

ELHS School Building Committee
School Committee Conference Room and Zoom Meeting
6/29/23, 2023 – 3:00 PM

Attendees:

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

Other Attendees:

Don Maki, ELCAT Director
Skanska USA Building, Inc.: John Benzinger, Victoria Clifford
Design Team (JWA/SMMA):Helen Fantini, Brian Black, Jillian DeCoursey

Welcome & Approval of Meeting Minutes

- Gordon Smith began the meeting at 3:02 PM.
- Steve asked for a motion to approve the 6/15/2023 ELHSBC Meeting Minutes.
- Ryan Quimby made the motion. Bruce Fenney seconded the motion.
- Gordon called the vote. The following members voted in the affirmative:
 - Gordon Smith, Bruce Fenney, Tom Christensen, Heather Brown, Greg Thompson, Pamela Blair, Stephen Chrusciel, Ryan Quimby
 - The following members abstained from the vote: Kathleen Hill.
 - The following members were absent: Mary McNally, Kimberly Collins, Frank Paige, Elizabeth (Beth) Marsian-Boucher, Daniela LaBarre
 - The motion passed.

Public Participants

- No comments

Skanska Update

- John Benzinger, Skanska, gave a high-level overview of the process and schedule.

- MSBA requested a meeting with the project team to review the schedule and SD submittal. Skanska to cover and report back to the SBC.
- Gordon asked that the language for the November 7th vote be revised to “debt exclusion” and not for “town to appropriate the costs”. The Town Council will vote to appropriate the actual project budget value.
 - Skanska to update the schedule and design team to update the schedule graphic.
 - The committee discussed process for finalizing the vote language.
- John Benzinger, Skanska, added that there was a request from a resident to review the project budget. John asked that a SBC member be present for that conversation.
 - Gordon/Steve to coordinate.
- Tom Christensen asked when the next community forum is scheduled for.
 - Skanska responded that based on feedback from the SBC, there will be no summer forum, but we will have a booth at National Night Out, and host a services of forums in early fall.
- John reviewed the timeline for estimates.
- Greg Thompson asked if lights were included on the fields.
 - Helen responded, the lights are not included, only electrical infrastructure for them to be added at a later date.

Design Update

- Proprietary Items:
 - The Design Team reviewed a draft list of proprietary items to be included in the project, which the SBC will be asked to vote on.
 - Item #1: StruxureWare - for BMS
 - Item #2: Infinias - for door access system
 - Item #3: Schlage - for door hardware
 - Item #4: AXIS - for security cameras
 - Item #5: Cisco - for Network equipment
 - Item #6: Meraki - for Wireless equipment
 - Item #7: Cisco IP - for phones
 - Item #8: Atlas - for clocks and paging
 - Bruce and Ryan asked that #1 thru #8 are approved today and #2 be left off until the preferred vendor can be confirmed.
 - Gordon asked if we can change after it’s voted.
 - Helen answered, yes. But, there will be a premium if one vendor is requested, versus having an open bid.
 - **Greg Thompson made a motion to approve the proprietary items as listed, #1 thru #8, excluding #2. Ryan Quimby seconded the motion.**
 - **Item #1: StruxureWare - for BMS**
 - **Item #2: Infinias - for door access system (excluded)**
 - **Item #3: Schlage - for door hardware**
 - **Item #4: AXIS - for security cameras**
 - **Item #5: Cisco - for Network equipment**

- **Item #6: Meraki - for Wireless equipment**
- **Item #7: Cisco IP - for phones**
- **Item #8: Atlas - for clocks and paging**
- **Gordon called the vote.**
 - **The following members voted in the affirmative: Gordon Smith, Bruce Fenney, Tom Christensen, Heather Brown, Greg Thompson, Pamela Blair, Ryan Quimby**
 - **The following members abstained from the vote: Kathleen Hill, Steve Chrusciel.**
 - **The following members were absent: Mary McNally, Kimberly Collins, Frank Paige, Elizabeth (Beth) Marsian-Boucher, Daniela LaBarre**
- **The motion passed.**
- Exterior:
 - Brian Black, reviewed exterior design goals, building materials and renderings
 - Pamela asked if we will get to choose from highly durable materials.
 - Yes, all are materials will be high durability and have been used in schools.
 - Envelope parameters:
 - Brian explained that the envelope will be expensive, but will result in lower energy costs and more efficient building.
 - Brian explained the inspiration for the facade design - Quarry, in reference to the town's mine history.
 - Materials
 - Greg asked what the cost difference would be between metal and brick
 - Potentially around \$.5 million.
 - Design team recommended including more detail in the facade with the option to VE down.
 - Bruce mentioned we may want to include some local masonry, but would be small scale, as an homage.
 - Design team looking into a similar color brownstone.
 - Massing:
 - The design team presented two options for the Spine Massing:
 - Option 1: Monolith
 - Option 2: The Wedge
 - Greg and Ryan voiced favor to the wedge (option 2)
 - Gordon voiced preference for the wedge (option 2) but felt that the entrance looked dated.
 - Color palette:
 - Option A: Warm Red Tones
 - Option B: Warm Neutral (most contemporary)
 - Masonry pattern:
 - Option A: Horizontal
 - Option B: Vertical

- The committee voice preference for Color Option: A, due to ease of maintenance
- Gordon asked that the sunshade be not reachable from ground level.
- Pamela asked how long do sun shades protrude?
 - About 2 feet.
- Are sunshades required?
 - Yes, LEED requirement. And reduces glare.
- Do the sunshades collect rain/snow?
 - No, they are sloped
- Committee preferred Masonry Option 2: Vertical.
- The committee reviewed physical material samples brought by the Design Team.

Communications

- The committee discussed topics to clarify for the community:
- Cost of a base repair:
 - We have a preliminary cost based on the PDP study
 - HVAC upgrades alone would shrink classrooms and all spaces
 - More lead time
 - Can only build during summer months or school breaks
- Don Maki, ELCAT Director, recommended making highlight on ELCAT video to cover:
 - What is on the ballot?
 - Why new construction?
- Don to create these videos on behalf of ELCAT to help educate the community on the process in an objective manner.
- Don to make recommendations on how information is presented on the current project website.
- Tom suggested putting together a summary of estimated costs for base repair project and a timeline.

New Business

- Skanska reported that after discussing with the Town, it was decided that the CM at Risk OIG Application two projects will be broken out into two separate applications for the HS and Pool Project.
- Meeting Schedule:
 - Next SBC Meeting - 7/20, 3PM
 - Next Pool BC - 7/6 (TBD) - post by tomorrow - send to Gordon and Pam.
Skanska to confirm times.

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

- **Gordon called the vote. The following members voted in the affirmative:**
 - **The following members voted in the affirmative: Stephen Chrusciel, Gordon Smith, Bruce Fenney, Tom Christensen, Heather Brown, Greg Thompson, Pamela Blair, Ryan Quimby, Kathy Hill**

- The following members were absent: Mary McNally, Kimberly Collins, Frank Paige, Elizabeth (Beth) Marsian-Boucher, Daniela LaBarre
- The motion passed.

Meeting adjourned at 5:26 PM