

Educational Facilities Planning and Building Committee

Minutes of the Meeting March 12, 2014

Members Present: Bob Deering, Don Cecich, Bill McAlduff, Cindy Bohne, Shelly Walsh, Gerald Nardone and Roger Hain.

Members Absent: Charles Tseckares, Geethanjali Mathiyalakan, Brendan Driscoll and Linda Rossetti.

Others Present: Jim Dowd and Jim Burrows, Skanska USA Building; John LaMarre, Project Manager, Consigli Construction Company; Lorraine Finnegan, Project Manager, SMMA; Ed Frenette, SVP SMMA; Lana Prokupets, HVAC Engineer, SMMA; Martin Dion, Principal, Director of Sustainable Design, SMMA; Tony Iaccovino, SMMA; Tom Gwinn, Principal, Dave Pereira, Electrical Engineer, SMMA; WHS; John Danizio, Director, Finance, Winchester Public Schools; Jasmine Jalinous, Winchester High School Student Representative; Susan McPhee, Energy Management Committee; Steve Lanou; Sustainability Committee.

Bob Dering called the meeting to order at 6:30 pm at Town Hall.

1. **Questions and Comments from the Public:** Susan McPhee distributed copies of the Energy Committee's memorandum to the EFPBC (Attachment #1) listing measures for the Committee's consideration.
2. **Vinson-Owen Elementary School:** – Jim Downs meet with CTA and Tappé and they have everything set for project closeout. Jim received an e-mail from the abutters regarding the screening trees. He restated that the Town's offer of \$5,000 stands. Jim has not received a response as of tonight.

Bill McAlduff distributed copies of the film for the windows quotation received from Window Film Depot dated March 8, 2014 (Attachment #2). Pete Lawson commented that he didn't particularly like to use film; especially if there will be a lot of wear and tear. There won't be a lot of wear and tear on it so shouldn't be a problem.

A motion was made by Gerald Nardone, and seconded by Bill McAlduff, to authorize the Town Manager to accept the Window Film Depot proposal dated March 8, 2014 for the Vinson-Owen Elementary School. The Motion was unanimously approved.

Bob commented that we need to keep a watch the field and keep the kids and parents off the play field until its ready for use.

3. **Winchester High School Schematic Design:** - Jim Down distributed copies of the Utility Rebate Scenarios dated March 12, 2014 (Attachment #3) and commented that we need further NSTAR study for \$25,000, \$12,599 paid by the Town. There are two parts to the study. The second part could be added to the project and the incentives added. Skanska recommended that this is important and the Committee approve it. He went on to say that NSTAR and NG talked to Maria today and they offered to do the study at no cost to the Town.

EFBPC March 12, 2014 Meeting Minutes

Bob explained the MSBA split on utility rebates. Because the MSBA budget is set and the measures that we can pursue are in the project, we can't add any additional measures.

A Motion was made by Bill McAlduff, and seconded by Cindy Bohne, to accept the additional study scope at a cost to the High School Project of not more than 12,500, but this amount is expected to be covered by NSTAR and NG and the additional study being done at no additional cost to the project. The Motion was unanimously approved.

Jim Burrows commented that we have four (4) bidders interested in bidding modular classrooms. Bill commented that he is not sure that putting the library in the cafeteria is such a good idea. Tony commented that SMMA has revisited this issue. Jim Burrows commented that any changes will impact the phasing. Bill has not seen details of what is being put in the modular classrooms. Tony will provide the details. Jim Burrows will set up a meeting with Bill and Tom.

Regarding the CM contract, the lawyers are reviewing the final set of comments. The neighborhood/Abutters community meeting is scheduled for tomorrow night, March 13 at 7:00 PM and the general town information meeting next Tuesday night, March 18 at 7:00 PM in the High School auditorium. A copy of the Neighborhood/Abutters Forum PowerPoint presentation dated March 13, 2014 is also attached (Attachment #5).

Martin led off the presentation with an overview of the LEAD scorecard and the Add-Alternatives (see SMMA Sustainability and MEP Systems Presentation, Attachment #4). The project is in good shape for achieving Silver Status. She then discussed what it would take to get to Gold status. Our parking helps.

Lana reviewed the HVAC systems. They are all similar in size at about 25,000 CFM. Bob wanted to know how many tons they were rated for. Lana will follow-up with an answer. Tony commented SMMA still needs to verify that the Gym roof can be solar ready. There is an existing solar panel on the roof that will need to be reused. Lana commented that the big exhaust hoods are shown. Ed commented that they will all be shown later. Bob asked how roof access was being handled. Tony commented that it actually pretty good and reviewed what exists and what needs to be added.

Don asked to see the baseline noise and noise model report needs to have done modeling all equipment and noise sources.

Bob disagreed with the proposed HVAC system. Martin commented that this system is the most energy efficient system. Pete needs to see O&M budget numbers to add to his O&M Budget. Ed commented that if we change the system, we won't meet our energy goals.

Martin will make a comparison of conventional system vs. the Displacement Beam, O&M costs.

HVAC - Lena commented that the WinCAM system can be monitored so that their energy use can be calculated. Bob commented that the utilities for the area must be metered separately. SMMA will look at the metered, sub-metered and report back.

EFPBC March 12, 2014 Meeting Minutes

Peter requested SMMA to provide a list of all maintenance requirements, parts and filters along with costs, etc.

Dave Pereira discussed the major electrical system. We'll have 277 volt/4,000 amp Electrical service. There is only one electrical service feed to the building and there will be one gas service after the renovation.

Regarding the Emergency Generator set, the Committee prefers a diesel emergency gen set. We will be using lots of LED lighting.

Outside teaching units will have receptacles in a lockable panel.

Site lighting 5/1 LED 4000 k fewer fixtures with wider spread/dispersion. Dave commented that he needs the Town to specify color. Susan commented that the Town is switching to overhead cobra lighting.

Plumbing – Tony reviewed plumbing—water, gas and fire, etc.

Peter asked if SMMA has addressed the sewerage backup system problems of the past and can't eject out. Tony said we are connecting to the existing system. SMMA will need to check this issue out and address it.

- 4. **Spending & Payment Authorizations:** Copies of the Memorandum from Richard Howard, Town Manager, to the EFPBC dated March 12, 2014 regarding invoices for payment and spending authorizations was distributed and reviewed (Attachment #6). The Town Manager recommends that the Committee take favorable action on the invoices and spending authorizations.

Payment Authorizations:

Vinson-Owen Elementary School Project

| | | |
|----------------------------|--------------------|-------------|
| Global Equipment Co., Inc. | Invoice #106548461 | \$ 248.27 |
| Garrity and Knisely | Invoice #9697 | \$ 7,300.00 |
| Daily Times Chronicle | Invoice #110 | \$ 124.10 |

Spending Authorizations:

Winchester High School Project

| | | |
|-----|-------------------------------------|--------------|
| VHB | Contract for Environmental Services | \$ 40,824.00 |
|-----|-------------------------------------|--------------|

Motions were made by Don Cecich, and seconded by Roger, to authorize the Town Manager to pay the Vinson-Owen and Winchester High School project invoices and approved the Vinson-Owen Change Order #11 as described in the Town Managers memorandum dated March 12, 2014 to the EFPBC (Attachment #6).

The Motions were unanimously approved.

EFPBC March 12, 2014 Meeting Minutes

5. **Additional Business:** Copies of SMMA's High School Design Schedule dated March 7, 2014 was distributed by e-mail (Attachment #7).

Bob Deering declared the meeting adjourned at 9:00 PM. The next regularly scheduled EFPBC meeting is scheduled for Wednesday, March 19, 2014 at 6:30 PM in Town Hall. There will be a public hearing for Abutters to the High School Renovation Project Thursday night, March 13, 2104 in the High School Auditorium, 7:00 PM. There will also be a general public hearing next Tuesday night, March 18, 2014 at 7:00 PM in the High School Auditorium.

Respectfully Submitted,



Donald E. Cecich
EFPBC Secretary

Attachments:

1. Memorandum dated March 12, 2014 from Susan McPhee, Winchester Energy Committee, regarding open issues at the Vinson-Owen Elementary School.
2. Window Film Depot proposal dated March 8, 2014 for the Vinson-Owen Elementary School.
3. Skanska High School Utility Rebate Scenarios dated March 12, 2014.
4. SMMA PowerPoint presentation entitled: Winchester High School Sustainability Update and MEP Systems dated March 12, 2014.
5. SMMA Neighborhood/Abutters Forum PowerPoint presentation dated March 13, 2014.
6. Memorandum from the Town Manager to the EFPBC dated March 12, 2014 regarding Invoices for Payment and spending authorizations.
7. SMMA's High School Design Schedule dated March 7, 2014.