

ELHS School Building Committee
School Committee Conference Room and Zoom Meeting
7/20/23 – 3:00 PM

Attendees:

Stephen Chrusciel, School Building Committee Chair (virtual)
Gordon Smith, Superintendent of Schools
Pamela Blair, Assistant Superintendent for Business, absent
Frank Paige, ELHS Principal, absent
Heather Brown, ELHS Director of Curriculum
Kathleen Hill, Town Council Member
Elizabeth (Beth) Marsian-Boucher, Community Member
Bruce Fenney, Superintendent of East Longmeadow DPW, absent
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:

Skanska USA Building, Inc.: Ben Murphy, Victoria Clifford (virtual)
Design Team (JWA/SMMA): Helen Fantini, Dorrie Brooks, Kristian Whittsett

Welcome & Approval of Meeting Minutes

- Gordon Smith began the meeting at 3:03 PM.
- Steve asked for a motion to approve the 6/29/2023 ELHSBC Meeting Minutes.
- **Ryan Quimby made the motion. Kathleen Hill seconded the motion.**
- **Gordon called the vote. The following members voted in the affirmative:**
 - **Gordon Smith, Bruce Fenney, Tom Christensen, Greg Thompson, Stephen Chrusciel, Kathleen Hill, Ryan Quimby.**
 - **The following members abstained from the vote: Heather Brown, Elizabeth (Beth) Marsian-Boucher,**
 - **The following members were absent: Kimberly Collins, Frank Paige, Elizabeth Daniela LaBarre, Pamela Blair, Bruce Fenney**
- **The motion passed.**

Public Participants

- Mr. Celetti, 385 Chestnut Street:
 - Is there a detailed cost list for Option 3C?
 - Estimates from the PSR phase for Option 3C are included on the project website. We will have the Schematic Design phase estimate complete at the end of the month.

- Is the Pool \$15M estimate still accurate?
 - That was the initial estimation done by the project team based on cost per square foot and escalation from the West Springfield pool project. There has not been a professional Pool estimate to date. There will be a professional estimate done for the Pool Schematic Design at the end of the month.
- Minutes from the Pool Project are not on Town Site.
 - Gordon confirmed that they were posted earlier today.
- What is the cost for IT, District Offices, ELCAT? Are they reimbursable?
 - They will not be reimbursed by MSBA. The offices are currently not priced separately because they are in the HS building, not a separate building. The Design Team recommended reviewing the Space Summary from the PSR report to see all non-reimbursable spaces.
- When will the Schematic Estimate be available?
 - Early August.
- What is the annual usage for the proposed solar array?
 - After we have the Schematic Design (SD) estimate, we will perform a life cycle cost analysis that will have those details included.
- What will be the operating costs of the new building?
 - All three systems are being modeled, we will have a study available with the SD package.
- At the May Community Forum, there was a slide on on-going capital investments. Are those projects already funded capital investments or are those wannabes?
 - Meadowbrook received a MSBA grant money to repair the roof, windows, and doors. Others were funded through the Town capital planning process.
- High School repairs to date, have they been funded or are they in process?
 - All funded by the Town. Switchgear is funded and is being replaced this summer.
- Ross Levine, East Longmeadow Resident:
 - Why we haven't fixed the roof in the HS?
 - Gordon responded that there have been multiple repairs to the roof.
 - Does it leak?
 - Yes, it still leaks. We are repairing on an ongoing basis.
 - Is the roof fine as it stands with repairs?
 - As of now, there are no current leaks. The full roof replacement has been on the capital plan during Gordon's tenure. We are patching the roof as leaks come up, but a new roof is needed for the long term.
 - Why hasn't a new roof been approved by capital planning?
 - Gordon explained that the projects are selected by funds available and urgency of the issues.
 - Tom responded that a full roof replacement would be about 10 to 15 years of capital outlay. We outlay \$1.5M per year for capital planning projects.

- Ross asked why we can afford a new school building but not a roof.
 - Tom responded that with the new school we are receiving funding from the MSBA.
 - Ben, Skanska, added that we are estimating to receive \$54M from the MSBA.
 - Ross made the point that inflation outways the amount the amount we will receive from the MSBA.
 - Beth explained that the timing of the project is unfortunate with construction costs, but that this is our opportunity to receive the funding from MSBA. Beth explained that the roof is not the only issue with the school and that the new building will fix spacial and accessibility deficiencies in the existing building. Beth went on to explain that a number of repairs will trigger code requirements that would lead to equal or more costly than the new school and take longer to complete.
- Ross explained that he does not agree that the current building will not last another 60 years with proper maintenance. Ross asked if the base repair and code upgrade option are the same study?
 - The project team confirmed that the terms “base repair” and “code upgrade” are interchangeable.
- Ross asked how the estimates were derived. Ross asked how the students will receive a better education due to a new building.
 - Beth explained her thought process on why she changed her mind on base repair vs. new construction. Beth proposed Ross send an email to the project team for specific questions on cost to be answered.
 - Dorrie and Heather explained how the classrooms will become smaller in the code upgrade option and the classroom experience would in turn be negatively impacted by the loss of space.
 - Gordon added the electrical system is at capacity. We can only currently accommodate a certain number of air conditioners, and legally, the school has to provide an air conditioned environment for individual student health plans, which is a current challenge for administration.
 - Gordon pointed out that the MEASC accreditation is at risk with the current existing building.
- Ross expressed his feelings that the existing school is fine as it is and his concern with the tax increase.
- Ross agreed to send another email to Gordon with further questions to be answered by the project team.

Skanska Update

- Schedule update
 - 8/1: Cost Estimates due
 - 8/4: Estimate reconciliation complete
 - 8/8: Project Team to present project with Town Council
 - 8/10: SBC to approve the SD budget

- 8/15: Skanska to submit the budget statement
- 8/15: Submission to MSBA for early deliverables
- 8/24: SBC to approve the SD Submission
- 8/35: Full SD Package Submission to the MSBA
- 9/19: Town Council Ballot Language Vote
- Tom Christensen recommended a 10-minute meeting slot Meeting with the Town Council.
- Beth recommended sending future Community Forum invitations thru Town distributions as well as the School distribution.
- Gordon to send calendar invites for 8/10 and 8/24 SBC Meetings to assure quorums
- Budget Update
 - Ben gave an overview of the 3011 total project budget format
 - At the 8/10 meeting, the budget will be updated with SD estimates

Design Update

- Recent meetings
 - Design team gave an update on recent meetings needed for input on the SD submission:
 - FF&E
 - Security
 - IT
 - Mass Save Incentive
- Proprietary Items
 - Design team recommended revoting proprietary items based on recommendations from the Security and IT meetings.
 - To be added to the 8/10 agenda.
- Proposed FF&E / IT Budget
 - Design team presented proposed budgets
 - FFE:
 - \$2,400 per student / 800 students
 - Total - \$1.92M
 - Local Share: \$1,200 per student, \$960,000 total
 - IT:
 - \$1,500-\$1,800 per student / 800 students
 - Total - \$1.2M - \$1.4M
 - Local Share: \$300-\$600 per student, \$240,00-\$480,000 total
 - Ryan requested detailed information on what's included in the IT budget
 - Beth request to be involved in FF&E selection and voiced her desire for durable selections
- MSBA Green School Incentive Policy Impact
 - The Design Team gave an update on MSBA's updated incentive plan for green schools.

- With the current plan for an all electric, LEED silver building, the combined incentive is approximately a 3% reimbursement, \$3.7M.
- Beth asked for more information on what the cost is to achieve the green requirements.
 - Design team responded that we will have that study within the next few weeks.
- Beth asked if a geothermal system would deliver cooler air and save money on operating costs of air conditioning.
 - The team and committee discussed alternate options that will be reviewed in the estimation process and life-cycle report.
- MASS Save Program
 - Dorrie gave an update on the MASS Save Program that we could receive incentive funding from if we hit the agreed EUI target.
 - Pathway 1 Option
 - Net-0 school, EUI 25
 - \$1,035,415 total incentive (assuming VRF)
 - Pathway 2 Option
 - Net-0 school, EUI 29-36
 - \$601,210 total incentive (assuming VRF)
 - Dorrie asked the SBC to make a decision on the EUI and Mass Save Path goal prior to SD submission.
- List of Cost Items Being Tracked for Information
 - Dorrie presented a list of items that will be estimated as breakout costs for the SBC's consideration
 - Helen noted that we are pricing the natural gas generator, but the recommendation is electric.

Communications

- Victoria, Skanska, gave an update that the website has been updated with FAQ's and that Don Maki is working on a reorganization of materials on the ELHS project website.
 - Gordon noted that we are including recent inquiries that have been received thru the project email and from public participation at SBC meetings.
- Victoria noted that the July Monthly Pamphlet is posted to the website and will be used as a handout at National Night Out.
- Victoria asked the committee to select dates for a September and October Community Forums.
- Beth voiced concern that the general community is not aware of the project. Beth recommended and volunteered to attend open houses to provide information on the project.
- Heather recommended the project leverage facebook and other social media platforms to get project news out.
 - Victoria responded that it may be late in the game to create a project Facebook page but that we can leverage the Town facebook page and request

informational content be posted. Victoria also noted that the campaign group has a facebook presence and will also have a booth at National Night Out.

- Open House Events:
 - 9/6 - Mapleshare
 - 9/13 - Birchland Park MS
 - 9/14 - Mountain View ES
 - 9/27 - ELHS
 - 10/4 & 10/5 - Meadowbrook
- The SBC Selected the following dates for Community Forums:
 - 9/21, 5PM Tour, 6PM Forum - Cafeteria
 - 10/19, 5PM Tour, 6PM Forum - Cafeteria

New Business

- **Motion to adjourn by Ryan Quimby. Seconded by Greg Thompson.**
- **Gordon called the vote. The following members voted in the affirmative:**
 - **Gordon Smith, Bruce Fenney, Tom Christensen, Greg Thompson, Stephen Chrusciel, Kathleen Hill, Ryan Quimby. Heather Brown, Elizabeth (Beth) Marsian-Boucher.**
 - **The following members were absent: Kimberly Collins, Frank Paige, Elizabeth Daniela LaBarre, Pamela Blair, Bruce Fenney**
- **The motion passed.**

Meeting adjourned at 5:06 PM