

Permanent Building Committee
Meeting of March 26, 2020
Online Meeting Via Zoom, YouTube, and Conference Line 7:30PM
Approved

A duly called and posted meeting of the Permanent Building Committee, inclusive of a joint meeting with the School Committee was held via online mediums, 7:30PM, March 26, 2020.

PBC Present: T Goemaat (TG), D Grissino (DG), M King (MK), S Littlefield (SL), ~~M. Tauer (MT)~~
SC Present: L. Chow (LC), M. Kelley (MK-SC), J. Roberti (JR), S. Gray (ShG-SC), ~~M. Martin (MM-SC)~~,
Staff & Liaisons: S. Gagosian (SG), A. La Francesca (AL), K. Kennedy (KK), ~~M. Freiman (BOS)~~, N. Goins (NG-Advisory),
T. Ulfelder (TU-BOS)
Presenters: SMMA: A. Pitkin (AP-SMMA), A. Oldeman (AO), K. Olsen (KO), A. Masi (AM), M. Dion (MD), Erin
Prestilio (EP), Mike Dowhan (MD)
Compass: J. D'Amico (JD), L. Westman (LW)

Citizens speak

- None

Hunnewell

- KK indicated that SMMA (Architects) and Compass (OPM) would be presenting the Schematic Design. Further, the project team was preparing an RFQ for CM at Risk and meeting with the 7 working groups.
- DG requested that questions be held until the end of the presentation to have sufficient time to work through materials.
- AP introduced the SMMA Team and presented major topics for this design phase:
 - Educational Planning – The floor plans evolved to focus on small group learning, specialists being clustered together, music storage, mechanical systems relocated, OT/PT within core, innovation space, and 2 story cafetorium.
 - Site Planning: Reacting to curvature to Cameron St., utilizing natural daylight, and acknowledging relationship to the Civic side of the site
 - Structural Scope: Looking at hybrid structural options for materials, W expression in cafetorium window, introduction to materials (ceilings, walls floor & paint pallet options), and potential salvage items from the current structure.
 - MEP & Sustainability:
 - Plumbing: AO indicated using a centralized hot water system with central water booster and water heaters, frost free spigots including one on the roof.
 - HVAC: AO reviewed considerations for system selection, NetZero factors, usage factors, geothermal, ventilation, VRF, and life cycle cost analysis
 - Electrical: AM reviewed planning process with MLP, Energy and Stretch Code requirements, Classroom lighting controls, loads metered separately, and backup generators carrying emergency and essential areas when activated.
 - Sustainability: MD shared designs for a solar photovoltaic roof system, alternative roof array over HVAC, and parking canopy readiness, and thoughts on embodied carbon modeling.
 - Site & Landscaping: EP introduced the overall site plan including relationship to Cameron Street and then MD showed plans for outdoor environments including relationship to the brook, outdoor classrooms, play areas on paths, terrace seating, and outdoor structures.
 - Utilities and Service: EP indicated that they were working with FMD to design a service area which makes sense to incorporate dumpster, transformer, and generator. Further she noted plans for utilities: water, sanitary, electric & communications, storm water as well as exterior security cameras.
 - Trees: MD presented review of existing tree health, removal relative to building, and new plantings plan.
 - Exterior & Massing: AP showed aerial models of the building, acknowledgement of relationship to Route 16, thoughts on exterior materials, and main entrance view.
- DG opened to questions and discussion alternating between SC and PBC. The inquiries and comments were as follows:
 - LC asked about openness of the cafetorium
 - SL indicated concern about the square footage increasing. ShG responded that they will continue to review size.
 - JR asked about the ability the learning commons and other spaces being converted into classrooms as needed in the future. AP responded that the learning commons are focused on teacher collaborating at grade level cohorts and DL added that the design doesn't lock them into a

trend or shelf life for classrooms or usage. JR raised consideration for increased capacity in the future and AP responded that flexibility for such issues includes ability to have more seatings in cafeteria and core areas have ability to grow.

- JR asked about if the array on the roof elevates the building and the canopy adding height. AP responded that they are trying to avoid seeing rooftop units.
- JR asked about modern design approach to which AP responded that they are picking up on the materiality of stone usage on buildings along route 16 while creating something new.
- DG commented that the design is on a good track with complexities of form, consideration of a highly visible site with quality of materials, and compelling views of landscaping. His concerns lie with the roof and additional PV view from a highly used premier civic space. He inquired about any pending issues anticipated with PSI (Project of Significant Impact- demands on offsite utilities and Town's infrastructure.) EP indicated that the utility impact may prove challenging.
- SL inquired about switch of 2nd & 4th grade and the area at the top of the stairs to which AP replied that it makes the plan more compact and attends to space in the center and circulation.
- SG asked when the SC returns back into the PBC process to which DG noted that undertaking PSI and upcoming milestones will be a collaborative effort.
- TG inquired about which budget they are using for design goals to which JD responded that the cost per square foot on conceptual color renderings will provide estimated and decisions will be made based on SD which will come back to PBC to manage and establish as the control estimate.
- MK raised comments on the interior color palette and seeing it on scale, site plan with trees close to building, clarification on PV cost estimate price, mechanical analysis timeline, solar array as potential screening element, radiant flooring impact in summer, utility location, and generator acoustics. DG acknowledged his comments and requested that the project team review.
- LC thanked the project team and requested a motion to adjourn.

A roll call was taken to adjourn the School Committee portion of the joint meeting. LC, JR, MK, and ShG reported as present.

- JD provided indicated that they were working on consultant procurement for Commissioning, MEP and the RFQ for CM at Risk.
- DG inquired if any members took issue with the resume substitutions. SG remarked that the substitutions are qualified and we are gaining experience with the OPM's change. MK requested in the future that the roles they performed within jobs should be noted when presenting relevant work.

It was moved and 2nd to approve the project substitutions, approved 4-0.

Middle School Piping

- KK provided an OPM update with a target of the 4/9 PBC meeting presenting final completion, the final requisition and change order coming, winding down expenditures, and transfers will end.
- LC on behalf of MM wanted to thank Amanti for getting the work done prior to the heating season.
- KK requested the Committee review the DCAMM Evaluations for approval next meeting.

Middle School Building Systems (MSBS)

- SG provided an OPM update that the team had a budget meeting, cabinetry meeting, and project update meeting this week and things are moving in the right direction.
- LC indicated no concerns from the school side.

PBC Administrative Business

It was moved and 2nd to approve the minutes from 2/27/20, approved 4-0.

It was moved and 2nd to approve the minutes from 3/12/20, approved 4-0.

It was moved and 2nd to approve the invoices as presented, approved 4-0. Roll call approval was taken and SL, TG, MK, and DG reported as present.

The meeting was adjourned at 10:04PM

Respectfully Submitted,
Abbie La Francesca
Projects Assistant

Posted 4/14/20 10:00AM