

ELHS School Building Committee
School Committee Conference Room and Zoom Meeting
June 15, 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
Heather Brown, ELHS Director of Curriculum
Kathleen Hill, Town Council Member, absent
Mary McNally, Town Manager, absent
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
Kimberly Collins, Director of Municipal Finance, virtual

Other Attendees:

Kevin Magee, East Longmeadow Athletics Director
Skanska USA Building, Inc.: Ben Murphy, John Benzinger, Dale Caldwell, Victoria Clifford
Design Team (JWA/SMMA): Helen Fantini, Dorrie Brooks, Eric Erik Vangsness, Jillian DeCoursey, Paul Elliot, Stella Drizin, and Andy Oldeman.

Welcome & Approval of Meeting Minutes

- Stephen (Steve) Chrusciel began the meeting at 4:07 PM.
- Steve asked for a motion to approve the 5/11/2023 ELHSBC Meeting Minutes. Frank Paige made the motion. Beth Marsian-Boucher seconded the motion.
- The following members voted in the affirmative:
 - Stephen Chrusciel, Gordon Smith, Pamela Blair, Frank Paige, Heather Brown, Elizabeth (Beth) Marsian-Boucher, Greg Thompson, Ryan Quimby, Tom Christensen, Kimberly Collins.
 - The following members abstained:
 - Bruce Fenney, Dr. Daniela LaBarre.
 - The following members were absent:
 - Kathleen Hill, Mary McNally.
- The motion passed.

Public Participants

- No comments

Skanska Update

- Ben Murphy, Skanska, gave a high-level overview of the process and schedule.
- Ben reported that on April 26th the MSBA formally approved the PSR Submission and formally moved the project into Schematic Design, Module 4. Ben reported that we are on target to submit the SD submission.
- Mid-August, SBC will meet to approve the SD package. August 31st is the deadline to submit SD package to the MSBA,
- Steve asked for an update on the OIG application.
 - Ben reported that the OIG application is currently under review with the Town.
- Dorrie requested we set a date for the August SBC meeting to approve the SD package.
 - The committee scheduled the meeting for August 15th, 3PM, East Longmeadow Council-Aging

Design Update

- Helen gave a recap of the 6/7 Eco-Charrette:
 - Participants advocated for the following:
 - EV charging stations
 - Outdoor classroom spaces
 - Use of site's wooded back
 - Support from solar pv, system
 - 100% eclectic cooling and heating
 - Ventilation and filtered air
 - Interior plants
 - Desire to use the building as a teacher for sustainability
 - Design team and staff pushed to have student participation, but unfortunately, no students participated.
 - The committee discussed ways to get more student involvement
 - Next activity with student involvement to be scheduled during school hours
- MEP Systems (SMMA Team)
 - Helen introduced SMMA MEP Engineers, Paul Elliot, Stella Drizin, and Andy Oldeman.
 - Heating/Cooling Systems:
 - 3 possible mechanical systems:
 - Air source variable refrigerant flow (VRF) Heat Pumps + DOAS
 - Two
 - Three
 - Air source variable refrigerant flow (VRF) Heat Pumps + DOAS:
 - Roof top units
 - Geothermal Systems: Ground Source Heat Pumps + DOAS
 - Geothermal system would be within property buffers, away from new building footprint - still working on number of pumps and location.
 - Air Source Chiller + Heat Pump + DOAS

- Beth asked with the VRF system, what would happen if an outdoor unit went down?
 - Andy answered, the most likely failure would be a compressor failure. In that event, you would have difficulty maintaining target temperature. Recommends purchasing a back-up unit to have on hand.
- Beth asked if you are contractually obligated to use a specific contractor for repairs?
 - Andy answered, yes. Most systems today have that requirement.
- Electrical
 - Overview of electrical systems included:
 - LED interior and exterior for energy efficiency
 - Wireless networked lighting system
 - Lights all on occupancy sensors per code
 - Plug load control system for energy savings (50%-70%)
 - Energy metering system to collect data for tie-in to building management system
 - Demand response Sequence of Operations
 - EV Charging Stations
 - Photovoltaics
 - Stella reported that an Electrical Work Order is already initiated for the project
 - Planning for diesel generator
- Ryan Quimby asked if the utility company will have the ability to shut down cooling if we have a high load.
 - Stella answered, yes, via remote access.
- Bruce asked what size generator we are pricing and if it is possible to change to natural gas.
 - Stella answered that gas is not considered a reliable power source. Local jurisdiction would need to give approval to use gas. Cost of gas generator is higher than a diesel generator. But in general, yes, we can do gas, but need local approval and building inspector approval.
- Beth, how much energy does plug load turn off save?
 - Stella answered that it is not quantified right now, but it saves a lot of energy. It will be included in the energy model.
- Ryan asked if the building management system could select which plugs go off?
 - Stella answered no, it would need to be hardwired.
- There was a general concern from the committee on the percentage of plugs that would need to be on auto shut down.
 - Dorrie noted that we can look into the LEED scorecard to identify if the plug load needs to be pursued.
- Plumbing and Fire
 - Overview of plumbing/fire system:

- Bathroom systems can be prefabricated and brought to site, cost savings.
- Drinking fountains with touchless fill
- Toilet flushing options:
 - Dual
 - Sensor
 - Hardwired
- Mop sink
 - Soap mixing
 - Backflow preventer (if soap mixing is included)
- All electric for water heaters
- Grease interceptors
- Water outlets
- Trap primers
- Pamela asked which systems are battery powered
 - Toilet auto-flushing. Those batteries typically have a 5 - 10 year lifespan.
 - Pamela asked if custodial areas have eye wash stations?
 - No, but the design team will look into including.
 - Beth asked that we not include troft sinks for sanitary concerns.
- Dorrie noted that proprietary items will need to be reviewed by the SBC and Town and voted on
 - Gordon asked that the design team recirculates the list and vote at next meeting
- Gordon asked how a HVAC system will handel cooling one section and heating another
 - Dorrie noted that at a different project it has been successful
- There will be temperature control in a room defined by range

Stephen Chrusciel left the meeting.

Beth Marsian-Boucher left the meeting.

- The design team reviewed site plan updates:
 - New pool orientation
 - Revised field layouts
 - Handicap and emergency only parking near athletic fields
 - Gordon noted he spoke to a neighbor on accessible parking near Nordon neighborhood - will continue to reach out.
 - Site focus group this morning and fire chief responded positively
- The design team reviewed updated floor plans:
 - Gymnasium wing updates
 - Forum stair moved
 - Auditorium updates
 - Updated entry and media center

Communications Update

- Victoria, Skanska, reported that there is a new Project Update Pamphlet on the project website with updated FAQ's and links to the May community forum video. Victoria asked for input for future communications.
 - Gordon asked that we include more visual design updates in the next pamphlet
 - The design team noted that the renderings won't be polished until the end of the summer - but we can include draft renderings
 - By National Night Out, we will have much more polished imagery.
- The committee discussed filming a forum or publishing a podcast over the summer to keep the community informed on progress and answer more questions around cost and tax impact.
- Ben noted that he is drafting responses to inquiries received via the project emails
- The committee discussed other FAQ's
 - Greg asked that we include a detailed summary of what is included in our analysis of a "cost of no", base repair only
 - What's coming off the long-term debt?
 - Gordon and Bruce noted that capital bonding is constantly evolving.
- Greg asked that we target the senior community to get the word out on the project.
- Daniella noted that there is a community parade that we should consider outreach for

Helen Fantini left the meeting.

New Business

- Next meeting, 6/29, 3 PM, School Committee Room

Motion to adjourn by Greg Thompson. Seconded by Ryan Quimby.

- Steve called the vote. The following members voted in the affirmative:
 - Stephen Chrusciel, Gordon Smith, Pamela Blair, Frank Paige, Heather Brown, Kathleen Hill, Elizabeth (Beth) Marsian-Boucher, Greg Thompson, Ryan Quimby, Tom Christensen.
 - The following members were absent: Bruce Fenney, Dr. Daniela LaBarre, Kimberly Collin, Mary McNally.
- The motion passed.
- The following members voted in the affirmative:
 - Gordon Smith, Pamela Blair, Frank Paige, Heather Brown, Greg Thompson, Ryan Quimby, Tom Christensen, Kimberly Collins.
 - The following members abstained:
 - Bruce Fenney, Dr. Daniela LaBarre.
 - The following members were absent:
 - Kathleen Hill, Mary McNally, Elizabeth (Beth) Marsian-Boucher, Stephen Chrusciel

Meeting adjourned at 6:05 PM