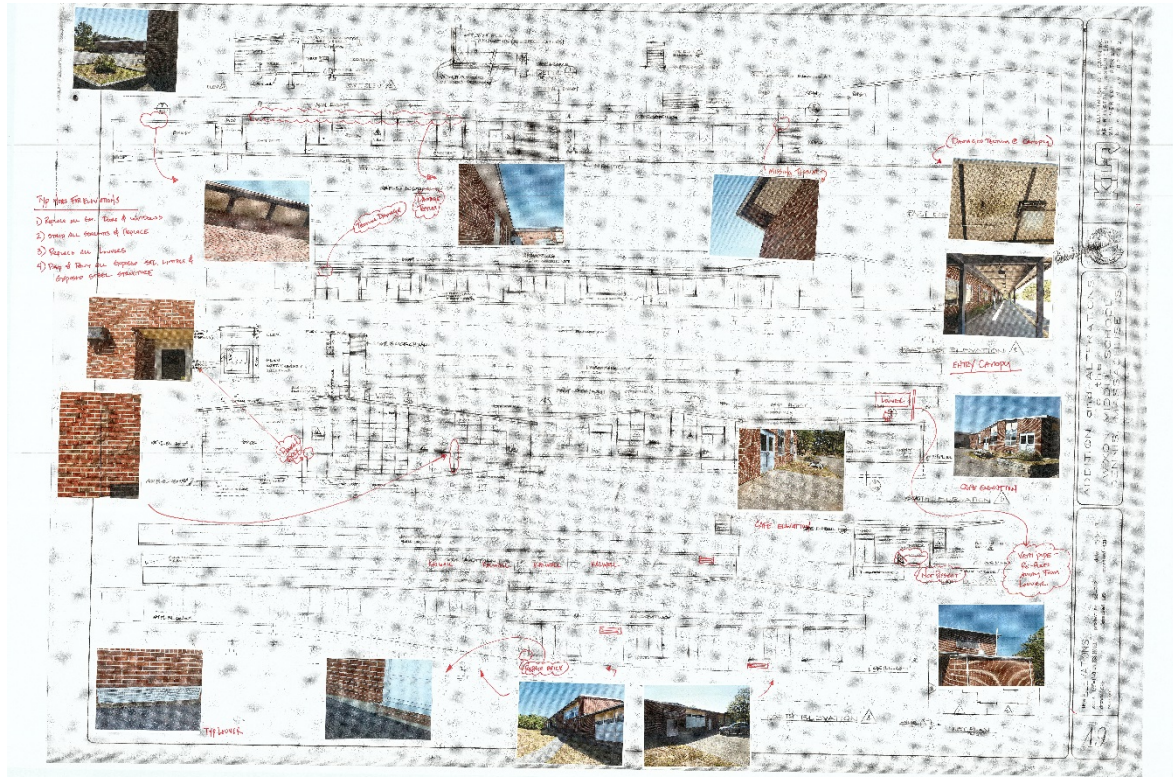
- 80% OF ENTRY DOORS TO CLASSROOMS NOT ACCESSIBLE
- RESTROOMS NOT ACCESSIBLE
- LOCKER ROOMS NOT ACCESSIBLE
- GYM BLEACHERS NOT ACCESSIBLE
- NO ACCESSIBLE SEATING AT AUDITORIUM
- STAGE / PLATFORM NOT ACCESSIBLE
- LIBRARY RAMPS
- EXIT STAIRS
 - HANDRAILS AND GUARDS
 - TREADS AT ORIGINAL BUILDING – NON-COMPLIANT NOSINGS
- CONSTRUCTED – 1969 – ADD 1990
- CONSTRUCTION TYPE - 2B
- TOTAL SQUARE FOOTAGE – 117,901
- ASSESSED VALUE - \$5,096,600
- AREA PER FLOOR – 22,563 – EXSITING NON CONFORMING

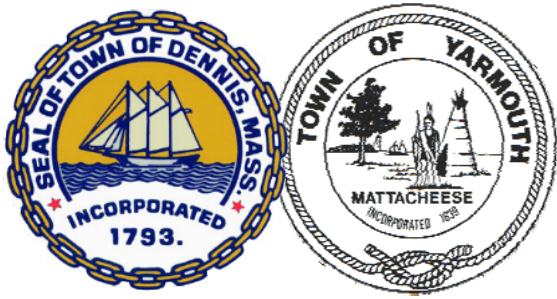


EXISTING CONDITIONS - WIXON

MAJOR ISSUES – EXTERIOR

- EXPOSED TECTUM DECK DAMAGE
- DOORS, WINDOWS AND LOUVERS AT ORIGINAL BUILDING AT THE END OF USEFUL LIFE
- ROOF AT END OF USEFUL LIFESPAN





VISIONING PROCESS

**DENNIS-YARMOUTH'S
CORE EDUCATIONAL
LEADERSHIP TEAM**

**DESIGN
WORKING
GROUP**

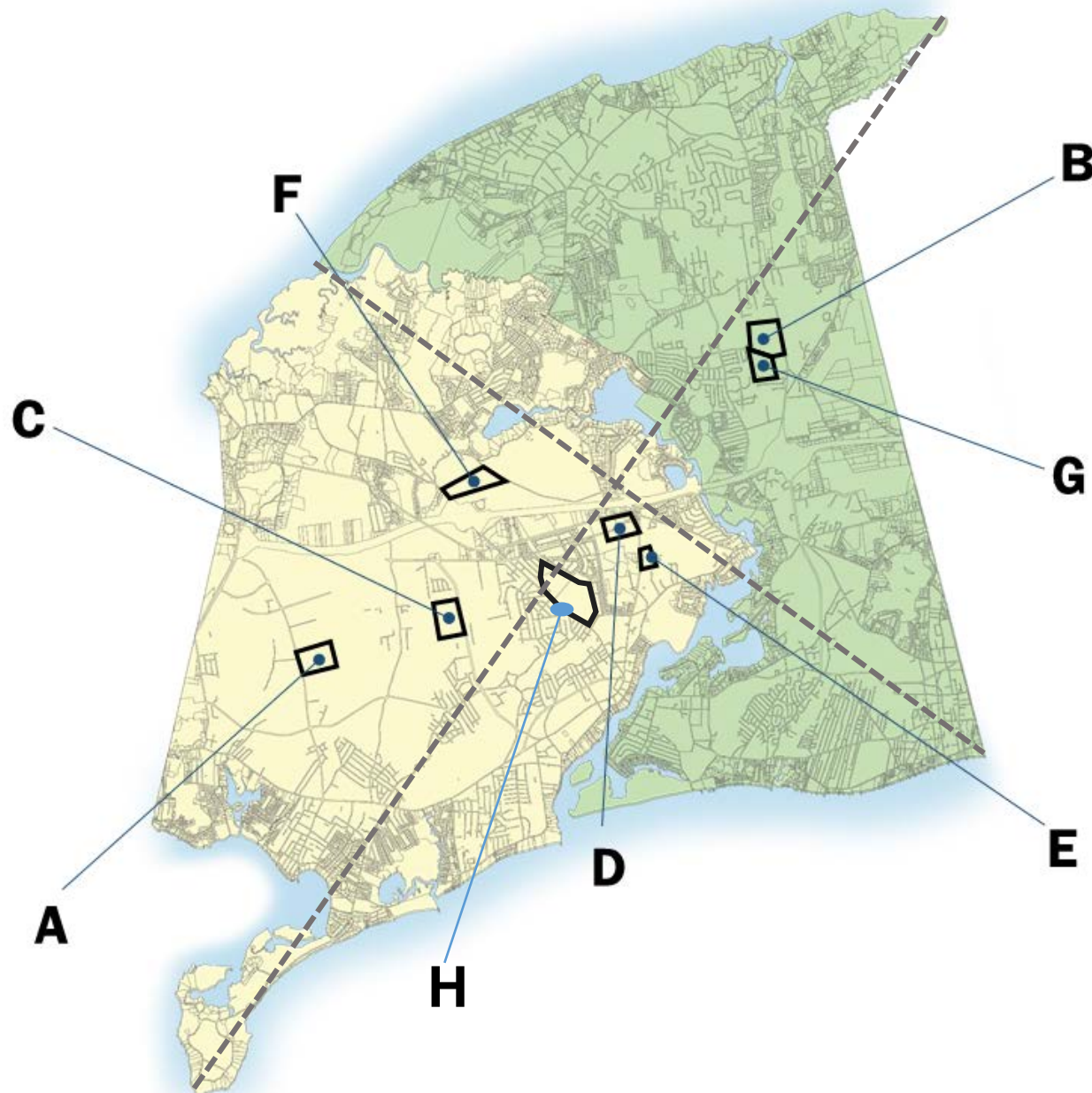
**DENNIS-YARMOUTH
COMMUNITY GROUPS**

MATTACHEESE MIDDLE SCHOOL

**STEAM LEARNING
GOALS AND BEST
PRACTICES**

**DESIGN
PATTERNS
AND GUIDING
PRINCIPLES**

**KEY SPACES,
ADJACENCIES AND
CONCEPTUAL
DESIGN DIRECTIONS**

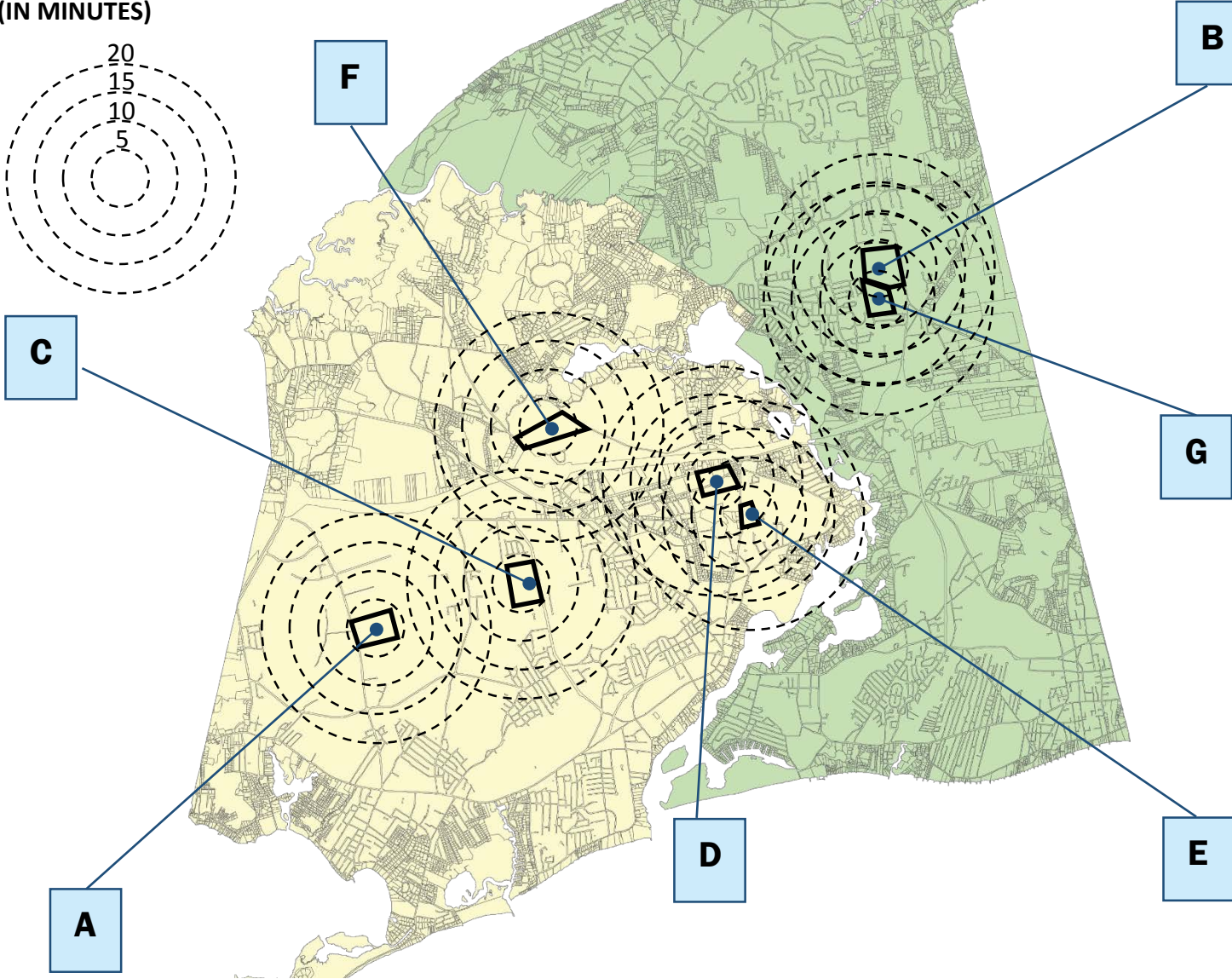
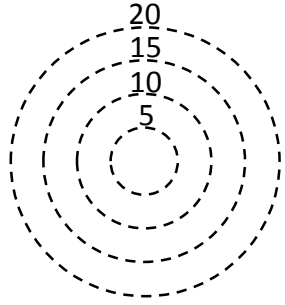


ALTERNATIVE SITES

CONSIDERATIONS		A	B	C	D	E	F	G	H
		Existing Site (Mattacheese)	Wixon Site	451 Forest Road	Flax Pond Recreation	North Main Street	West Great Western Road	815 Route 134	Station Ave (Elem/High)
SITE / LOCATION									
1	Dennis		X					X	
2	Yarmouth	X		X	X	X	X		X
3	Size of Site (acres)	70.0	34.4	61.4	117.7	114.2	67.6	40.0	147.9
4	Buildable Area (acres)								
5	All Program Fits On-Site								
6	Publicly owned, available	X	X	X	X	X	X	X	X
7	Privately owned, available								
8	Legal Restrictions, Park etc.				X				
9	Miles from District Center	6.1	4.3	3.2	1.0	0.5	1.5	3.5	2.2
10	Time from District Center	11	8	7	3	1	3	8	5
11	Proximity to Public Safety								
12	Near Community Resources								
13	Walkability/Biking Potential								
14	Traffic Impact								
COST FACTORS									
1	Site Acquisition								
2	Site Development								
3	Site Remediation								
4	Access to Utilities								
5	Phasing/Swing Space								
6	Busing								
RECREATIONAL IMPACT									
1	Field Replication Required								
2	Temporary Loss of Use								

ALTERNATIVE SITES

WALK LENGTH
(IN MINUTES)



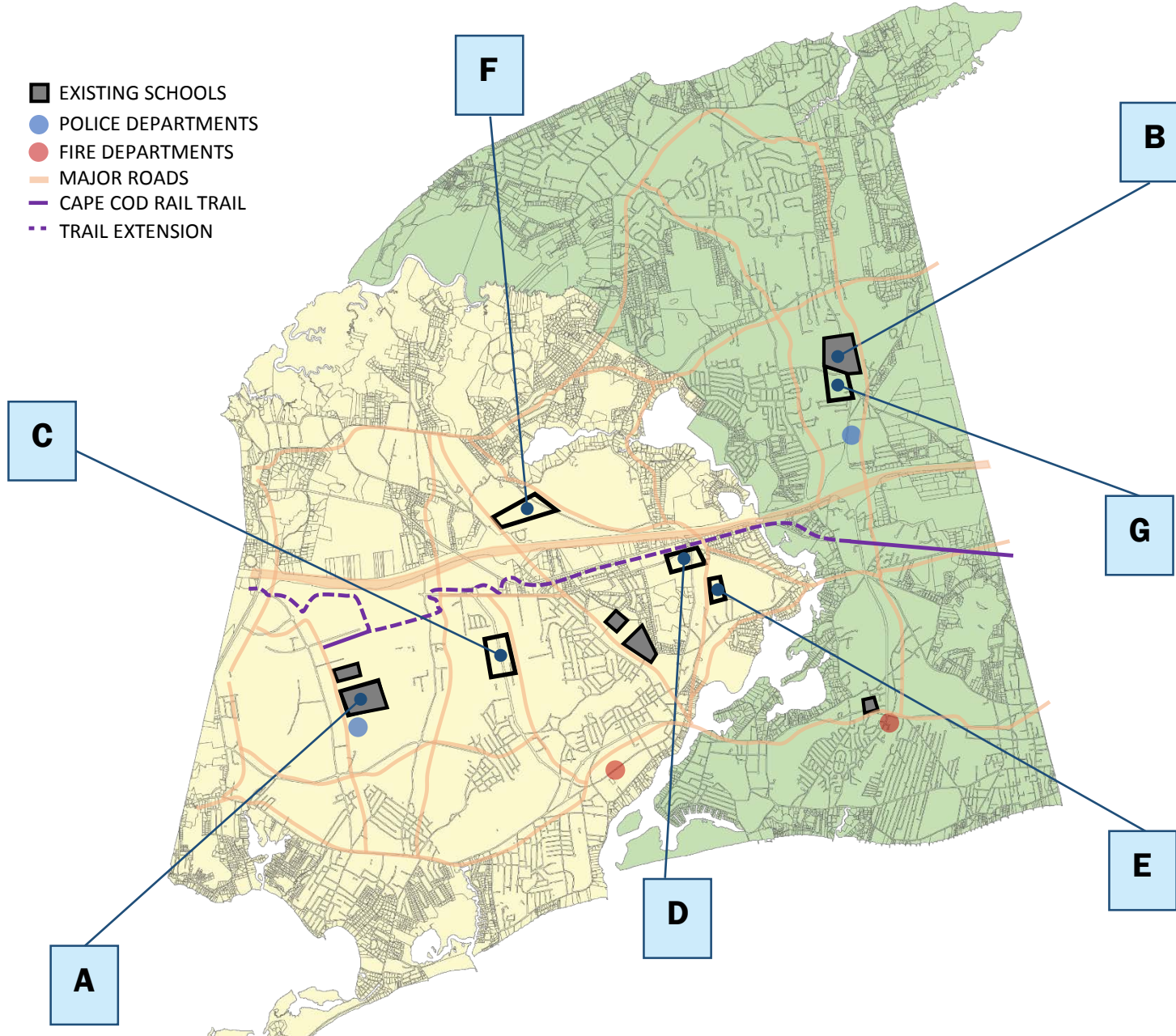
WALKABILITY

- Average 6th grade student walks 283 feet per minute
- Distance
 - 1415 feet / .27 mile / 5 min.
 - 2830 feet / .54 mile / 10 min.
 - 4245 feet / .80 mile / 15 min.
 - 5660 feet / 1.07 mile / 20 min.
- Source - [Pediatr Phys Ther.](#) 2005 Summer;17(2):120-7

ALTERNATIVE SITES

MAJOR ARTERIALS AND SERVICES

- EXISTING SCHOOLS
- POLICE DEPARTMENTS
- FIRE DEPARTMENTS
- MAJOR ROADS
- CAPE COD RAIL TRAIL
- TRAIL EXTENSION



ALTERNATIVE SITES - MMS



ZONING	REQUIRED	EXISTING
ZONING	R-40	EDUCATION
MIN. LOT SIZE:	40,000 SF	2,993,514 SF
MIN. LOT FRONTAGE:	150 LF	2,171 LF
BUILDING SETBACK		
FRONT YARD	30 FT	257 FT
SIDE YARD	20 FT	325 FT
REAR YARD	20 FT	50 FT
MIN. BUILDING HEIGHT	35 FT	<35 FT
MAX. LOT COVERAGE	15%	11%

OVERLAY DISTRICT
APD - AQUIFER PROTECTION DISTRICT



OPEN SPACE



OPEN SPACE



VEHICULAR CIRCULATION







PEDESTRIAN CIRCULATION

ALTERNATIVE SITES - WIXON



ZONING	REQUIRED	EXISTING
ZONING	R-40	EDUCATION
MIN. LOT SIZE:	40,000 SF	34.4 ACRES
MIN. LOT FRONTAGE:	150 LF	1,455 LF
BUILDING SETBACK		
FRONT YARD	50 FT	3,860 FT
SIDE YARD	25 FT	
REAR YARD	25 FT	
MIN. BUILDING HEIGHT	42 FT OR 3 STORY	<42 FT
MAX. LOT COVERAGE	70%	
OVERLAY DISTRICT	MED WIND FACILITY OVERLAY DISTRICT	

-  OPEN SPACE
-  OPEN SPACE
-  VEHICULAR CIRCULATION
-  PEDESTRIAN CIRCULATION