Carver School Building Committee

Monday, March 21, 2016

CARVER TOWN HALL – SELECTMEN’S CHAMBERS

Minutes of Meeting – Approved 4/6/16

Members Present: Scott Knief, Dan Ryan, Richard Ward, Dave Siedentopf, Michael Milanoski, Ruby Maestas, Sarah Stearns, John Delli Priscoli, James O’Brien.

Members Absent: Heather Sepulveda, Peter Gray, John Cotter, Andrew Soliwoda.

PMA Present: Chad Crittenden, Walter Hartley, Chris Carroll

HMFH Present: Matt LaRue, Laura Wernick

Others Present: Alan Dunham

1. Chair Dick Ward called the meeting to order at 7:02 pm. He then led the committee in the Pledge of Allegiance.
2. 2/29/16 Meeting Minutes. Discussion by the committee. **Motion made by Dan Ryan to approve the minutes. Second by Ruby Maestas. Dan noted one correction. Unanimous vote to approve amended minutes. Unanimous vote (Ruby, Richard, Mike, Dan). Dave, Heather and John abstained as they were not present at that meeting.**
3. Mr. Ward gave an overview of the agenda for this evening’s meeting.
4. Project Updates.
   1. MSBA Update by Chad. March 3 was Kickoff Commissioning Agent Meeting. Meeting went well; went through process and procedure. Design review was completed on 3/11/16 and then submitted to MSBA. We are waiting for final comments on DD package from MSBA by the end of next week. John asked what the contents of package included. Site improvement drawings, architectural drawings…50% complete. It included engineer drawings, framing all modeled. It’s a well-developed set.
   2. Design Presentation Update slides were shown to committee. This is a follow up to last meeting’s discussion about the exterior of the building. The first slide showed a look back at the design in detail over the last year and the development of the gym. Zinc panels for the face of the gym were discussed. Matt explained where this material has been used before; i.e., households, porch roofs, cupulas, counter tops. It has a natural quality to it. It has been widely used for roofing in Europe for many years. It can be formed into many things; downspouts and gutters for example. Zinc has also been used to portray a certain look. It has a reflectivity to it. A slide was shown with HMFH’s work with zinc; specifically schools they have designed. Zinc is a durable material and will last a long time. It is great for roof edge material. Wall conditions, roof conditions, horizontal panels, diamond shaped diagonal panels, goes well with masonry. It can be treated many ways to give it a nice texture. It can be incorporated with patterning as well. The next slide showed the shades and finish of zinc. Matt passed samples of the material in two different colors around to the committee. Matt described the wall structure, per John’s request. Mr. Ward asked about the life of the zinc. Will the zinc panels show wear? Matt replied that the zinc will last as long as the school. Dan asked if cost goes up with different combinations. Matt replied that having just the two colors, it shouldn’t add a lot to cost. More complex patents would add cost. Front entry area of the building was then discussed. Row of trees separate building from parking lot. Trees in front of building and in front of gym and cafeteria. The roof of gym (flat part) is not zinc; when it starts to curve down that is where the zinc will be used. TVO will be used as the flat part of the roof. A slide of the gym view from the front entry was shown. Scott spoke about the wall windows in the gym; he is concerned that this is problematic with sun shining onto the court. Dan asked about the part that brings in light to office area. Clear story lights in that pop up lets light in without a lot of glare. The next slide showed the front view from the fields. This shows the PK entrance. Plantings and landscaping soften the size of the building. The separation between the two rooms also has zinc. The next slide depicts the front view from the approach path. Dan asked if we could use a combination of materials including zinc. It seems like a very massive structure. He asked committee for their input. Matt feels very strongly that this is a good design. The solution incorporates a lot of requirements (including durability). He feels that changes shouldn’t be made; but rather explain the design. Matt reminded the committee that you won’t be seeing it straight on. Ruby did check in with teachers; they are focused on the inside of building. They felt it did not have the colonial look to it. Scott feels what is presented here is consistent with what we have been looking at through the process. Scott is comfortable with the contemporary design the way it is presented. Sarah feels HMFM has done a beautiful job. She feels it will be a great addition to Main Street. John asked if we have discussed all of the exterior finishes. He asked if Matt could briefly review all of the exteriors. Matt pointed out that low portions will be masonry; architectural concrete block is used for durability (most used material); metal panel siding (2nd most used material); translucent glazing. Courtyard view was discussed as well as the classroom windows. All windows will be operable.
   3. Chad asked what the general feeling is of the zinc. James feels HMFH has done a great job, Mike concurs, Dave agrees as well. Scott is comfortable where we are and we should continue on. Dan feels that it is a large structure so anything that can break up the massive area would be great. John asked if the cloud design is final. Mike asked about durability of painted panels. Aluminum is better choice than steel panel. Ruby asked about patterns of windows. Could we see different options of windows in the cafeteria? That is not set in stone; they are working on it. John asked if extras of materials would be left for maintenance. Yes, extras will be left.
   4. CHPS scorecard overview by Matt. This is sustainability program with a possibility of receiving two extra points for reimbursement. Collaborative of high performing schools (CHPS). The scorecard indicates required items. If we go for Verified Leader Status, the fee is about $2,000 more than Verified level. Matt would like to know if the committee feels this is important to get to the Verified leader status. Scott asked what the benefit of that status is. Consensus seems to be to not go with Verified Leader status. HMFH will try to get as many points as they can; to get the extra 2% reimbursement. Next steps would be to sit down with a smaller group to work on the credits that would pertain to this. **Motion made by Dan Ryan to create Sustainability Committee. Scott Knief seconded. Principal, Superintendent, Town Administrator, Dave Siedentopf. Unanimous vote.**
5. Chad showed the Schedule Slide to the committee. The schedule is still on track. Nothing has changed. August 19 it will go out to bid.
6. Next meeting is April 6th at 7:00 pm at Town Hall. Boards will be put together for Town meeting. The massing model will be brought as well. Simplified update for handouts as well.

John Delli Priscoli asked about breaking ground. General contractor on board by first week of October; foundation in by first of year? Chad feels GC will do their best to get it in.

Public comments

Dagmar Ryan noted one area in the building that is disturbing to her. Why is the window in admin area north facing? Matt replied that the major issue is glare; but want to take advantage of natural sunlight. North facing windows in schools are advantageous. The heat load on a building like this is a factor. When direct sunlight goes into a space, then that area will need to be cooled.

Andrew Cardarelli asked what the attractive properties of zinc in lightning strikes are. A lightning prevention system will be in building.

Designing it for cooling? Why not for heating? Matt replied that building will be insulated very well. The driving factor is cooling and we are trying to minimize the amount of energy used to cool the building. The school is used during the summer.

**Motion made by James O’Brien to adjourn meeting at 8:45 pm**

**Second by Dan Ryan.**

**Unanimous vote.**

Respectfully submitted,

Kelly Yenulevich

Recording Secretary for Building Committee