

Town of Millbury
R.E. Shaw School Feasibility Committee
Regular Session Meeting - 15
Minutes

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TOWN CLERK
2019 JUL -3 PM 2:48
MILLBURY, MASS.

Date: March 6, 2019

Present: Mr. Plante, Chairperson, Mrs. Nietupski, Vice Chairperson, Mr. Myers, Superintendent, Mr. Bedard, Business Manager, Mr. Tarka, Mr. Wiltshire, Mr. Halacy, Mrs. Friedman, Mr. Despres, Mr. Pine, Mr. Tuccio, Mrs. Boulanger, Mr. Decatur, Mrs. Decatur

Hill International: Mr. Billings
T2: Mr. Peter Turowski, Mrs. Libby Turowski

Absent: Mr. Marciello, Town Manager, Mr. Kuphal, Mrs. Teixeira, Mr. O'Connor, Ms. Ryan

Time: 6:00 pm

Location: Millbury Jr. /Sr. High School Media Center

- **Call to Order**
Mr. Plante brought the meeting to order at 6:08pm.
- **Approval of Minutes from the January 30, 2019 meeting**
Mrs. Boulanger made a motion to approve the minutes from the February 6, 2019 meeting seconded by Mr. Halacy. All approved.
- **Old Business**
 - a. **Hill International Invoice #10**
Mrs. Decatur made a motion to approved Hill International Invoice #10, seconded by Mr. Halacy. All Approved
 - b. **Turowski2 Invoice #5**
Mr. Pine made a motion to approved Turowski2 Invoice #5, seconded by Mr. Bedard. All approved.
 - c. **Preferred Schematic Update**
Mr. Turowski stated that the Preferred Schematic was submitted to the MSBA on February 20, 2019. Mr. Turowski gave a PowerPoint presentation on a more developed Preferred Schematic Design. He also stated that a conference call has been scheduled with the MSBA to ask questions and prepare for the Facilities Assessment meeting on March 13, 2019.
- **New Business**
 - a. **Working Groups – Potential Subcommittees for the Next MSBA Phase**
Mr. Turowski stated the Sustainability Working Group is to review sustainable opportunities and goals in relation to Utility Incentive Program and Leed/CHPS. He stated that key members would include: Members from the District/Town, Building Committee, and members from the Community. He stated that T2 Architecture, Hill International, James Carr, Sustainability Consultant, Garcia, Galuska, DeSousa, MEP & FP Consultants, Dodson & Flicker, Landscape Architect, Nitsch Engineering, Civil Engineer,

Eversource and National Grid. Mr. Turowski stated that this group would begin with a full day Schematic Design Kick-Off Meeting and Sustainability Design Charrette. They would review the incentive program requirements and select a path for reimbursement points from the MSBA either LEED or CHPS. They will also review the incentive programs, PV Solar and Payback.

Mr. Turowski stated that on each of the working groups should be a Committee member and that member should report to the Building Committee. He also stated that he does not see any of the Working Groups having to meet more than twice with the exception of the Sustainability Group.

Facilities and Building Systems Working Group will review the proposed building systems and make a recommendation to the Building Committee. Key members of this group are Members from the District/Town, Members from the Building Committee, School Facilities Representative, T2 Architecture, Hill International, and Garcia, Galuska, DeSousa, MEP & FP Consultants. This group would meet one or two times at the most.

Outdoor Facilities Working Group will review outdoor school and community programmatic needs. Key members for this group are: Members from the District/Town, Members from the Building Committee, Members from the Community, General Education Teacher Representative, School Physical Education Teacher, High School Physical Education Teacher, School Facilities Representative, Booster Club Representative, Recreational Department Representative, Department of Public Works Representative, T2, Hill International, and Dodson & Flicker Landscape Architect. This group will review the Preferred Schematic Site Plan Layout, review various site development options and concepts, and discuss program requirements for school, high school, and community. This group would meet once. Mr. Turowski stated that he would bring samples to the meeting.

Materials Working Group will review interior and exterior finish materials; sustainability, durability, maintenance, and cost. Key Members of this group are: Members from the District/Town, Members from the Building Committee, and Members from the Community, T2, and Hill International. The group will review multiple options for exterior finish materials and review multiple options for interior finishes.

Security and Safety Working Group will review security needs for both school and community uses, building and site. Key Members of this group are: Members from the District/Town, Members from the Building Committee, Members of the Community, Department of Public Works Representative, School Facilities Representative, T2 Architecture, Hill International, Good harbor, Security Consultant, Dodson & Flinker, Landscape Architect, Police Department, and Fire Department.

b. LEED Vs. CHPS and Utility Savings

Mr. Turowski provided a detailed overview of both LEED and CHPS. He stated that the MSBA requires all projects must use the latest version of LEED or CHPS. The minimum requirement is a base verified certification, which is 10% above MA base energy base code. Mr. Turowski stated that for an additional 2% reimbursement a “Silver” Certification (LEED) or Base Certification (CHPS) is required by the MSBA, and to receive 20% above MA base energy code (minimum 6 points in optimized energy performance)

is required. Mr. Turowski stated that LEED and CHPS are third-party rating systems for sustainable (green) buildings.

LEED	CHPS
Large, established organization	Small, newer organization
Widely accepted standards	Personal services but fewer resources
Internationally recognized	Limited to U.S.
Fewer prerequisites	Extensive prerequisites required
Limited regional differences	States/regions have separate system
No O & M credits for new buildings	Focus on Operations & Maintenance
50 points needed out of 100 total	110 points needed out of 250 total

Mr. Turowski stated that the registration fee for non-members is \$1,500, the design review fee is \$4,950, this fee is proportional to project size per sq. ft. based on estimated project size of 90,000 GSF, and the construction review fee is \$1,620. A total of \$8,070. Mr. Turowski stated that the total certification Fees for CHPS is \$7,550. Mr. Turowski listed the benefits:

- 2% MSBA Reimbursement Incentive
- LEED/CHPS certified buildings consume on average of 25% less energy and 11% less water than similar conventional buildings, resulting in proportional cost savings.
- Certified buildings have 10-20% lower maintenance costs.
- Certified buildings have 4% higher property value.
- Certified buildings generate 34% fewer CO2 emissions.
- Certified buildings divert waste from landfills.

Mr. Turowski stated that the Integrated Design Path for small Buildings (20,000sf-100,000sf) program is provided by the Mass Save Program Administrators (PA). He stated that the new Shaw School would fall under the small building program. The programs purpose is to reduce building electrical and thermal energy demands and consumption by implementing cost-effective design alternatives early, before the end of the design development, when changes are still feasible. The PA's offer incentives to both the building owners and their design teams. The incentive dollars for owners are intended to cover the cost-effective portion of the construction costs associated with energy efficient buildings measures. Incentive dollars for the design teams are intended to cover a portion of extra services. PA's offer technical assistance and design support for the project team.

c. Schematic Design Schedule

Mr. Turowski stated that the Design Team will be meeting on March 19th and 20th to discuss space and furniture needs.

March 20th	Relocated to the Shaw Elementary School's Media Center Design & Site Updates, Room Data Sheet Updates
April 17th	Materials and Precedents, Proprietary Items, CM at Risk, vs. Design Bid Build
May 1st	Sustainability Update and MEP Systems Update
May 15th	Site and Outdoor Facilities Update and Review of Security and Safety

May 29th Community Public Forum Rescheduled from June 5th

June 19th Approve Schematic Design Submission to MSBA and Review Project Costs

d. Review of District Office Proposal

A discussion took place regarding the addition of Central Office to the Shaw Elementary School took place. The Committee members stated their concerns and the benefits regarding the addition. It was stated that a Central Office project could be constructed in a different location at a much lower cost. Mrs. Nietupski made a motion to table the District Office Proposal to a later date, Mr. Tarka seconded the motion. All approved.

e. Hazmat Sampling Fee Amendment – Vote Required

Mr. Billings stated that the MSBA has provided feedback regarding conducting an enhanced hazmat survey. Mr. Turowski stated that the estimates provided are not based on actual testing. Mr. Turowski stated that there is a very conservative budget established for the removal of hazmat materials. He stated that if we do the samples now for \$4,510 which would come from the contingency fee we could cost estimate on the actual removal of the materials. Which could essentially lower the budget. Mr. Halacy made a motion to approve the hazmat sampling fee amendment of \$4510, seconded by Mr. Pine. All approved.

Working Groups:

Sustainability Group – Mr. Myers, Mr. Bedard, Mr. Halacy, Mr. Plante, Mr. Decatur, Mrs. Decatur, Mr. King, Mrs. Connors, Ms. Arp.

Facilities and Building Systems – Mr. Myers, Mr. Bedard, Mr. Halacy, Mrs. Decatur, and Mr. Bellville.

Outdoor Facilities – Mr. Myers, Mrs. Friedman, Mr. O'Connor, Mr. Despres, Mr. Pine, Mrs. Connors, Mr. Mara, Mr. McKeon, Mr. Lachance, Mr. Wilbur, Mr. Ayotte, Mr. Turner, and Ms. Ryan

Security and Safety – Mr. Myers, Mrs. Nietupski, Mrs. Teixeira, Officer Nikki, Mr. Halacy, Mr. Tarka, Mr. Tuccio, Mrs. Boulanger, Chief Desorsy, Chief Hamilton, and Mrs. Belliveau

Materials – Mr. Myers, Mr. Halacy, Mrs. Nietupski, Mr. Tuccio, Mrs. Decatur, Mr. Decatur, Mr. Wiltshire, and Mrs. Teixeira.

Mr. Turowski stated that he will let Donna know the dates from Eversource and National Grid so that she can schedule meetings. He also stated that Tuesday are not a good day for T2.

Mr. Turowski stated that if anyone would like to add someone to a working group to please let Donna Know.

- **Public Comment** – There was no public comment.
- **Next Meeting** - March 20, 2019 6:00pm Raymond E. Shaw Elementary School Media Center

- **Adjournment** – Mr. Bedard made a motion to adjourn the meeting, seconded by Mr. Pine. All approved.

Respectfully submitted,

Donna Freitas

Donna Freitas

Executive Assistant to the Superintendent

Approved:

D. Bedard

Paul Halary

Scott Desjard

Mark P.

Kristi Baulge

Michael J.

Al Smith

Minam Friedman

Jennifer B. McIntosh

E. Bernard

Gary Meyer

Email Attachments:

Minutes from February 6, 2019

Agenda 2.2019