

APPROVED



MCCPS Board of Trustees

Minutes

Facilities Task Force

Date and Time

Wednesday April 28, 2021 at 7:00 PM

Committee Members Present

Andrea Barlow (remote), Ariane Purdy (remote), Brad Rogers (remote), David Moore (remote), Jessica Gelb (remote), Jim Gaudette (remote), Marisa Fava (remote), Nathan Dye (remote), Peter Cohen (remote), Rebecca Whidden (remote)

Committee Members Absent

Amy Leveroni, Christian Strom

I. Opening Items

A. Record Attendance

B. Call the Meeting to Order

Rebecca Whidden called a meeting of the Facilities Task Force Committee of MCCPS Board of Trustees to order on Wednesday Apr 28, 2021 at 7:03 PM.

II. Facilities Task Force

A. Design Discussion

Housekeeping Updates:

- Becca notes that the MCCPS Board of Trustees are tentatively targeting in-person meetings beginning in July; the task force may do the same.
- Becca notes that Peter, Ariane, Jess, Becca and Lara Goodman (parent volunteer and artist) met earlier this month to discuss exterior murals and interior art displays.
- Becca has set up a Miro pinboard for the task force to share sketches and visual inspiration/ideas.
- Peter shares that the Marblehead Building Inspector recently toured the MCCPS building and determined the mezzanine in the warehouse is non-ADA compliant. This space was evacuated earlier this month.
- Peter asks whether the mezzanine could be used as storage in the future. Ariane opines yes, as long as the space is not intended for occupation. Brad notes that there might be fire-protection issues, and that loading capacity for heavy items should be confirmed. Brad asks if we have any structural reports evaluating this space.
- Peter notes that Jess Gelb has done a huge amount of work in clearing out the warehouse and helping classroom teachers to organize and purge unused materials. Ariane and Jess may collaborate on before and after images as a fundraising tool.
- Group discusses the possibility of designing dedicated storage spaces for each grade; something like a caged storage area.

Review of Previous Floorplans:

- Peter clarifies that the Winter Street floorplans were drawn in 2015 and based on feedback provided to the architects by the former Head of School.
- Ariane notes that the Winter Street floorplans validate the bulk of the thinking and assumptions this task force has made. Brad agrees, and asks why these plans did not proceed. Peter doesn't know.
- Bob Erbetta shares his "atrium" scheme, noting that the school must be operational during renovations.

Discussion of Exterior Facelift Idea:

- Ariane lays out a case for a shorter money solution that could give the school a facelift and get the community excited to participate in a more costly renovation that won't happen immediately.
- Jim agrees that curb appeal goes a long way for relatively short money, and helps to build momentum. Andrea notes that exterior renovations show commitment and progress to long-term building maintenance and renovations.
- For example: could we paint a facade-scale mural at the entry facade that incorporates the existing student mural outside the art room? Could there be new awning solutions? Could the school get a new railing at the entry facade that is more colorful or textured? Could we paint the existing window frames a crisp black (rather than the existing and dated bronze)?
- Brad notes that the facade-scale mural would span the current garage doors that lead into the warehouse; can we anticipate windows or unitized glass walls here instead since we will likely need more fenestration for any program located in the current warehouse space.

- Ariane notes that painting a facade-scale mural would likely require masonry rework before painting. This could be a professional project, with student murals developed on the basketball court side of the building.
- Marissa points out local mural examples in Salem: at Spitfire Tacos, on Highland Avenue, and at the Punto Urban Art Museum.
- Jim likes the lighthouse concept, and notes that nods to Marblehead history will appeal to the school community. Jim also suggests a student contest for murals or other design elements, as feasible.
- Marissa notes that students congregate at the front of the building at pick-up time; could any new railings/stairs incorporate stairs students could sit on while waiting? This could become a sort of "front porch" moment, and could perhaps tie in to an outdoor classroom or event space at the building's southern corner.
- Andrea loves the idea of waiting stairs, and asks whether this space would be covered.
- Jim asks whether we should remove the existing greenhouse? Becca notes that Bob Erbetta believes the foundation under the greenhouse is compromised, and that the greenhouse may need to be removed as part of a larger building renovation. Andrea opines that removing the greenhouse and "opening up" the building's southern corner could feel very welcoming.
- Jess raises the question of security, noting that the building currently has MANY entrances. Can any exterior facelift solution begin to anticipate reducing the number of entries? For example: remove doorhandles, install motion-sensor lights, consider bollards instead of traffic cones to outline the traffic sequence?

B. Identify Next Steps

- Nathan notes that he has an architect who might be able to provide a cost estimate.
- Brad asks whether we could find someone to provide preconstruction advisory role. This could be a lump-sum cost.
- Ariane has a contractor who might be able to provide pre-con services.
- Could we find a CM to join this group?

III. Closing Items

A. Adjourn Meeting

There being no further business to be transacted, and upon motion duly made, seconded and approved, the meeting was adjourned at 8:35 PM.

Respectfully Submitted,
Rebecca Whidden