

# Agawam High School

Agawam, MA

School Building Committee  
Meeting #22

April 22, 2024

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# TODAY'S AGENDA

1. Call meeting to order
2. Approval of previous Meeting Minutes *[vote required]*
3. *Vote to approve invoices from March for LeftField & Flansburgh*
4. Schematic Design submission *[vote required]*
5. Public comment
6. New business
7. Adjourn





# MEETING MINUTES

## VOTE:

Approval of Meeting Minutes from the March 25<sup>th</sup> SBC Meeting



# BUDGET TRACKING

Agawam High School - Agawam, MA

March 31, 2024

## Total Project Budget Status Report

ProPay Code	Description	Total Project Budget	Authorized Changes	Revised Total Budget	Total Committed	% Cmtd to Date	Actual Spent to Date	% Spent to Date	Balance To Spend	Uncommitted	Comments
<b>FEASIBILITY STUDY AGREEMENT</b>											
0001-0000	OPM Feasibility Study/Schematic Design	\$ 365,000	\$ (15,000)	\$ 350,000	\$ 350,000	100%	\$ 270,000	77%	\$ 80,000	\$ -	
0002-0000	A&E Feasibility Study/Schematic Design	\$ 740,000	\$ (55,000)	\$ 685,000	\$ 685,000	100%	\$ 596,215	87%	\$ 88,785	\$ -	
0003-0000	Environmental & Site	\$ 130,000	\$ (30,000)	\$ 100,000	\$ 100,000	100%	\$ 50,435	50%	\$ 49,565	\$ -	
0004-0000	Other	\$ 15,000	\$ 100,000	\$ 115,000	\$ 50,611	44%	\$ 611	1%	\$ 50,000	\$ 64,389	
	<b>SUB-TOTAL</b>	<b>\$ 1,250,000</b>	<b>\$ -</b>	<b>\$ 1,250,000</b>	<b>\$ 1,185,611</b>	<b>95%</b>	<b>\$ 917,261</b>	<b>73.4%</b>	<b>\$ 268,350</b>	<b>\$ 64,389</b>	
	<b>TOTAL PROJECT BUDGET</b>	<b>\$ 1,250,000</b>	<b>\$ -</b>	<b>\$ 1,250,000</b>	<b>\$ 1,185,611</b>	<b>95%</b>	<b>\$ 917,261</b>	<b>73%</b>	<b>\$ 332,739</b>	<b>\$ 64,389</b>	
<b>FUNDING SOURCES</b>											
	Maximum State Share	\$ 748,000	59.84%								
	Local Share	\$ 502,000	40.16%								
	<b>SUB-TOTAL</b>	<b>\$ 1,250,000</b>	<b>100%</b>								
<b>CONSTRUCTION COST ESTIMATES</b>											
	Designer PSR Cost Estimate	10/16/23	PM&C	\$187,448,611	235,075	\$797.40					
	Designer SD Cost Estimate										
	CM SD Cost Estimate										
	PFA Budget										

Feasibility Study Agreement Budget Transfers:





# INVOICE LOG

**VOTE: Approval of LeftField's invoice for March services for \$20,000 and Flansburgh's invoices for \$46,400 as presented**

## MEMORANDUM

To: Jennifer Bonfiglio, Chief Procurement Officer  
From: Linda Liporto, LeftField, LLC  
Date: April 5, 2024  
Re: Agawam High School - March 2024 Invoice Summary  
Cc: James Riefstahl, LeftField, LLC

Enclosed for approval and processing, please find the following invoices:

INVOICES (Payments)					
ProPay Code	Vendor	Invoice #	Budget Category	Description of Services	Invoice \$
0001-0000	LeftField, LLC	16	OPM Feasibility Study/Schematic Design	FS Phase Project Management Services for March 2024	\$ 20,000.00
0002-0000	Flansburgh	33355	A&E Feasibility Study/Schematic Design	FS Phase Project Management Services for March 2024	\$ 46,400.00
				<b>TOTAL:</b>	<b>\$ 66,400.00</b>

The invoices listed above are consistent with the Total Project Budget and to the best of our knowledge, are eligible for reimbursement from the Massachusetts School Building Authority. Leftfield, LLC recommends that the invoices be approved and paid.

The March 2024 OPM Monthly Report was electronically submitted to the MSBA and to the Town of Agawam by the required April 12, 2024 deadline. All invoices above are included in the March 2024 Project Budget Report but can be revised if rejected by the Town of Agawam.

If you have any questions, please feel free to contact Linda Liporto, Owner's Project Manager, Leftfield, LLC.



# Agawam High School Schematic Design Phase

School Building Committee

April 22, 2024



Agawam Public Schools



**FLANSBURGH**



# Schematic Design Report

## 4.1.2.1 Introduction/ Executive Summary

- A. Summary of Preferred Solution
- B. Overview of Community Outreach
- C. Districts Total Project Budget
- D. Project Description
- E. Visual Aids
- F. MSBA PSR Report

## 4.1.2.2 Final Design Program

- A. Architectural Characteristics
- B. SB Space Template and Certification
- C. Districts Ed Program Narrative
- D. Instructional Technology Design Narrative
- E. Functional Relationship Design Narrative
- F. Security and Visual Access Requirements
- G. Site Development Requirements
- H. Aesthetic Features of the School

## 4.1.2.3 Traffic Analysis

## 4.1.2.4 Environmental and Existing Building Assessments

## 4.1.2.5 Geotechnical Analysis

## 4.1.2.6 Code And Permitting Analysis

## 4.1.2.7 Utility and Soil Analysis

## 4.1.2.8 Massing Study

## 4.1.2.9 Building Systems Description

- A. Sustainable Design Elements

- B. Building Structural Systems
- C. Plumbing and HVAC Systems
- D. Fire Protection Systems
- E. Electrical Systems
- F. Information Technology Systems

## 4.1.2.10 Sustainable Building Design Documents

## 4.1.2.11 ADA and MAAB Compliance

## 4.1.2.12 Room Data Sheet

## 4.1.2.13 Proposed Construction Methodology

## 4.1.2.14 Districts Anticipated Reimbursement

## 4.1.2.15 Total Project Budget

## 4.1.2.16 Designers Cost Estimate

## 4.1.2.17 OPM Cost Estimate

## 4.1.2.18 Updated Work Plan

- A. Project Directory
- B. Roles and Responsibilities
- C. Communications and Document Control Procedures
- D. Designers Work Plan
- E. Project Schedule

## 4.1.2.19 Local Actions and Approvals

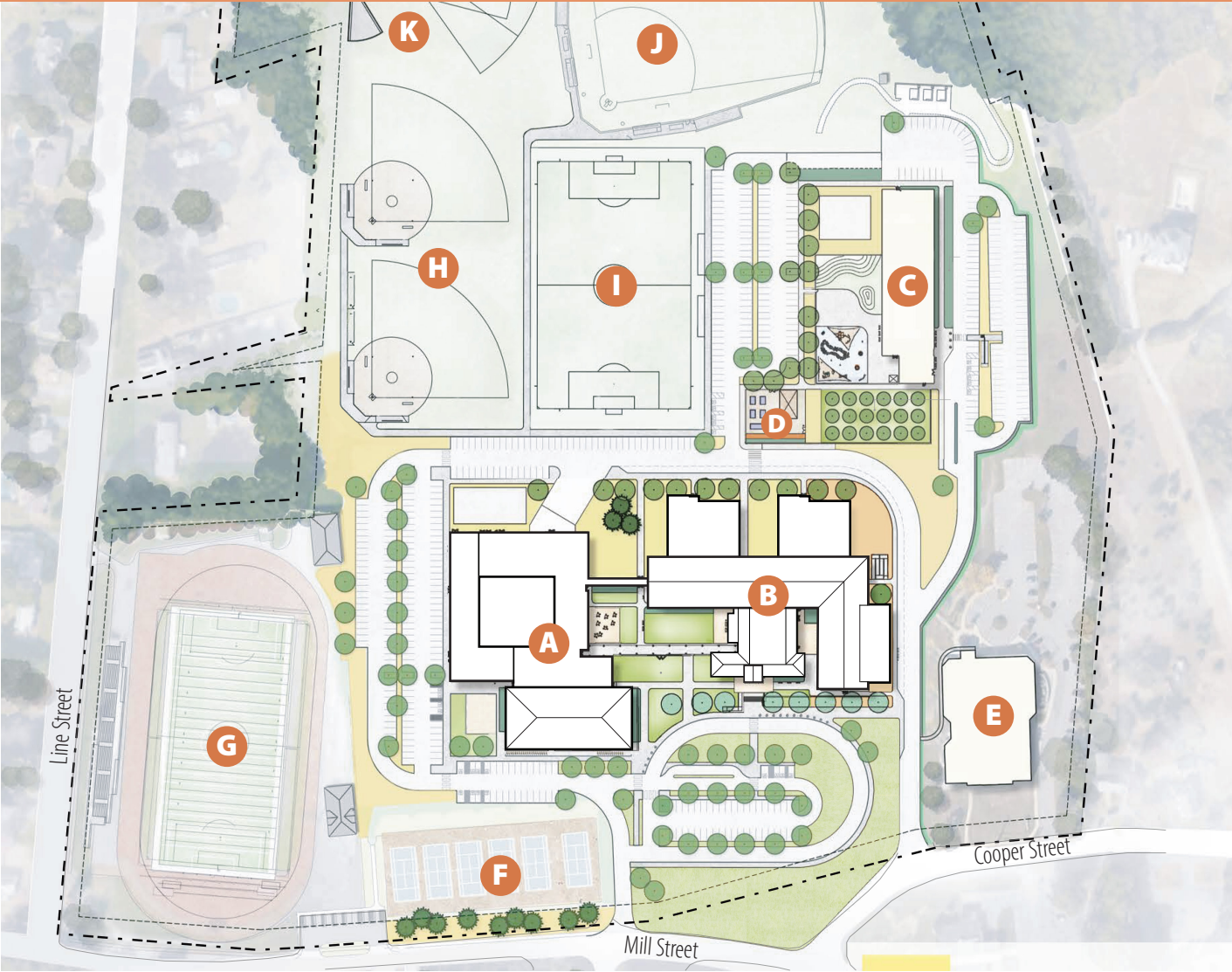
- A. SBC Vote Letter
- B. SBC Meeting Minutes

# Site Plan Update



# Overall Site Plan

- A. Community Wing
- B. Academic Wing
- C. Pre-K with Play Area
- D. New Greenhouse
- E. Public Library
- F. Existing Tennis Courts
- G. Existing Stadium
- H. New Softball Fields
- I. New Soccer Field
- J. Existing Baseball Field
- K. New Track Fields











# Athletic Field Layout

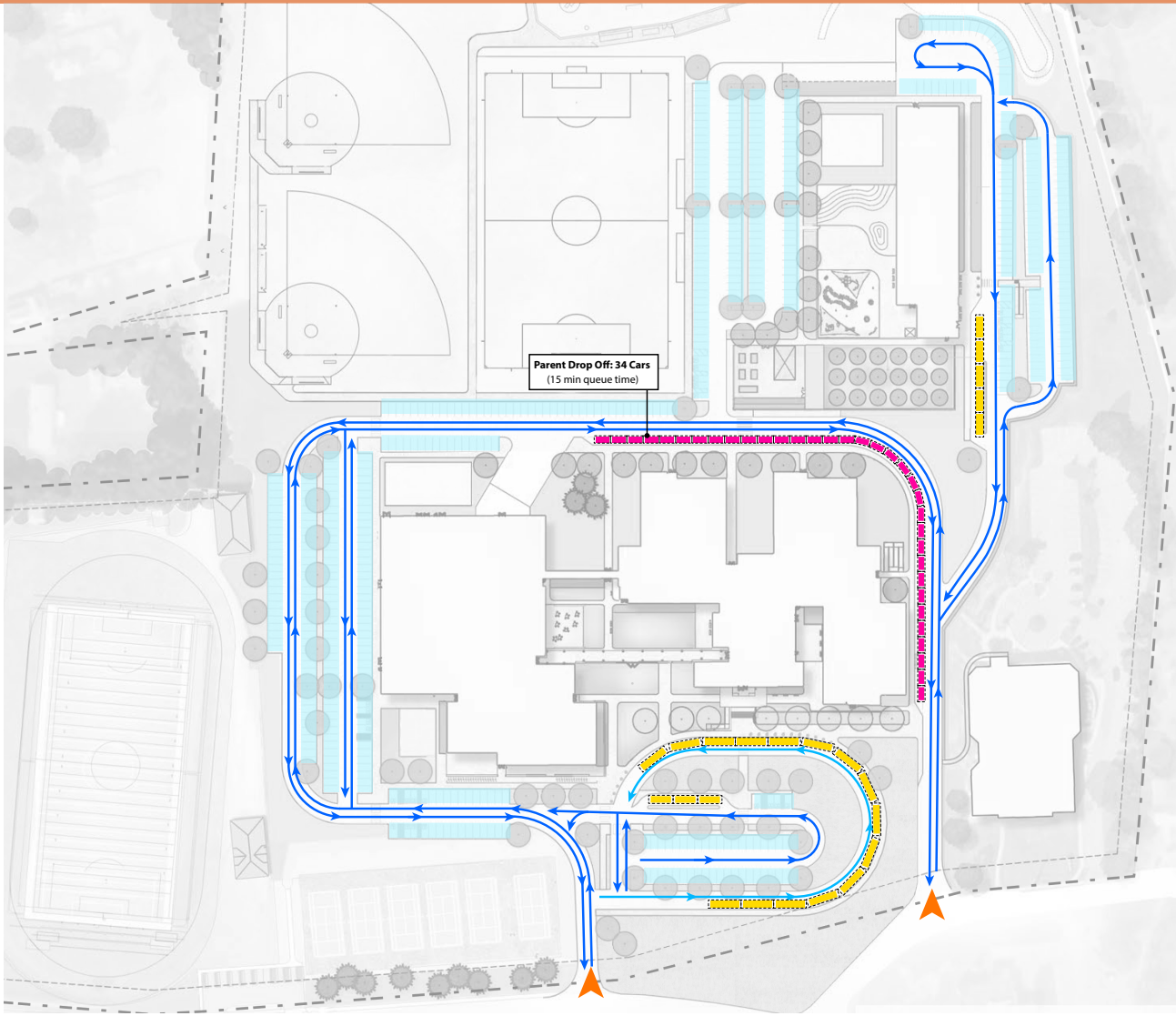




# Traffic Pattern

**KEY**

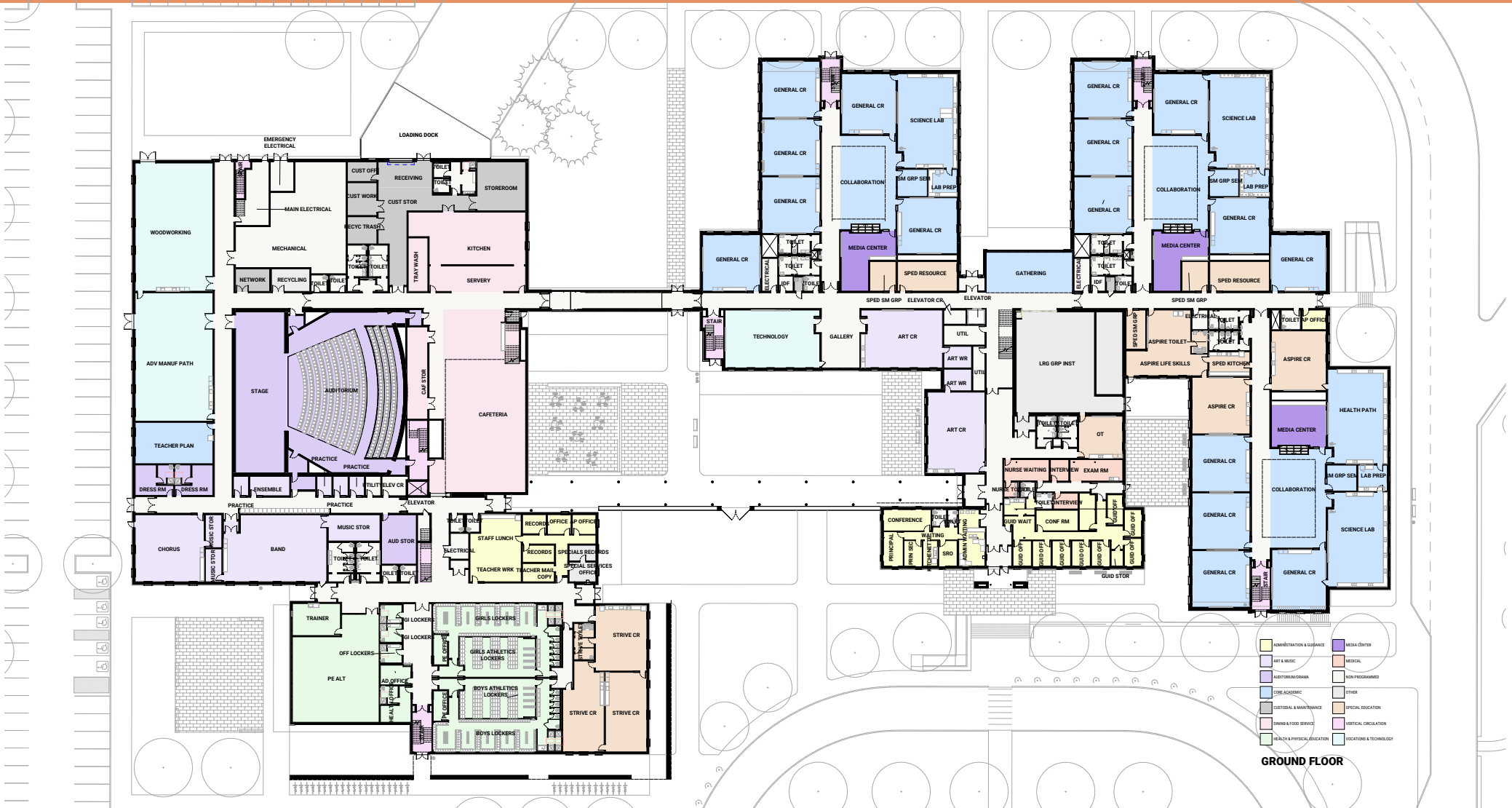
-  Vehicular Entrance
-  Parking
-  Vehicular Circulation (direction)
-  Bus Circulation (direction)
-  Buses in queue
-  Cars in queue zone



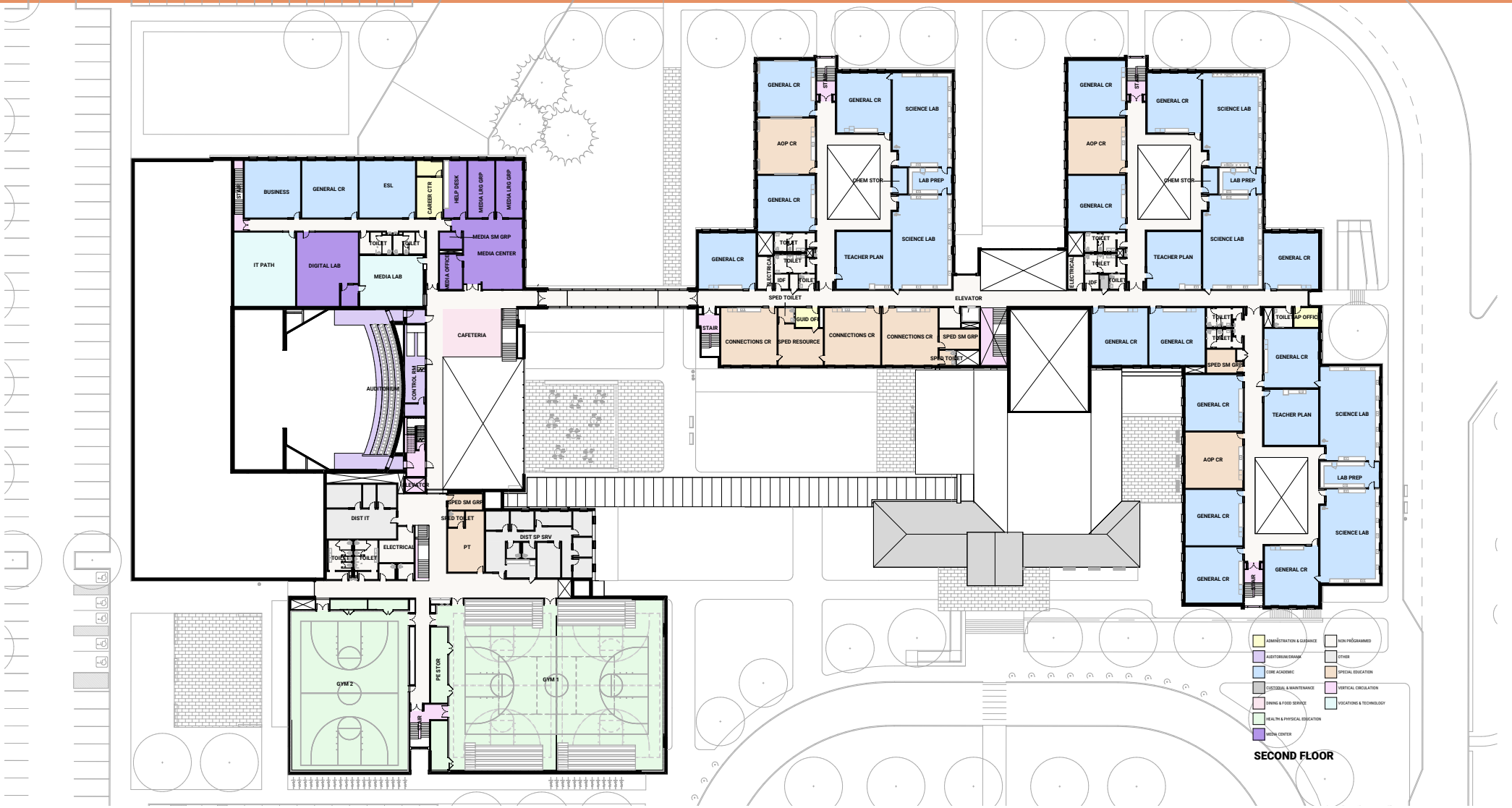
# Floor Plan Update



# First Floor Plan



# Second Floor Plan



# Room Data Sheets

ROOM DATA SHEETS

## Typical Classroom

### CORE ACADEMIC

#### FUNCTIONAL CRITERIA

**Description:** Instructional classroom for grades 9-12

**Area:** 850 SF (net)

**Quantity:** 32

**Occupant Load:** 25

#### LOCATIONAL CRITERIA

**Users:** Teachers, students

**Adjacency:** Academic pods

**Orientation/Views:** Views to exterior

#### TECHNICAL CRITERIA

**Floors:** Linoleum tile

**Walls:** Painted GWB

**Ceiling:** ACT

**Acoustical:** STC-50 between classrooms

**Doors:** Wood door in HM frame with sidelight

**Lockset Hardware:** Functions per district standards

**Windows:** Yes, triple-glazed high performance

**Plumbing:** none

**Fire Protection:** Sprinklered (wet)

**HVAC:** Floor-mounted fan coil, overhead fresh air

**Lighting:** Linear LED

**Electrical:** Duplex outlets along perimeter walls, USB, smart display

**Communication:** Internet access, classroom A/V

#### FIXTURES AND FURNISHINGS

**Casework:** Base cabinets w/ countertop, upper cabinets

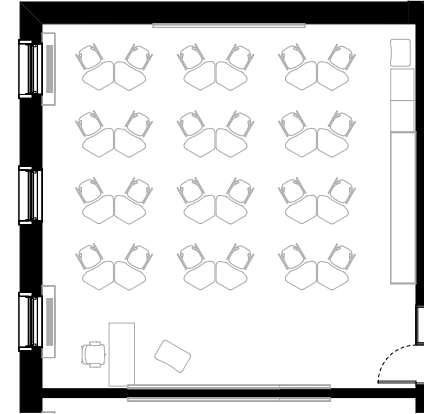
**Furnishings:** 1 teacher's desk, 1 teacher's chair, 24 student desks w/chairs, 1 lectern

**Equipment:** 2 magnetic marker boards w/tack strip, 1 tack boards, smart display, trash & recycling bins

**Shelving and Storage:** 1 teacher's wardrobe, 1 general storage unit

#### OTHER INFORMATION

**Visibility:** Door sidelights to be equipped with roller shade.



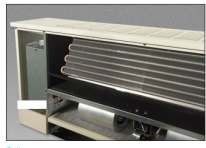
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RDS-1.1

# Room Data Sheets



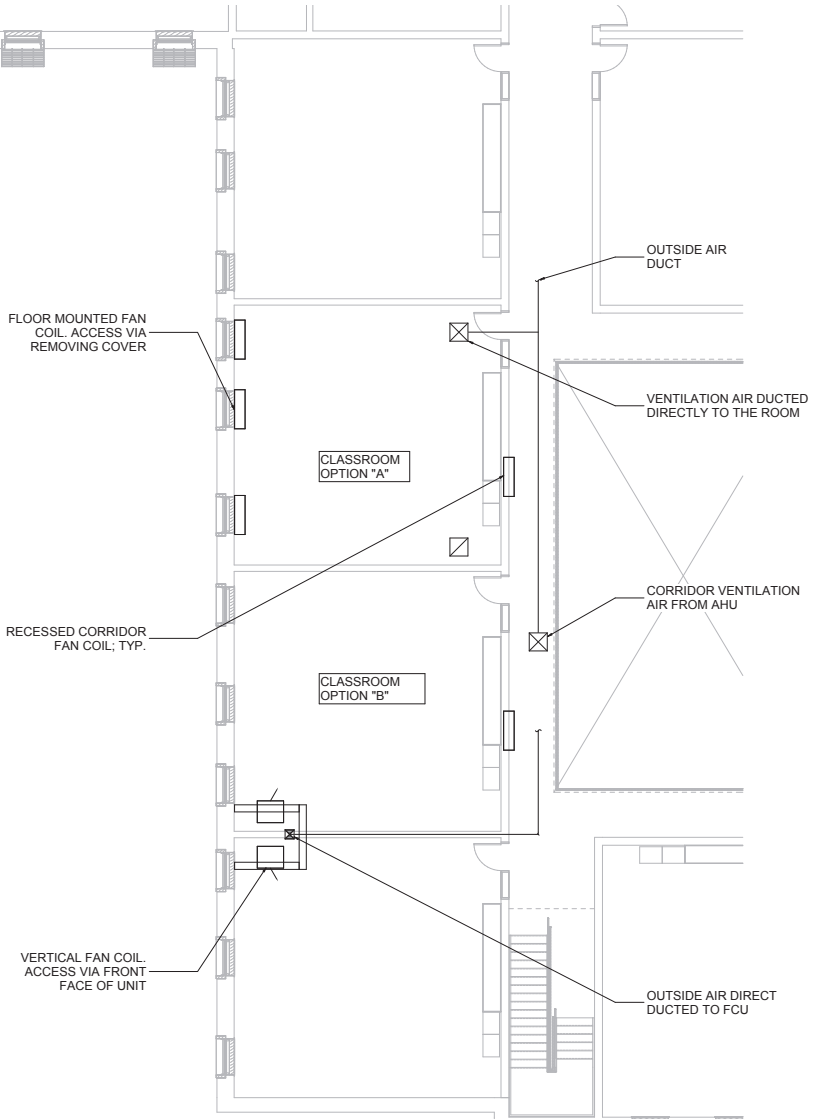
**End Pockets**  
The 7.5" end pockets allow for accessibility and service of optional factory piping packages and controls. End panels are removable to allow for even greater access.



**Coils**  
All fan coils are available in 2 or 4 pipe configurations. The heating coil is standard in the reheat position. Heating and cooling coils are available with the same or opposite end connections. Access for cleaning on the entering air side is available when the drain pan is removed. Coils are removable for service.



**Filter**  
The filter is easily replaceable through the return air toe space without requiring removal of the front panel.





# Exterior Updates

# Designing The Form

## Form responds to:

1.

- **Existing constraints at defined location**
  - Established athletic fields
  - Existing school buildings
  - Environmental factors
- **School, community, athletic, and district program**
  - Access to school and athletic fields throughout the day and after school
  - Requirements for outdoor use
  - Site circulation and parking
  - Scale of larger program in relation to neighbors
- **Phasing**
  - Existing school demolition
  - Priority program to come on-line first
    - Community Wing
      - Gymnasium
      - Cafeteria
      - Auditorium
    - Academic Wing
      - General Classrooms

2.

- **Program (space use)**
  - Large space vs. small
  - Adjacencies (which program needs to be grouped)
  - Zoning of groupings
  - Supervision and internal circulation
- **Programming (educational vision)**
  - Pod based
  - Outdoor access
  - Distributed library

3.

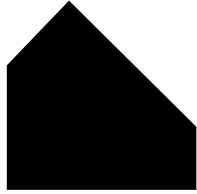
- **Massing**
  - Responds to program
  - Fenestration and access
  - Focused classrooms
  - Large gathering spaces
  - Gathering nooks
- **Apply local elements**
  - Civic scale
  - Sloped roofs
  - Centrally located entries
  - Colonnades and canopies

# Historic Precedents

## MASSING



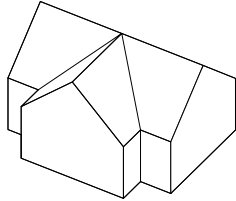
Benjamin Phelps School



- Saltbox Gable Roof



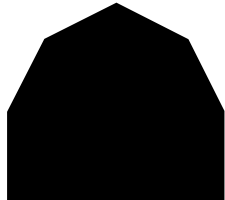
Benjamin Phelps School



- Intersecting Gables
- Central Entry



Elm Street Fire Station



- Gambrel Roof

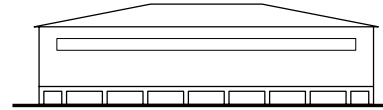


Captain Charles Leonard House

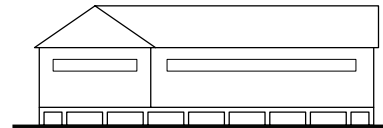
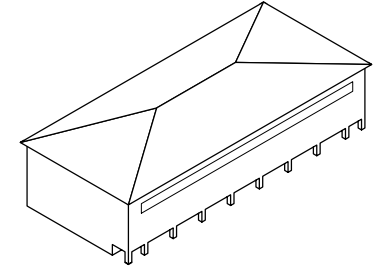


- Hip Roof
- Central Entry
- Stacked Windows

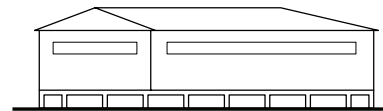
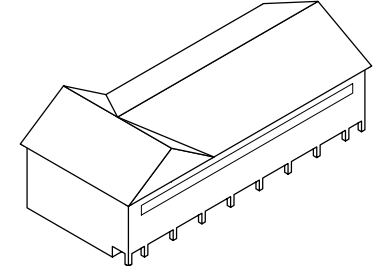
## GYMNASIUM EXAMPLE



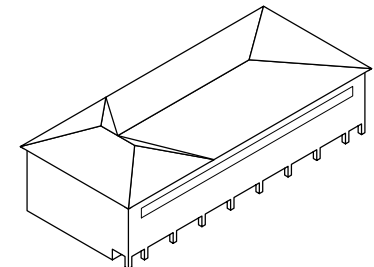
**Hip Roof**



**Gable to Gable**



**Hip to Hip**



# Schematic Design Exterior Renderings





## The Campus

A new academic campus consists of a high school and a pre-kindergarten in a renovated portion of the former high school. Green space and walkways enhance the campus experience. The existing tennis courts, stadium, and baseball field are complimented with two new softball fields, a soccer field, a new shot put, and a javelin area. A greenhouse with an associated orchard and various outdoor learning spaces supports the curriculum.





## Sense of Arrival

The new academic buildings and gymnasium anchor the 1996 addition along Mill Street. Gable roof lines, respectful massing, and a reclaimed grass lawn area replacing the former parking lot create a new sense of arrival to the campus.





## The Academic Village

The campus green connects various programs such as the cafeteria, art, and academic spaces to create a vibrant outdoor experience. Inspired by New England architecture, brick, and clapboard buildings are further enhanced by a natural wood-covered walkway and stacked stone walls, providing a textural response to the surrounding area.



# SCHEMATIC DESIGN

## **MOTION:**

**Motion to approve Flansburgh and Leftfield, on behalf of the Agawam High School Building Committee, to submit the schematic design submission to the MSBA for review and consideration. Items specifically to note include an MSBA student enrollment of 955 students, a gross square footage of 234,125 GSF, an estimated construction value of \$186,951,887, and a total project value (including the feasibility study phase of \$1.25M) of \$229,968,232 as presented.**

