

School Building Committee
Wednesday, May 22, 2019
7:00 p.m., Open Session
Donaldson Room, Town Offices

Present: Chris Fasciano, Chair; Kim Bodnar, Vice Chair; Tim Christenfeld; Buck Creel; Jennifer Glass; Gina Halsted; Sharon Hobbs; Becky McFall; Tara Mitchell; Craig Nicholson; Steven Perlmutter; Owen Beenhouwer, liaison, Community Center PPDC; Andrew Glass, liaison, Historical Commission; RuthAnn Hendrickson, liaison, Water Commission; Ed Lang, liaison, Green Energy Committee; Dan Pereira, liaison, Parks & Recreation Department; Ian Spencer, liaison, Public Safety; Jennifer Soucy, SMMA; Katrina Healy, EwingCole; Bill Smarzeweski, EwingCole; Christian Riordan, Consigli; Shane Nolan, Daedalus.

Absent: Peter Sugar; Michael Haines; Doug Adams, liaison, Historical Commission; John Ritz, liaison, Disabilities Commission; Gary Taylor, liaison, Planning Board.

Also Present: Jacqui Apsler; Ken Bassett; Gary Davis; Rob Ford; Judith Lawler; Andy Payne.

Welcome and Opening Comments: Chris Fasciano welcomed everyone at 7:03pm.

Public Comments: Andy Payne thanked Shane Nolan for the budget summary and the contingency explanation, noting that both were very helpful to the Finance Committee's understanding of which contingencies are expected to go to zero, and which could potentially have a remaining balance at the end of the project. Mr. Payne said that the next FinCom meeting is next Wednesday, and if there are further questions, they will come back to the SBC.

Review Updated Floor Plans and Site Plans: Jennifer Soucy, SMMA, introduced the team from Ewing Cole. She then gave an update on the site plan refinements:

- **Courtyard Lighting:** There are a couple of different lighting scheme possibilities for the main courtyard. They are experimenting with how best to provide even lighting for evening events. One possibility is to add down-lighting under the canopies. Buck Creel indicated that lighting for wayfinding is necessary, but that we should not over light the area.
- **Courtyard Development:** The Site Subcommittee suggested using benches to create breaks instead of shrubs. There is a large oak in front of Brooks that needs to be removed; one possibility is to use the wood from this tree to create benches. The benches help create a sense of space in the courtyard.
- **Green Playground:** The current Green Playground will be impacted by the new service road. Given the age of the structure, SMMA is assuming the structure will need replacement, and will plan to locate it slightly to the south of the current location.
- **Color of Service Road:** SMMA is looking into using seeded, colored, or painted asphalt. It is important to ensure that any aesthetic solution is easily maintained.
 - Dan Pereira asked about the location of the Kindergarten playground. It will remain in the same place.
 - Steven Perlmutter asked about the number of light poles that will be located around the site. Ms. Soucy said that they are still refining the lighting plan, and will bring that update back at the next meeting.
 - Becky McFall asked about the distance between the relocated Green Playground and the 3rd grade wing. Ms. Soucy said that they are aware of the importance of that detail, and they will continue to develop the plans.

Tara Mitchell arrived at 7:25pm.

Ian Spencer left at 7:28pm.

Review Updated Exterior Elevations: Keith Fallon, EwingCole, said that this stage of the project is about technical execution of the plans. This evening he will ask the SBC to make a decision about the exterior shading device that will be used on the east and west glazing. He reminded the SBC that the components of the exterior include solar shading, roof edge trim, canopies, accent brick, window trim/shading devices, gutters and downspouts.

- Exterior Solar Shading: Mr. Fallon reviewed two options: 1) perforated mesh; and 2) horizontal blades. He noted that the vertical blades option was eliminated at a previous meeting. The takeaway from a subsequent meeting was to look at the perforated screening and the horizontal blades.
 - Performance and interior shading are factors to consider.
 - Mr. Fallon showed examples of each on existing buildings.
 - The cost of each system is captured in the pricing, regardless of which is chosen.
 - Energy Performance: Louvers provide a sixty percent reduction. Perforated screens at 50% transparency provide 56% solar reduction; 35% transparency provides about 68% reduction. The shading helps with solar heat gain, and either option provides sufficient energy efficiency.
 - Craig Nicholson asked if one system would be better than the other in the winter. Mr. Fallon said that the difference is nominal.
 - Gary Davis asked about longevity. Mr. Fallon said that both have a high-performance coating and would be long-lasting. Bill Smarzewski, EwingCole, noted that they looked at other solutions that provided similar shading, but they ended up being more expensive.
 - Owen Beenhouwer asked about issues of nesting birds. Mr. Fallon said that that may be a minor issue.
 - Mr. Fallon provided an analysis of how each system would look at different times of year and at different times of day; both on the east side and the west side of the Learning Commons.
 - Mr. Fallon noted that there are also mechanical interior shades to black out the room. This makes the choice of external screen a visual preference between the two options. The interior shades are in the budget.

Discussion:

- Mr. Perlmutter asked if the blades are fixed. They are, and they are at a 15° angle to provide both performance and views.
- Dr. McFall confirmed that the internal shades can control light and whether the exterior screening is necessary. Mr. Fallon said that the screening provides significant reduction in heat gain.
- Mr. Nicholson asked if operationally there is any difference if a window needs to be replaced. Mr. Smarzewski said that the panels come off in case a repair is needed.
- Jennifer Glass followed up on the question about birds. Mr. Smarzewski said that they shape and angle of the blades discourage birds, but they could still be an issue.
- Ruth Ann Hendrickson noted that she likes that the vertical elements are more visible with the slats and wondered whether there is a way to make the vertical elements more visible with the perforations. There is a possibility, but essentially the perforated screen needs to cover the supporting structure.
- Dr. McFall said that aesthetically the louvers are appealing.
- Ms. Glass agreed that they are more appealing from the outside and noted that on the other hand the filtered light of the perforated screen looks softer from the inside.
- Mr. Perlmutter said that the aesthetics are not insignificant because of the statement either option will make at the entrance. He wants to make sure we add to the architecture, not fight it.
- Mr. Beenhouwer said that the screen seems monolithic and preferred the louvers.
- Mr. Nicholson asked if the screening fits in with the architecture of the Brooks Gym.

- Andrew Glass said he appreciated the analysis performed by SMMA; the continuity of the interior and exterior is important, and he feels that the horizontal louvers help bring the height of the Learning Commons down.
- Mr. Davis thought that perhaps the horizontal could be expressed in the screening, which would provide an area of interest.
- Mr. Perlmutter suggested that the color of the horizontal blade can help them blend in to the building.
- The SBC will make a decision about which option to choose after seeing the rest of the presentation.
- Other Materials:
 - Fascia: Mr. Fallon said that they are developing a narrower fascia profile that references the original building, something that had been discussed with the Historical Commission.
 - Mr. Perlmutter expressed that he likes a white trim.
 - Canopies: The canopies tie together new and old parts of the building together. They are proposing solid surfaces over entrances and an open framing system in areas not over an entrance.
 - Mr. Glass said that at an LHC meeting they asked about a double fascia; lighter in front; darker in back; Mr. Fallon said that they are working on that detail with SMMA.
 - Tim Christenfeld asked about drainage. There are internal gutters for drainage.
 - Window Trim/Shading: Mr. Fallon said that they are looking at a different window pattern for the administrative wing. They are proposing a projecting trim piece that helps with solar glare. There is a course of recessed brick that provides a subtle horizontal datum.
 - Accent Brick: Tonal variation between the primary and accent brick. Mr. Fallon showed two options, a lighter and a darker accent brick.
 - Mr. Perlmutter expressed his concern that the overall color scheme for the outside façade is too dark. He is concerned that the interplay of the massive and prominent PV panels with the red brick and some of the dark colors suggested for other areas of the façade will result in a presentation that is too much of a “downer.” He expressed his opinion that the presentation should be more “uplifting” and asked the architects to keep this in mind as they move forward with their work. Ms. Soucy said they will be back with options at a later date.
 - Mr. Payne asked about the level of integration of solar panels with the design. Mr. Fallon said that the structural systems are designed to accept solar everywhere. Ms. Soucy said that the goal is to get the agreement in place and plan the design together. Mr. Christenfeld said that they have to get the contract right with the PPA provider, and then the details can be determined. He said they are trying to get the contract completed as soon as possible.

MOVED: Mr. Christenfeld moved that the design team proceed with the louvered system. Mr. Nicholson seconded the motion. It was approved unanimously.

Review of Interior: Mr. Fallon said that they are continuing to work with the administrative team. They are working on refining the following:

- Connection between the administrative offices and Smith and Brooks.
- Transparency – looking at transparency between circulation and learning spaces.
- Building Entrance – opportunities to create spaces with informal seating; wood baffle ceiling; wood accents; can consider wall graphics to create a sense of place.
 - Mr. Payne asked if they are considering built-in digital displays that are integrated into the design. Mr. Fallon said they are, and are thinking about where those types of displays make sense.
 - Mr. Perlmutter asked about flooring. They are still thinking about coloration. Mr. Perlmutter wondered if the entrance should have a different finish. Mr. Fallon reminded the SBC that linoleum is what is in the budget.

- Connection to Smith: In the connector, there is room for some seating and tables, and it is possible to get borrowed views through the science room. They are also considering writable/tackable surfaces that will make the connector another learning space. From the connector it will be possible to get a view into the Art Room and to have a place for display.
- Learning Commons: The current Smith Gym flooring will be reused as backdrop on the presentation wall; there is a view into the media center.
 - Mr. Ford asked if the windows into the media center will provide an acoustical barrier. Ms. Soucy said that it is possible to have acoustical grade glass. The sound consultant is reviewing sensitive areas.
- Media Center: The drawings show locations for acoustical treatments. They have created a reading corner with movable furniture and are working with the furniture consultant to provide book storage.

Kim Bodnar and Sharon Hobbs arrived at 8:26pm.

Review Construction Logistics Plan: Christian Riordan, Consigli, distributed a flow chart of the Chapter 149A Guaranteed Maximum Price (GMP) Process. Ms. Soucy said they are still looking at contractor parking and location of the construction offices.

- All the bids from subcontractors will be put together into the 100% Construction Documents (CD) package. This will result in the GMP. The Owner signs Owner Approval Letters (OALs) for each trade. 100% CD's go out in mid-December and the SBC will have a GMP by end of January.
- Mr. Perlmutter confirmed that there are non-trade contractors and trade contractors. What percentage is with trade contractors? 70%. For the non trade contractors, Consigli comes up with three recommended sub-bids and recommends one. We have a bit of control because the sub-contractors must be pre-approved.
- Mr. Perlmutter asked what happens with the low-bid trade contractors if they are higher than our budget? Mr. Riordan said they would look at the draft GMP and look at design contingencies and escalation. Mr. Perlmutter asked about where does the risk falls in a worst-case scenario. On us? On Consigli? Mr. Riordan said that to hedge against bids over budget, they will put together a list of alternates that would help us cut cost, if necessary. With the trade contractors, we must have ranked alternates. Mr. Nolan said that we have to decide on the alternates before we accept the bid.
- Once we approve the GMP, as long as we don't make changes, then the CMR is responsible for meeting the GMP.

Review Updated Monthly Budget: Mr. Nolan presented the progress report.

- The temporary modular classroom contractor has been released to begin shop drawings.
- Members of the design team are in front of Conservation Commission this evening. Mr. Creel said that the ConCom's main concern was about protection of trees at the edge of the parking in front of Smith. ConCom is requiring curb stops in selected locations to protect trees.
- The first Planning Board meeting for the modular is on May 28th.
- In July, Consigli will commence with modular preparation, ceiling removal, and MEP verification work.
- 60% CDs will be submitted in July, and ready mid-August.
- Prequalification of Trade Sub Contractors will occur from July through September; the SBC will appoint a selection committee.
- Project Budget: no changes since last meeting.

Outreach Update: Ms. Bodnar reported that there is a meeting tomorrow at 11:00am in the 2nd floor hearing room, Town Offices.

Educational Working Group Update: Next Wednesday the group will talk about interior finishes, and they will report back on June 5th. Dr. McFall said that they are starting the discussion with Mr. Creel and Michael Haines, and her in order to focus on the maintenance of finishes.

OPR/MEP/GEC Incentive Working Group Update: no update

Construction Logistics Working Group Update: They are meeting next Thursday.

Solar Working Group Update: Mr. Christenfeld said the group met this morning, and they are working towards a meeting with Eversource on June 10th. The meeting next Wednesday will focus on planning for the June 10th meeting. The group will have an update two meetings from now.

Site Subcommittee Update: Ms. Soucy said that a follow-up meeting is needed to finalize the courtyard. Ms. Bodnar will work with the group to schedule a meeting.

Site Permitting Update: Nothing further from what was discussed during the presentation.

Minutes: Mr. Christenfeld made a motion to approve the minutes from May 8th. Ms. Bodnar seconded the motion, and the minutes were approved unanimously.

Discussion of other Topics: none

Mr. Christenfeld made a motion to adjourn. It was seconded by Mr. Nicholson, and the meeting adjourned at 9:09pm.

Minutes respectfully submitted by Jennifer Glass