

PROJECT MINUTES

Project: W. Edward Balmer Elementary School Feasibility Study
 Prepared by: Joel Seeley
 Re: School Building Committee Meeting
 Location: High School Media Center
 Distribution: School Building Committee Members, Attendees (MF)

Project No.: 17020
 Meeting Date: 2/28/18
 Meeting No: 20
 Time: 6:30pm

Attendees:

PRESENT	NAME	AFFILIATION	VOTING MEMBER
✓	Joseph Strazzulla	Chairman, School Building Committee	Voting Member
✓	Melissa Walker	School Business Manager	Voting Member
✓	James Marzec	Representative of the Board of Selectmen	Voting Member
	Michael LeBrasseur	Chairman, School Committee	Voting Member
✓	Paul Bedigian	Representative of the Building, Planning, Construction Committee	Voting Member
✓	Steven Gogolinski	Representative of the Finance Committee	Voting Member
	Jeffrey Tubbs	Community Member with building design and/or construction experience	Voting Member
✓	Peter L'Hommedieu	Community Member with building design and/or construction experience	Voting Member
✓	Jeff Lundquist	Community Member with building design and/or construction experience	Voting Member
	Andrew Chagnon	Community Member with building design and/or construction experience	Voting Member
✓	Spencer Pollock	Parent Representative	Voting Member
	Adam Gaudette	Town Manager	Non-Voting Member
✓	Dr. Catherine Stickney	Superintendent of Schools	Non-Voting Member
	Steve Von Bargaen	Building Maintenance Local Official	Non-Voting Member
✓	Karlene Ross	Principal, W. Edward Balmer Elementary School	Non-Voting Member
✓	Jill Healy	Principal, Northbridge Elementary School	Non-Voting Member
✓	Kathleen Perry	Director of Pupil Personnel Services	Non-Voting Member
✓	Lee Dore	D & W, Architect	
✓	Thomas Hengelsberg	D & W, Architect	
✓	Sarah Traniello	SMMA, OPM	
✓	Joel Seeley	SMMA, OPM	

NORTHBRIDGE TOWN CLERK
BRIEN A. CEDRONE

18 JUN 14 AM 10:47

RECEIVED

Item #	Action	Discussion
20.1	Record	Call to Order, 6:36 PM, meeting opened.
20.2	Record	J. Strazzulla announced the meeting will be video and audio recorded with live broadcast and future re-broadcast.
20.3	Record	A motion was made by P. Bedigian and seconded by J. Lundquist to approve the 1/30/18 School Building Committee meeting minutes. Motion passed unanimous by those attending, two abstentions.
20.4	Record	Warrant No. 8 was reviewed. A motion was made by J. Strazzulla and seconded by P. Bedigian to approve Warrant No. 8. No discussion, motion passed unanimous.
20.5	J. Strazzulla	J. Seeley distributed and reviewed the updated Meetings and Agendas Schedule for the Schematic Design Phase, attached. J. Strazzulla to send out a doodle survey to gauge committee quorum for the April 17 or 18 meeting date.
20.6	L. Dore	L. Dore will calculate the energy cost to operate the new facility as compared to the energy cost to operate the existing Balmer and NES in the Schematic Design Phase.
20.7	Committee	Committee members to develop a list of possible outcomes for the disposition of NES.
20.8	T. Hengelsberg	T. Hengelsberg to provide direction to the Committee if the Fire Alarm Audio message will be through the PA System or the FA speakers.
20.9	J. Seeley	J. Seeley to include the access drive to N. Main Street discussion on a future agenda once the CM is brought on board.
20.10	Record	J. Seeley provided an overview of the MSBA Board of Directors meeting held on 2/14/18. The Board has approved Option C3.1b and authorized the project to move into the Schematic Design Phase. The MSBA has increased Northbridge's base reimbursement rate from 57.11 to 59.21, calculated the maintenance score as 1.57, the PSR project cost calculation carried 1.00, and MSBA increased the reimbursable cost per square feet for the building construction from \$326/sf to \$333/sf.
20.11	J. Seeley	J. Seeley distributed and reviewed the District's response to the MSBA PSR comments, attached. MSBA asked for supplemental information on the Maker Spaces and the Extended Learning Spaces in order to determine eligibility for reimbursement. J. Seeley will follow-up with MSBA on the status of their review. Committee Discussion: 1. S. Gogolinski asked for clarification on comment 10 under section 3.3.3. Is the Base Repair (code upgrade) Option reimbursable? <i>J. Strazzulla indicated he has asked J. Seeley to get a clarification from MSBA on the comment. L. Dore distributed and reviewed an excerpt from MSBA's Module 3 – Feasibility Study Guidelines, attached, which states the MSBA would support a Code Upgrade Option if it fulfilled the issues in the SOI and was reported to support the delivery of the District's educational program. The Code Upgrade Option does not support the delivery of the District's educational program.</i>
20.12	Record	T. Hengelsberg distributed and reviewed the 2/21/18 Northbridge Safety Committee meeting minutes, attached.

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20.13	Record	T. Hengelsberg presented the results of the geotechnical soil borings and test pits, attached. The findings indicate much less ledge in the new building footprint area than assumed in the PSR estimates.
20.14	T. Hengelsberg	<p>T. Hengelsberg presented updated Site Plan, Traffic, Site Safety and Security diagrams, attached.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"> 1. J. Marzec asked that the design along the east property line be carefully reviewed to minimize the impact to the residents along Mason Road. <i>T. Hengelsberg will review with the Landscape Architect to further develop the design and present to the Committee.</i> 2. J. Strazzulla asked what percentage of projects include a fence around the perimeter of the property? <i>L. Dore indicated most projects include some form of perimeter fence.</i> 3. J. Marzec asked if the fence along Crescent Street can be more decorative than a chain link fence? <i>T. Hengelsberg indicated yes, it is meant to provide a visual cue and can be a picket fence, rock wall, or other feature. D&W will provide options for Committee review.</i> 4. K. Ross reviewed the current evacuation route to N. Main Street then to the Armory staging area. <i>T. Hengelsberg will incorporate into the emergency egress routes diagram.</i> <p>The Committee approves the direction of the Site Plan, Traffic, Site Safety and Security diagrams.</p>
20.15	Record	T. Hengelsberg presented updated Floor Plans, attached. The Committee indicated the floor plan layouts are acceptable.
20.16	T. Hengelsberg	<p>T. Hengelsberg presented building exterior façade images, attached.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"> 1. J. Marzec asked if the sunshades will have snow and ice build-up in the winter? <i>T. Hengelsberg indicated the shades are comprised of thin vertical fins that won't have snow or water build-up.</i> 2. J. Marzec asked if the amount of glass was counter to building security and safety, should it all be ballistic glass? <i>L. Dore indicated there is a balance between the amount of glazing for natural daylight and security. Ballistic glass would be effective at the glazing at the building entry.</i> 3. J. Strazzulla asked that D&W keep the design conservative in fitting in with the community. 4. S. Pollock indicated that the project cost is very much a concern in the community and the community needs to see the value in the building exterior design.

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		<p>5. T. Hengelsberg will review the potential for prefabricated panelized exterior units with the CM.</p> <p>The Committee approves the direction of the building exteriors, however with the goal to be conservative and control costs.</p>
20.17	T. Hengelsberg	<p>T. Hengelsberg presented an update on the mechanical and electrical systems, attached.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"> 1. J. Lundquist asked if the transformer can be located behind a wall away from the playground area? <i>T. Hengelsberg indicated possibly, but the transformer needs to be accessible from the roadway for maintenance, D&W will review.</i> 2. J. Lundquist asked if the displacement system can be converted to full-cooling in the future? <i>T. Hengelsberg indicated no, the ductwork would have to be increased for full cooling along with the rooftop units. K. Ross indicated that the Scituate Middle School had the displacement system and was very comfortable during the visit last summer.</i>
20.18	Record	<p>T. Hengelsberg presented an update on LEED, attached.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"> 1. P. L'Hommedieu cautioned that some of the LEED measures will require educating the teachers and staff on their use, such as the daylight harvesting system.
20.19	T. Hengelsberg	<p>J. Seeley provided an overview of the presentation for Community Forum No 6, scheduled for 3/12/18 at 6:00pm at the Whitinsville Social Library. T. Hengelsberg will provide a draft of the flyer and poster boards for review.</p>
20.20	J. Strazzulla	<p>The PR subcommittee update:</p> <ol style="list-style-type: none"> 1. J. Seeley distributed the draft Tax Impact for a 20 year and 30 year bond, attached. The impact is based 5% interest rate. J. Strazzulla indicated the impact calculations will be run many more times, the next time after the CM estimates are completed. 2. J. Strazzulla will review next steps in raising the Seniors Tax Abatement to the maximum level and develop a generic calendar for press release issuances. 3. J. Strazzulla indicated the press release on the MSBA Board approval was issued. The next press release will be when the CM is hired.
20.21	Record	Public Comments - none
20.22	Record	Old or New Business - None
20.23	Record	Next SBC Meeting: March 20, 2018 at 6:30 pm at the High School Media Center.
20.24	Record	<p>A Motion was made by J. Marzec and seconded by J. Lundquist to adjourn the meeting. No discussion, motion passed unanimous.</p>

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Page No.: 5

Attachments: Agenda, Meetings and Agendas Schedule for the Schematic Design Phase, District's response to the MSBA PSR comments, 2/21/18 Northbridge Safety Committee meeting minutes, draft Tax Impact for a 20 year and 30 year bond Powerpoint

The information herein reflects the understanding reached. Please contact the author if you have any questions or are not in agreement with these Project Minutes