

Educational Facilities Planning and Building Committee

Minutes of the Meeting May 4, 2016

Members Present: Bob Deering, Don Cecich, Brendan Driscoll, Charles Tseckares, Geethanjali Mathiyalakam, Judy Evans, Susan Verdicchio, Jessica Lohnes and Todd Kosterman.

Members Absent: Shelly Walsh and Roger Hain.

Others Present: Jim Dowd, Skanska USA Building; John LaMarre, Consigli Project Manager; Ed Frenette, SVP, SMMA; Meg White, Town Project Manager; Susan McPhee, Energy Committee; Chris Nixon, School Committee member; and Gerald Nardone, Consultant.

Mr. Deering called the meeting to order at 6:30 p.m. in the Waterfield Room, Town Hall.

Copies of Skanska's Meeting Agenda were distributed including copies of an e-mail from Lorraine Finnegan Re: Winchester Predicted Energy Usage at the High School and a Memorandum from Judith Evans to Director of Capital Planning regarding MSBA Project ID Number: 2008034425, High School Project Funding Agreement Budget Revision Request #2 (Attachment #1)

1. **Public Comment:** Mr. Nixon commented that he sent an e-mail dated May 2, 2016 to Bob Deering and Jim Dowd regarding energy usage at Winchester High School asking how the electrical usage was calculated/estimated. Mr. Nixon shared his concerns around the energy overrun and in his opinion stated it should not affect the School Department's budget. Mr. Nixon questioned the significant increase in electrical usage at the high school site and had several overall energy questions. Todd questioned Skanska's calculations for estimated electrical use in the modular classrooms in that they seem high.

Jim Dowd indicated that Skanska calculated the energy and estimated consumption by reviewing last year's bills. In retrospect, Jim stated the approach they took was incorrect. The Committee talked about the increase in square footage of construction space in Phase 2 that contributed to the excessive electric usage. Jim has been meeting with the DPW and the Town Manager to consider alternative ways to fund the higher energy costs anticipated in Phase 3. Jim commented that there will be a \$200,000 savings from the removal of hazardous soil from the field project work because the cost will be absorbed through the culvert project. Jim indicated that they will be exploring the possibility of moving to propane heat, although propane does have fumes and moisture requiring moisture removal in order to properly cure the concrete pours. They have found that using electric heat has been beneficial for drying the slabs. The Committee asked Jim to put together a list of key items that have saved money during the construction vs. the cost of electricity. Jim provided a graph of Usage and Cost Trends for the WHS project (Attachment #2).

Bob indicated the biggest contribution to the high electrical costs was the electricity usage in the portables, a cost not budgeted for. Installing locks on the thermostats in the portables and not using the portables during the summer months are measures that will be taken to lower the electric usage costs. Metering of the modular classrooms was also discussed.

Judy commented on moving forward the Committee needs to communicate to the public the efforts being put forward to prevent the unexpectedly high energy costs from happening again.

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Brendan noted that the town needs to be prepared to maintain the High School with sufficient staffing due to the increase in square footage. He also stressed the importance of having staff trained to maintain and run the new technology systems, such as HVAC. Lighting, building access and alarms in an effective and efficient manner.

2. **MSBA Funding Agreement Budget Revision Request:** Dr. Evans provided a memorandum dated April 28, 2016 requesting a revision to the total project budget, dated May 29, 2015, for the High School project (See Attachment #1). The School District has provided the information to indicate the Total Project Budget categories affected, the amounts needed and the reasons for the proposed revision. Jim Dowd has reviewed the document and indicated that no vote was required from the EFPBC for the proposed revision.
3. **Deliverables:** There were no deliverables for review.
4. **Invoices:** There were no invoices for review.
5. **Change Orders:** There were no change orders for review.
6. **Approval of Minutes:** There were no minutes for review.

With regard to the Vinson-Owen cooling project, Todd spoke about the need to make sure the new fans are commissioned to properly work with existing ventilation CO2 controls at the Vinson-Owen to allow the ventilation system to operate properly.

Mr. Nixon asked if the FM assisted listing devices were in place because it seemed that the current equipment has been operating inconsistently. Judy indicated that this issue was not brought to her attending and stressed the importance of having such information shared with her in order to effectively and efficiently correct issues. Judy indicated that Mr. Danizio tested the equipment and is was reportedly working properly. Judy recently met with Anne Kostos, ADA Coordinator, who informed her that there are funds available for the installation of a partial loop system in the high school auditorium and the Town Manager is willing to work with the Committee to have the partial loop system installed.

9. **Next Meeting Date:** The next EFPBC meeting is scheduled for May 18, 2016 at 6:30 PM in Town Hall.
10. **Adjournment:** The meeting was adjourned at 7:30 PM.

Respectfully Submitted,



Donald E. Cecich
EFPBC Secretary