

**ELHS School Building Committee
School Committee Conference Room and Zoom Meeting
January 05, 2023 – 4:00 PM**

Attendees:

Stephen Chrusciel, School Building Committee Chair
Gordon Smith, Superintendent of Schools
Pamela Blair, Assistant Superintendent for Business
Frank Paige, ELHS Principal - online
Heather Brown, ELHS Director of Curriculum - NP
Kathleen Hill, Town Council Member
Stephen Lonergan, Town Accountant and Town Finance Director - NP
Mary McNally, Town Manager - online
Elizabeth (Beth) Marsian-Boucher, School Committee Member
Bruce Fenney, Superintendent of East Longmeadow DPW
Dr. Daniela LaBarre, School Psychologist and Faculty Member
Greg Thompson, School Committee Member
Ryan Quimby, Town IT Director
Tom Christensen, Deputy Town Manager

Other Attendees:

Skanska USA Building, Inc.: Ben Murphy, John Benzinger, Craig Spice
Design Team (JWA/SMMA): Dorrie Brooks, Helen Fantini

Welcome & Approval of Meeting Minutes

- Gordon Smith began the meeting at 4:01 PM.
- Stephen Chrusciel asked for a motion to approve the 12/01/2022 ELHSBC Meeting Minutes.
 - Beth Marsian-Boucher made the motion. Greg Thompson seconded the motion.
 - Gordon Smith called a roll call vote:
 - Stephen Chrusciel – yes
 - Gordon Smith - yes
 - Pamela Blair - yes
 - Frank Paige - NP
 - Heather Brown – absent at time of vote
 - Kathleen Hill - yes
 - Stephen Lonergan - NP
 - Mary McNally - yes
 - Elizabeth (Beth) Marsian-Boucher - yes
 - Bruce Fenney - yes
 - Dr. Daniela LaBarre - yes
 - Greg Thompson - yes
 - Ryan Quimby - yes
 - Tom Christensen - yes
 - The motion passed.

Public Participation

- No questions posed.

Skanska Update

- Schedule Update:
 - Ben Murphy gave a schedule update and overview of Preferred Schematic Report (PSR) milestone dates.
 - Ben stated that we are in the estimating phase for which we will receive estimates for the (3) design options. Two separate estimates are expected January 17, 2023 and reconciliation January 20, 2023.
 - Each Design Option will be estimated on a SF basis.
 - PSR (Preferred Schematic Report) submittal to MSBA is scheduled for February 14, 2023.
 - Formal PSR approval will take place on April 26th, 2023, at the MSBA's Board of Directors meeting.
 - Ben demonstrated that the CM@Risk and DBB schedules are the same up through Schematic Design Phase.
 - Ben further discussed the CM@R approach versus the DBB approach in respect to construction schedule impacts. CM@R allows for earlier construction start and finish.
 - Occupancy/move-in for CM@R is projected to be August 24, 2026.
 - Occupancy/move-in for DBB approach is projected to be March 26, 2027.
 - If CM@R is chosen by the town, an application must be submitted to the Massachusetts Office of the Inspector General (OIG).

Q: *Greg Thompson asked when the project scope can be adjusted to save money.*

A: *Helen Fantini responded that this can be accomplished in the SD (Schematic Design) phase.*

JWA Update

- Dorrie Brooks discussed Student Engagement Focus Group. Key takeaways included:
 - Seating outside with shade
 - Very strong interest in cafeteria having multiple types of seating areas
 - Students liked space/designs that felt clean, modern, and open
 - Natural light and comfortable spaces/seating were popular
 - Many students would use lockers if they were big enough
 - A lot of students want spaces that help them feel more independent/adult

- Dorrie Brooks discussed PSR Design Options:
 - Option 1 –Base Code Repair: 186,890 GSF
 - Option 2C – Add/Reno: 199,719 GSF
 - Option 3C – New Construction: 198,380 GSF New Construction
 - 194,580 gsf - deducts IT & ELCAT
 - 187,910 gsf – deducts District Offices
 - Drawings and Narratives submitted to two estimators – Skanska and PM&C
Estimates due Jan. 17
 - Reconciliation process Jan. 20
 - MSBA Reimbursement Rate Basis has been raised
 - 1. Was 56.48% of \$360/sf

2. Is now 56.48% of \$393/sf plus incentive points

- Dorrie Brooks discussed Deduct Alternates:
 - 198,380 gsf - Option 3C New Construction
 - 194,580 gsf - Alt. 3 Deducts IT & ELCAT
 - 187,910 gsf – Alt. 4 Deducts District Offices

- Dorrie Brooks stated that March 29, 2023 is an ideal deadline for the Town to decide what is in or out of the project – see deduct alternates above.

- Dorrie Brooks stated that the most important decision for the Town is choosing which of the (3) options is the desired option.

- A discussion regarding Town acquisition of a separate property which would house IT, ELCAT, and DO thus allowing removal of these departments from the project.

- Dorrie Brooks discussed the Sustainability & Systems Focus Group:
 - Reviewed Sustainability Requirements
 - LEED or CHPS requirements
 - Brainstormed Sustainability Priorities
 - East Longmeadow Priorities
 - Reviewed of MEP System Options
 - Proposed use of LEED Certification System

- Helen Fantini discussed Sustainable Design Opportunities Focus Group:
 - Building that supports health and wellness
 - Clean air, daylighting, natural light, reduced glare, access

 - Building as a tool for learning:
 - Student gardens, green educational curriculum, outdoor classrooms, access to energy data & monitoring for STEM

 - Building for climate resilience
 - Outstanding Energy Performance
 - Reduced operational costs, improved enclosure, all-electric heat pumps (geothermal or ASHP/VRF), Solar PV readiness.
 - Regenerative site, stormwater retention, systems redundancy, community resource

- Dorrie Brooks discussed an Overview of Advantages and Disadvantages between the following systems:
 - Conventional System (Cost Estimate Add/Deduct Alt. 2):
 - Good Efficiency

- Fossil Fuel Source
 - Centralized, Inflexible
 - Heating and cooling distributed via hydronics
 - Redundancy
 - Well-known to facility personnel
 - May not meet code
 - **Requires infrastructure ready for future all-electric systems**
- Ground Source Heat Pump/VRF (Cost Estimate Add Alt. 1):
 - High Efficiency
 - All-Electric
 - Decentralized and flexible
 - Heating and cooling distributed via refrigerant
 - No redundancy
 - Meets Electrification Requirements
 - Requires auxiliary boiler/chiller in case of diminished well performance
 - **High Installation cost for geothermal wells**
 - Air Source Heat Pump/VRF:
 - **Considered Basis of Design for this project**
 - High Efficiency
 - All-Electric
 - Decentralized and flexible
 - Heating and cooling distributed via refrigerant
 - No redundancy
 - Meets Electrification Requirements
 - Meets new code
 - **Best Overall Life Cycle Cost**
- Helen Fantini discussed Rating System Recommendations:
 - NE-CHPS vs LEED
 - Vote on Sustainability Certification Method:
 - Greg Thompson made the motion to accept LEED as the preferred rating system for this project. Ryan Quimby seconded the motion.
 - Gordon Smith called a roll call vote:
 - Stephen Chrusciel – yes
 - Gordon Smith - yes
 - Pamela Blair - yes
 - Frank Paige - yes
 - Heather Brown – absent at time of vote
 - Kathleen Hill - yes
 - Stephen Lonergan - NP
 - Mary McNally - yes
 - Elizabeth (Beth) Marsian-Boucher - yes
 - Bruce Fenney - yes
 - Dr. Daniela LaBarre - yes
 - Greg Thompson - yes
 - Ryan Quimby - yes

- Tom Christensen - yes
- The motion passed.

New Business

- Dorrie Brooks asked what the community's appetite for solar is and suggested it be considered due to the large amount of electrically powered mechanical equipment. The school is already being designed as "solar ready" as part of the current code requirements.
- Dorrie Brooks stated Ed Plan needs to be revisited with Gordon and Frank.
- The next SBC meeting has been scheduled for Thursday February 2, 2023 at 4 PM.

Adjournment

- Motion to adjourn made by Elizabeth Marsian-Boucher. Seconded by Ryan Quimby.
- Gordon Smith called a roll call vote:
 - Stephen Chrusciel – yes
 - Gordon Smith – yes
 - Pamela Blair – yes
 - Frank Paige – yes
 - Heather Browne – absent at time of vote
 - Kathleen Hill – yes
 - Stephen Loneragan – NP
 - Mary McNally – yes
 - Elizabeth Marsian-Boucher – yes
 - Bruce Fenney – yes
 - Dr. Daniela LaBarre – yes
 - Greg Thompson – yes
 - Ryan Quimby – yes
 - Tom Christensen – gone
- Motion approved unanimously.
- Meeting adjourned at 6:02 PM.

Meeting minutes respectfully submitted by Craig D. Spice, Skanska.