**Carver Elementary School Building Committee**

**Minutes of Meeting**

**January 25, 2016**

**7:00 P.M.**

**CARVER TOWN HALL – SELECTMEN’S CHAMBERS**

**Approved: 2/29/16**

Members Present: Dan Ryan, Liz Sorrell, Andrew Soliwoda, Dave Siedentopf, Ruby Maestas, Richard Ward, Heather Sepulveda, John Cotter.

Members Absent: James O’Brien, Peter Gray, Sarah Stearns, Jon Delli Priscoli, Mike Milanoski.

PMA Present: Chad Crittenden, Walter Hartley.

HMFH Present: Laura Wernick, Matt LaRue.

Others Present: Scott Knief, Paula Foley, Dominic Puniello.

1. **Chair Dick Ward** **c**alled the meeting to order at 7:03 pm. He then led the committee in the Pledge to the Flag.
2. **01-13-16 Meeting Minutes**

Discussion of minutes.

Motion made by Dan Ryan to approve minutes of 1/13/16. Second by John Cotter

Unanimous vote.

1. **Overview of Meeting Agenda**

Dick Ward gave a brief overview of the agenda for this evening.

1. **Design Presentation** 
   1. NE-CHPS Sustainable Design Components – this will be discussed at next meeting.
   2. Building Interiors (continued).
   3. Building Exteriors.

Chad Crittenden gave an overview of meeting held today with town departments. They addressed variances required. It is in motion and will be in hand before we break ground. Well easement and water quality testing (good just high in manganese). Easement plan will be developed and entrustment will be filed at DEP. Chance Court buffer will consist of bushes and fencing. No concerns there. Temporary fence will go up on Day 1. 6’ high chain link fence. There will be a visual block. Coordination with MASS DOT. There work will begin in summer. They are working with utility company and engineers. There was a brief discussion about a left turn only lane. It would cause more of an impediment at this point. They went through FD issues; pump connection, their need for radios inside building; gates going into fire lane (not going to be keyed, they will be latched or pinned). Gates are there to deter traffic. Police Department, alarm system was discussed in depth. Security cameras will be installed in parking lot for this round of pricing. Emergency generator size went up a little to accommodate fire pump. Options are being looked into for parking during construction of project.

Ruby asked about parking across street. Not feasible as we thought? Liz replied that they have more cars there now. Could we use the front lawn area? That is a possibility. It will be tight but manageable.

Dominic Puniello of Garcia, Galuska, Desousa Engineers presented a Power Point on the HVAC system. There is a high efficiency heating hot water plant. He discussed the ventilation system and how it works to provide almost near air conditioning level. It will feel like air conditioning. 100% displacement ventilation throughout the building. Pros: good pollution removal, low noise levels, low moisture levels, reduced cooling loads, reduced initial cost, variable volume reheat is not required, high vent effectivess. Cons: requires perimeter radiation heating, ceiling radiant heating panels, light shelf with radiant heat panel.

He explained how this system works in great detail.

All systems will be controlled by Building Automation and Energy Management System. This is a means of energy efficiency.

There are 11 roof top units. Each classroom wing is controlled by 2 units (one south and one north). The gym/cafeteria/MPR, music, admin, core learning each have their own roof top units.

Liz asked about the units in the summer. Programs are run throughout summer but not in the whole building. Dominic replied that the unit will run slow and steady to keep the humidity low. It is controllable but it shouldn’t be turned off.

Ruby asked about the 11 roof tip units.

Dominic explained where they will be:

6 classroom wings

Cafeteria/MPR

Music

Gym

Administration area

Core learning areas (learning commons)

Liz asked about which system Fairhaven and Christa McAuliffe schools had. Matt replied that all schools they have done have been fin tube radiation.

Chad asked if we could get contact information from other schools that use this system. Dominic will get this info to them.

Dan asked about control system. Dominic replied that is DDC (direct digital control). There will be one primary controller with software. There will be a front end work station as well; that is their recommendation. There should be hard drive capacity as well. Each roof top unit will have a controller. Web accessibility could be set up. There is a master controller. What if failure occurs? They will be on emergency power. The ATC contractor will always have a backup of the logic. Dan asked about any problems that have occurred and what are typical maintenance problems. Dave replied that any mechanical system will have issues. Dave answered that they are electronic devices; there is not as much maintenance; installation needs to be done per manufactures specs; Dan asked if there was a yearly maintenance fee. Dave replied no; we could do a hybrid contract. Dominic added that there are a lot less moving parts. He added that the radiation valves could sometimes get stuck open. Closed loop system.

Heather asked about life span of units. Approximately 20-25 years.

Building Exterior:

Matt showed a slide describing the architectural concrete block. This will be the primary material. It is not a cinder block; it is a higher quality material. He showed samples to the committee. It will be built just like a brick wall. It’s virtually like a brick wall. They come in a whole range of colors.

Secondary material is metal panel siding. It is not insulated. It comes in galvanized steel. They typically do painted aluminum panels. He showed examples to the committee. Not as durable as masonry; therefore they avoid using it close to the ground. Metal goes up high (ie. Gym and book collection area).

Translucent Glazing. Cost effective and has good thermal value to it. Lets daylight through and diffuses it. You can’t see through it. You could insert clear glass in some places if you choose. It’s very cost efficient. Liz asked if it maintained the translucency. It does maintain its white, crisp color.

Zinc roof/wall panels. This will last forever basically. It will be used on the roof edge. It is very durable material.

Exterior Treatment: The masonry unit can be used to create interesting patterns on the façade.

Overall Elevations: Showed slides of west and south elevation. He noted on the slides which materials will be used where. He then showed the committee slides that were blown up to better see the materials; both the west and south elevations.

He then showed classroom windows.

Ruby asked about the lighting into the admin area. There is a pop up and this will let light in. Two skylights will be in shared offices.

Front view of the building was discussed in detail. What should it say? Liz replied that it should read Carver Elementary.

A view of the courtyard was shown. He noted masonry patterns and tall windows.

Liz discussed her meeting with Makepeace on 1/21/16. Makepeace would like to put in a demonstration bog; we would just need to provide the space. Liz spoke about Wareham; they have two and will be starting another. Matt noted that there will be participation needed to keep this successful. 20’ x 40’ is the size. Mr. Ward asked if it would be an organic system? Liz feels this would be a great way to keep the culture alive. They are very willing to help in their own community.

We would typically write several neighborhood grants. An escrow account could be created. Grant will be written in a three year increment. Liz feels this is very encouraging.

At the close of the meeting, the landscape architects would develop a design so that it could be priced in increments to be funded over two or three years and ready to be installed within the timeline of construction. Very productive meeting.

Security System Discussion

Matt showed the committee a diagram noting all of the security points in the building. There will be video/intercom, permanently locked doors, card reader, timed lock, and keyed doors. Ruby asked about main entrance; video access points. Are they also card readers? Yes. Dan asked how windows are handled. Matt replied that they will not have motion sensors. Ruby asked about software system. Where would that station be located? How many stations would there be? Matt replied that interface would be at the security desk. Security desk can have lock down button. What other locations for this capability? A meeting will be set up to discuss locations further. All details will need to be decided.

Chad noted the card readers on gym. Are two necessary for the gym? Matt agrees that only one is necessary.

Security camera locations were discussed. A slide was shown with these locations. Control points at all entries. Within lengths of hallways, in each of classroom wings, admin area, gym, cafeteria. Additional coverage in main spaces on second floor. This needs further discussion.

Interiors – gym seating update

Two – tier folding benches are available. 140 adults capacity in their open position.

Heather asked what seating is MPR. 143 for MPR (in chairs).

Any questions on presentation? No

1. **Schedule** 
   1. Next Steps
      1. DD set 2/24/16
      2. 60% set 5/3/16
      3. 90% set 6/23/16
      4. 100% bid 8/19/16
      5. Estimate Reconciliation Date:
   2. Next Building Committee Meeting: 2/22/16.
2. Liz and Dan reached out to the family of Derek Fry regarding the memorial tree. A red maple tree could replace the current tree. His mother was so grateful.
3. **Public Comment Period**

Bill Duggan asked about photovaetics. Matt replied that this was discussed. It was decided that because it is an open site, in the future a system could be installed.

Insulated concrete walls? No, it’s not something that we typically use. No need really for this. Bill asked if they have ever done this. No. Chad added that they have good knowledge of the pros and cons. Not much of a difference. Chad feels it’s not a good fit for here.

1. **New Business**

John Cotter asked to add agenda item for next meeting. He feels a discussion is needed when a new committee has been formed. Please add to agenda for next meeting.

Motion made by Liz Sorrell to adjourn meeting at 8:55 pm. Second by Dan Ryan.

Unanimous vote.

**Respectfully submitted,**

Kelly Yenulevich

Building Committee Recording Secretary