

MGRSBC MEETING MINUTES

DATE OF MEETING: September 24, 2015 @ 5:30 P.M. in the Mount Greylock Regional School Meeting Room S103 in Williamstown, MA

PROJECT: Mount Greylock Regional Middle High School Dore & Whittier Project #MP

SUBJECT: School Building Committee Meeting (D&W#15)

ATTENDING: Mark Schiek. SBC Chair, Lanesborough Paula Consolini SBC Co-Chair, Williamstown (Left Early @ 7:50) Superintendent, MGRSD (Arrived @ 7:15) **Douglas Dias** Nancy Rauscher Bus. Manager MGRSD Williamstown Selectman Hugh Daley Carolyn J. Greene MGR School Committee Chair Jesse Wirtes MG facilities supervisor Mary MacDonald Principal, MGRHS Lanes. Finance Committee Chris Galib Thomas Bartels Williamstown Bob Ericson Lanesborough Selectman Rich Cohen School Committee (Arrived @ 7:05) Trip Elmore D&W OPM Rachel Milaschewski D&W OPM Bob Bell **Design Partnership** Dan Colli **Design Partnership** MEP Consultant, CES Eng. Michael Walsh MEP Consultant, CES Eng. Sal Fazzino

1. Call to Order at 5:40 PM by M. Schiek with 10 voting members in attendance.

2. Approval of Minutes:

a. A short overview of the September 3, 2015 Meeting Minutes was provided by the Chair.

SBC Motion to approve the September 3, 2015 SBC Meeting Minutes by P. Consolini, 2nd by M. MacDonald. VOTE: 9 approve, 0 against, 1 abstain (T. Bartels).

Discussion: A member of the committee suggested that a statement be added to the minutes to clarify that the boilers under discussion are approximately 5 to 6 years old. DWMP will make this change to the Sept. 3rd minutes for record.

3. Invoices Submitted for Approval: No Invoices.

PROJECT MANAGERS ARCHITECTS

Newburyport, MA 01950 260 Merrimac Street Bldg 7 978.499.2999 ph 978.499.2944 fax

www.doreandwhittier.com

4. Working Group Member Update

Community Outreach: P. Consolini reported that she and C. Greene met with the league of voters on September 16th to show Design Partnership's most recent presentation on the project, and stated that the information was well received. P. Consolini notified the committee on the upcoming outreach events, which are as follows:

- September 29th Open House and MGRHS (Updated project material will be available)
- October 11th PTO
- Fire Station Outreach, date TBD

She then pointed out that she would create a spreadsheet of events for people to sign up if they would like to participate.

C. Greene added that she had met with the Lanesborough Selectmen last week where they discussed the Capital Apportionment, and what would be appropriate and comfortable for both towns. She plans to meet again with both Williamstown and Lanesborough, including the finance committees, in the upcoming months, and states that they are on track with the process.

5. CM at Risk Process Update (D&W)

T. Elmore of DWMP recapped which four CM Firms were nominated to move forward in the CM Selection process, whom, *in no particular order*, are as follows: Turner, Consigli, Gilbane, and Shawmut. He pointed out that the project team members from each firm attended a walk-through of the school prior to the SBC meeting, where DWMP provided background information on the building and what the team is looking for in a CM for this project.

DWMP reported that the CM Proposals are due on October 8th, and interviews with each firm will be held on October 22nd, which the SBC is welcome to attend. T. Elmore added that immediately following the interviews, the Selection Committee will hold a vote to select the CM for the project. Furthermore, he expressed how fortunate the District is to have major CM players express interest in this project.

6. MSBA FAS Update (D&W)

The District, Design Partnership, and Dore and Whittier all met with the MSBA on September 9th for the Facilities Assessment Subcommittee Meeting (FAS). T. Elmore pointed out that this meeting is the only opportunity for the District to sit down with the MSBA Board Members around a table and hold an interactive conversation prior to the MSBA's decision to grant the District their approval to move forward to the Schematic Design Phase. T. Elmore stated that the meeting went very well, and the District and Design Team received positive feedback, and most importantly, the Educational Program was strongly complimented.

7. Design Partnership Review of the design and system decisions required by the SBC in the month of October to complete the Schematic Design Documents.

D. Colli of DPC pointed out that the working groups have been very productive and are doing well in the decision making process. He stated that they are on track, and plan to discuss a handful of key elements at the leading up to and at the October 8th meeting; these elements include the boiler room, plumbing, site, sustainable design, interior/exterior materials and Special Education spaces. Two weeks following, they plan to discuss security.

DPC made clear that the S.P.E.D submission to DESE is needed for the December 1st Schematic Design submission to the MSBA, and they have a meeting scheduled to meet with the S.P.E.D Director on October 9th to resolve any open issues.

8. DPC Phase 2 Geo-Environmental Services Proposal

D. Colli explained that the proposal package includes items recommended by the Geo-Environmental Consultant for further investigation of the building site itself, as well as some tests required by regulatory agencies.

He added that item 1900-Misc. Consulting and Support listed on Schedule B of the proposal may or may not be spent, and could become a credit, as it is there in case there is a need for additional consulting help. He also pointed out that there may not be a need for item "1300B-Perchlorate in Groundwater" which would also become a credit if the test is not performed.

DWMP clarified that the funds used to cover the cost of this proposal would be transferred from the "Other" line item of the budget to the Designer's Contract. The "Other" budget balance after this transfer of funds would be \$42,561.48.

Motion to approve Design Partnership's Phase 2 Geo-environmental Services Proposal in the amount of \$32,442.00 by P. Consolini, 2nd by C. Galib. VOTE: Unanimous to approve.

9. Discussion on NGrid Incentive Program and Rebates

T. Elmore referred to the NGrid attachment in the minutes, summarizing a program in which new buildings are evaluated to receive an incentive payment to build green buildings. He explained that the program requires an energy audit, but believes it is a worthwhile program, as NGrid will add value to the team by generating energy models separate from the energy models created by DPC.

T. Elmore went on to explain that the district must pay an up-front fee of \$10,000 to do the energy study, which then an estimate of the energy savings results is done, and thus an estimated incentive rebate amount is generated. The example given by T. Elmore:

"Let say it amounts to \$100,000 that will be paid to the district as the components are in place and functioning. At the end of the project, upon verification that all items are installed, the utility company pays any remainder to the district.

As a part of the close out process, the MSBA requires the region to acknowledge any funds that were given to them (the region) for the project, and would then reduce the final grant amount by the reimbursement rate percentage.

Using a hypothetical reimbursement rate of 56%: Incentive \$100K - Study fee \$10K = \$90K effective incentive amount; the MSBA portion 56% of \$90K = \$50.4K would be the reduction in the grant funding and the district would receive \$39.6K to offset the local funding needs.".

T. Elmore clarified that this program would not be implemented in the current phase of the project, but is bringing it to the attention of the committee early-on.

The committee agreed to recommend this program to the School Committee to accept and sign for future use.

Motion to recommend to the School Committee that they accept and sign the National Grid Integrated Design Path Program Application by P. Consolini, 2nd by B. Ericson. VOTE: Unanimous to approve.

10. Discussion on HVAC Systems by area and Facilities Work Group Recommendations

Mike Walsh and Sal Fazzino of Consulting Engineering Services (CES) gave a follow up presentation based on their discussion with the SBC on September 3rd, as well as meetings held with the Facilities Working Group. CES went through the heating, ventilating, cooling, and dehumidification options for each area, breaking them out into 3 systems types (PowerPoint with descriptions attached).

The Committee discussed the proposed integration of these options in the building, and the Facilities Working Group recommends, and fully agrees to the same system integration in each area.

J. Wirtes, leader of the Facilities Working Group, pointed out that they have met 4 times since the last SBC meeting to narrow down the HVAC system options based on usage, efficiency, maintenance, best practices and cost. The group plans to meet again to further discuss generator options, and decide which direction the boiler decision should go prior to the October 8th SBC Meeting.

After discussion, the Committee also agreed to the proposed system integration for each option, though a Committee member asked to further examine some of the heating components, which CES agreed to.

DPC stated that they believe they have enough information on system decisions at this point in time to continue incorporating the mechanical systems into the project drawings until the next meeting. T. Elmore clarified that this system integration will now become the basis of design for the schematic HVAC system.

CES plans to compile more detailed information and update the drawings for distribution to the SBC within the next week.

11. Discussion on the Exterior Envelope Materials and Interior Flooring Options

DPC gave a presentation on the design progress made since the last SBC meeting, which included updated site and floor plans. B. Bell pointed out that they are currently focusing a lot on the site, plantings and outdoor learning spaces. He then went on to review the current classroom layout, and which areas may require further tweaking (presentation attached).

B. Bell mentioned that they have met with the interiors and exteriors working groups to look at samples of materials, discuss where to use them, and evaluate what is appropriate, sustainable, cost effective, and durable. He added that the group has not made any conclusions yet, and plan to continue the evaluation of these materials.

12. Other Business not Anticipated 48 hours prior to Meeting: None.

13. Public Comment: None

14. Next SBC Meeting(s) and times

- a. Thursday, October 8th, 2015 at Lanesborough Elementary School @ 6:00PM
- **b.** Thursday, October 22nd, 2015
- c. Thursday, November 19th, 2015 Joint Meeting with MG School Committee
- **d.** Monday, November 23rd, 2015 Joint Meeting with MG School Committee for Vote to Approve the November 19th Meeting Minutes for Certified Submission to the MSBA

15. Adjourn

SBC Motion to adjourn by B. Ericson, 2nd by C. Dodig. VOTE: unanimous to approve. Meeting adjourned at 8:50 PM

DORE AND WHITTIER MANAGEMENT PARTNERS, LLC

Rachel Milaschewski Dore & Whittier Management Partners, Project Manager

Cc: Attendees, File

The above is my summation of our meeting. If you have any additions and/or corrections, please contact me for incorporation into these minutes. After the minutes have been voted to approve, we will accept these minutes as an accurate summary of our discussion and enter them into the permanent record of the project.

The Integrated Design Path ("Program") is offered by National Grid as a comprehensive new construction offering for buildings over 100,000 sf (+/-), is to reduce building electrical and thermal energy demand and consumption by implementing cost effective design alternatives early in the design process when changes are feasible. National Grid offers incentives to Owners of buildings to work with Design Teams to achieve high performance building designs. Owners are eligible for a performance incentive based on energy savings performance. Design Teams are eligible for incentives for early involvement in the design process and for incorporating the Program's comprehensive measures into the construction documents for the project.

Participation in the Program requires the Owner, Design Team and National Grid to work together. National Grid's TA will evaluate options and enhancements to the proposed building design in order to identify electrical and thermal savings and improved system operating efficiencies. The Program offers Owners the opportunity to maximize electrical and thermal energy efficiency and plan for reduced operating costs in their new construction project.

This document outlines the roles and responsibilities of each party in order to set transparent expectations for all parties participating in Program identified below:

National Grid understands that the following National Grid customer

("the Owner"):

has undertaken the following new construction or major renovation project at the following address:

("Premises")

TITE			ectively, the "Design Team"):
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 ("Architect")
 ("Electrical I Engineer")
 ("Mechanical Engineer")

Requirements for Participation in the Program:

Owner or Owner's Design Team will:

- Engage National Grid during the schematic design (or earlier) phase of the project.
- Target a combined gas and electric savings 15% better than referenced code.
- Participate in an energy efficiency charrette.
- Include National Grid in all meetings where the identified energy conservation measures ("ECMs") are being considered for value engineering.

National Grid will:

- Meet with the Owner and Design Team to identify the best way to maximize energy savings and incentives for the project.
- Hire one of its preferred TA's and pay a portion of the design review/modeling and report back on the progress towards meeting the savings thresholds. An Owner can use their preferred technical assistance vendor if the Owner's vendor is capable of meeting the National Grid's technical requirements.
- Pay the Architect \$3,000.00 for participation in an energy efficiency charrette to determine potential energy savings measures for the new construction project. (requirements described in the Tasks below)

- Review the proposed list of ECMs for overall feasibility and appropriateness for the Project and review the incremental construction cost estimates prepared by National Grid's TA for compliance with the benefit–cost test requirements.
- Provide a letter of National Grid's commitment for the building design at the end of the construction documents.
- Pay the Owner of the building a performance based incentive of \$0.35/kWh and \$1.70/therm for estimated savings above the baseline code at the substantial completion of the project up to the full incremental cost of each measure
- Pay a performance based Design Team incentive of \$0.07/kwh and \$0.34/therm for estimated savings (up to \$15,000) to the Architect. This incentive will be paid in increments during the project (requirements and payment schedule described below).

Task 1 - Identification of Base Design and Conceptualization of Options

During the schematic design of the project, the Owner, the Design Team and National Grid will participate in an energy efficiency charrette for the purpose of generating, analyzing and comparing potential energy efficiency design features. Before this effort can begin, however, the Owner shall ensure that the Design Team:

- Provides schematic design plans and narrative specifications for the project, suitable for use in preparing preliminary estimates of electrical and natural gas demand using industry standard computer modeling tools such as Trane TRACE or E-Quest.
- The description of the project shall include:

Building uses and hours of operation, and number of occupants, Total floor area and number of floors, Descriptions of typical wall, roof and fenestration sections, Preliminary lighting and equipment power levels, Anticipated HVAC systems and source fuels, and projected control strategies

- Host an energy efficiency charrette, attended by National Grid representatives, the National Grid's TA, the Owner, and the Design Team for the purposes of:
- (1) Establishing a base case building design, mutually agreed to by National Grid, the Owner and the Design Team. The proposed base case for the project shall at a minimum conform to the requirement of applicable state energy codes and standard design practice and must reflect the design intent of the Owner and the Design Team.
 - (2) Developing a list of technically feasible electric and natural gas ECMs which are potentially costeffective and eligible under the Program, and in which the Owner is participating.
 - (3) The Owner shall ensure that its Design Team will provides minutes of the meeting summarizing the conclusions of the energy efficiency charrette and listing the energy-efficiency options to be screened and considered in subsequent tasks under the Program track. Once the memo is provided to the team, National Grid will pay the \$3,000.00 incentive to the Architect.

Task 2 - Analysis and Screening

Following the completion of Task 1, National Grid's TA will begin an analysis of the potential energy savings and construction costs of the ECMs identified, using a building energy use simulation model and the base case building data derived from Task 1. National Grid's TA will identify annual energy usage and energy savings over the base case for each identified measure. National Grid's TA will also provide estimates of incremental construction cost for each measure for National Grid to screen each measure with National Grid's computer based cost/benefit tool.

During Task 2, the Owner shall ensure the following is performed by the Design Team:

• Review the proposed list of measures for overall feasibility and appropriateness for this project.

- Provide additional design criteria to the technical consultant.
- Review the incremental construction cost estimates prepared by the technical consultant for reasonableness.

At the close of Task 2, the Owner and its Design Team shall host a meeting (or series of meetings) to review the above work, at which time a consensus will be reached regarding which of the screened ECMs will be modeled interactively and considered for incorporation into the final building design. Based on the above, National Grid will provide an estimate of the incentive payments available to the Owner and identify any additional technical assistance that National Grid will provide or arrange.

The draft report will include the modeling of the ECM's and the interactive effects of the selected measures that are expected to be incorporated into the final building design.

Task 3 - Comprehensive ECM Selection

Following the review of the results of Task 2, a draft report will be provided to the Owner, Design Team, and National Grid by the National Grid's TA. National Grid will notify the Owner and ask the Owner to direct the Design Team to incorporate the ECMs into the construction documents for the project. Once all required design information is received a draft report will be provided in 4 to 6 weeks.

National Grid's TA will prepare a final report for use by the Owner, Design Team, and National Grid. This report will include completion and submission of the required Custom Application to the Owner for their review and signature. Once National Grid has pre-approved Custom Application, the terms and conditions of that application, shall apply to the project.

Incentive Payment Schedule

Building Owner incentives are based on estimated energy savings performance and will be paid upon completion of construction of the building and operational verification by National Grid. National Grid will pay the Owner of the building a performance based incentive of \$0.35/kWh and \$1.70/therm for estimated savings associated with the approved screened measures up to the full incremental cost of the measures.

National Grid will pay \$3,000 for the energy efficiency charrette to the Architect who will be responsible for paying to the rest of the Design Team members. Payment for the energy efficiency charrette will be made regardless of the final outcome of the project.

Additionally, National Grid will offer an incentive to the Design Team for energy savings performance. National Grid will include a Design Team Incentive of (\$0.07/kwh and \$0.34/therm up to \$15,000) for incremental design and engineering costs associated with the selected measures. The incentive for the Design Team will be paid on the following schedule: National Grid will pay 50% of the Design Team incentives when the final report is released and agreed upon typically at the conclusion of the Construction Documents phase. The final 50% of the Design Team fee will be paid at the substantial completion of the project.

Disclaimer

Except for payment of incentives as set forth hereunder, National Grid does not make any representations, warranties, promises or guarantees in connection with the Program, EMCs, energy savings, benefits, adequacy or safety of ECMs or other items, or any work, services or other item performed or provided in connection with the Program including, without limitation, the warranty of merchantability or fitness for a particular purpose. National Grid is not responsible for the payment of any taxes assessed by federal, state or local governments on either benefits conferred on the Owner by the Company or design incentives paid to Design Team.

By signing below, the Owner represents that he/she(1) shall be the sole and lawful owner of the Premises and (2) has read, understands, accepts and agrees to the terms and conditions for participation in the Program outlined above.

Owner's Printed Name: _____

Date:



September 24, 2015











HVAC SYSTEM TYPES

Consulting Engineering Services





- Base Line: Variable Air Volume Air System (VAV)
- ASHRAE 90.1 minimum criteria



Variable Refrigerant Flow System (VRF)

Chilled Beam System



HEATING & COOLING



- Classrooms & Offices Heating & Cooling:
- Refrigerant Pipe Distribution serving Variable Refrigerant Volume Fan Coil Units (VRF) I
- VRF Outdoor Air Cooled Heat Recovery System. Ĩ





VRF HEATING & COOLING SYSTEM





VRF HEATING & COOLING SYSTEM

Consulting Engineering Services





- Classrooms & Offices Heating & Cooling:
- Hot Water and Chilled Water Distribution serving Chilled Beams
 - Coupled With DOA





- 1 Chilled Beam
- 2 Exhaust Air
- 3 Outdoor Air
- 4 Radiant Ceiling Panel





CHILLED BEAM HEATING & COOLING SYSTEM Consulting Engineering Services



- Ventilation Source: Dedicated Outdoor Air System (DOA) with Heat Recovery with Chilled Water and Hot Water. *
- Central Boiler Plant: High Efficient Condensing Boilers.
- Perimeter Heating





Condensing Boiler

DOA

COMMON HVAC COMPONENETS



DOA Diagram*



A Contraction

Function	System 1 Variable Refrigerant Volume (VRV)	System 2 Chilled Beam
Ventilation	Ventilation provided by Dedicated Outdoor Air System (DOA) with energy recovery	Same as System 1
De-Humidification Control	Ventilation air pretreated by DOA to conditions that will handle the moisture added by ventilation	Same as System 1.
Control System	A central DDC control system with web based control	Same as System 1. Also, additional controls are required to ensure chilled water temp does not exceed space dew point.
Pros	 Quiet. Takes up little space Indoor Air Quality: Proper ventilation airflow Leads with energy efficiency Simplified temperature controls 	Quiet. Takes up little space Indoor Air Quality: Proper ventilation airflow No filter changes in the rooms
Cons	 Distributive Filters Distributive Condensate piping 	Air conditioning will completely turn off with open window or open classroom exterior doors Dew point temp controls can get complicated



VRF & CHILLED BEACM SYSTEM COMPARRISON

One Assumption:

In all instances, the air quality of the new system will be to code with CO2 sensing systems. There will be no air quality issues like the ones that exist in the current building.

Three System Options:

- 1. Heating and De-humidified ventilation
- 2. Heating, Ventilation, and Cooling
- 3. Heating and Ventilation

Process:

We looked at each space and assigned a system option.

Basis for Recommendations:

We based our recommendations for the Heating / HVAC systems on four points.

- 1. Usage: How will the space be used? How will the system impact how the space will be used?
- 2. Efficiency of Installation, Operation and Maintenance: Can we balance the equipment required by putting spaces with opposing schedules (one on, while the other is off) on the same system? How many parts requiring maintenance?
- 3. Best Practices: What are other school projects doing? How are they approaching their systems?
- 4. Cost: What is the cost impact of different designs or systems selections?

Notes:

- There can (and most probably will) be spot cooling of certain areas (network room, nurses office, etc.).
- We believe that humidity control will be sufficient for the Classroom wing. Summer usage of the Classroom wing should be minimal.
- Gym will have circulating fans to help keep the air flowing. It would be helpful to have windows that open at the top edge to help with air circulation.

Mount Greylock Regional School Project



September 23, 2015



Scheme R1c.3 progress - Addition + Renovation

General Highlights

- 40% Reno/60% New
- Effic./Consolidated New
- Signif. New Green Space
- Effective Bus/Car Loops
- Modest Phasing Impact (w/ 24 month est. duration)

Educ/Program Highlights

- Sep. Public/Acad. Zones
- Simple/Clear Circulation
- 3 vs 2 Story Academics
 Shortens Circ./Less Thru-Grade
 Well-Defined Neighborhoods
 Some Pull-Out/Flex Learning
 Fosters Dept or Team Structure
- Media/Tech Not w/ Sci
- Keeps Aud+Gym +1000sf (but overall same size as R1c1)
- Caf. w/ Aud, <u>Not Gym</u>

Energy/Sustainability

 Energy Model Est. \$1.25psf (1.25 x132.9ksf =\$166.1k/yr)

Could Swap Admin/Media/Tech.



















EXTERIOR MATERIALS









COMMON BRICK/ COMPOSITE METAL PANEL SPLIT-FACED BLOCK/ HD LAMINATE PANEL



SIMULATED STONE

TERRACOTTA



PORTION OF EXISTING BUILDING TO BE RENOVATED





CURTAINWALL

STOREFRONT/WINDOWS



WINDOWS



PRECAST PANELS MT. GREYLOCK REGIONAL SCHOOL



EXTRUDED METAL SIDING





09/24/2015

INTERIOR FLOORING MATERIALS



SEALED/STAINED CONCRETE



PORCELAIN TILE



LINOLEUM TILES

TERRAZZO TILES

MT. GREYLOCK REGIONAL SCHOOL 09/24/2015



POLISHED CONCRETE





VCT- CLASSROOMS



CARPET TILES



QUARRY TILE



VCT- CORRIDORS



RUBBER







INTERIOR WALL/CEILING MATERIALS



GROUND FACE BLOCK WALLS/ LINEAR WOOD-LOOK CEILING



CMU/EPOXY PAINT WALLS/ ACT CEILING



GLAZED STRUCTURAL TILE WALLS



MT. GREYLOCK REGIONAL SCHOOL

GWB+PORCELAIN TILE WAINSCOTT



GWB+ CERAMIC TILE WAINSCOTT





GWB+ HDWD MDO WAINSCOTT



Mount Greylock Regional School Project







Mount Greylock Regional School District School Building Committee Meeting

Attendee Sign-In Sheet

Date: 9/24/15



Attendees name	Town/Affliation	email contact	Signature
**Mark Schiek	SBC Chair, Lanes.	mschiek@outlook.com	What John
* Paula Consolini	SBC Co-Chair Williams.	paula.m.consolini@williams.edu	Alexie-
Douglas Dias	Superintendent of Schools	ddias@mgrsd.com	Didi
Nancy Rauscher	Bus. Mgr, MGRSD	nrauscher@williamstownelementary.org	ly W Reum
Hugh Daley	Williamstown Selectman	hmd1618033@gmail.com	438
Carolyn J. Greene	School Committee Chair	Carrie.greene@williams.edu	CuR0.
Jesse Wirtes	MG Facilities Supervisor	jwirtes@mgrhs.org	h this
Mary MacDonald	Principal, MGRHS	mmacdonald@mgrhs.org	Manaim
Lyndon Moors	Faculty, MGRHS	lyndon213@verizon.net	
Chris Galib	Lanes. Fin. Committee	church1333@verizon.net	Chiesa Cinett
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MIKE WALGH	LES Gra.	MWALSH C CESCT. COM	
SAL TAZZINO	CHS Eng.	SAZZINO CCESCT. COM	

** Building Committee Chair

* Building Committee Vice-Chair