

MINUTES
Green Meadow Building Committee
Monday, December 19, 2022, 5:00 pm
Remote Meeting

Pursuant to Gov. Baker's Executive Order dated March 12, 2020, suspending certain provisions of the Open Meeting Law, G.L. c. 30A sec. 20, the School Committee has modified meeting procedures to ensure the safety of all participants. The public will not be allowed to physically access this School Committee meeting; video and audio will be turned off for the public. This meeting will be held via a virtual meeting (internet) using Zoom Technology.

Meeting Called to Order via Roll Call at 5:03 pm

Brian Haas - Present
Jennifer Gaudet - Present
Jerry Culbert - Present
Justine St. John - Present
Mary Brannelly - Present
Nicholas Kane - Absent
Robert Rouleau - Present
Anthony Midey - Present
Wayne White - Present
Mark Anderson - Present
Chris DiSilva - Present
Justin DeMarco - Present
Matthew Johann - Absent
Greg Johnson – Present
Hilary Griffiths - Present

Katie Moore, FinCom (NV) - Present
Ken Neuhauser (NV) - Present
Robert Savoie (NV) - Absent
Charles Gobron (NV) - Present

Others present: Phil Palumbo, Colliers Project Leaders; Matthew Sturz, Colliers Project Leaders; Dennis Daly, MVG; Chris LeBlanc, MVG; Frank Tedesco, MVG; Zana Cranmer, Public

School Building Committee Meeting Minutes Approval

Jerry Culbert introduced the agenda item of approving the School Building Committee (SBC) meeting minutes from the following meetings: 8/22/22, 9/19/22, 11/1/22 and 11/7/22. Mary Brannelly and others indicated they needed more time to review the minutes. It was decided that the minutes would be an agenda item for approval at the January 2023 SBC meeting. Colliers indicated where the public could locate the SBC meeting minutes on the project website and that the site also has the Draft minutes on there for the community members to review.

Schematic Design Documents Uploaded to the Google Drive

MVG indicated that they have uploaded the Schematic Design documents to the SBC Google Drive, so the SBC can start reviewing them.

November 29, 2022, Community Forum Recap

Colliers introduced the November 29, 2022, Community Forum Recap agenda item. Colliers indicated it was to update the SBC members that couldn't attend the forum on how it went, as well as to discuss the community feedback provided at the forum. Colliers indicated the goal is to get to a point where the SBC has confidence in the project design and feels good about speaking to the project's different design aspects and the background to them.

School as Emergency Shelter

MVG indicated that this was a design aspect discussed at the security meeting had with the Police Chief and District back in August. The Fire Chief was invited to the meeting but could not attend. MVG indicated that both Police and Fire Chiefs agreed that the Green Meadow Elementary School did not need to be built to be an emergency shelter, rather have the ability to be a warming and cooling shelter if need be. The thought behind this is that the Town already has an emergency shelter with the Fowler School. It was indicated for MVG to nail down that confirmation from the Police and Fire Chiefs as the project's reasoning for not designing the building to be an emergency shelter. MVG indicated that some of the additional amenities needed to accommodate designing the building to be an emergency shelter are higher level of structural integrity, showers, additional toilets, more electrical items to be connected to the emergency generator, etc. MVG indicated that part of the Schematic Design estimate reconciliation meeting will be to price the additional scope to accommodate the emergency shelter component. It was indicated that the project does not need to assume, in the event the choice is made to design the building to emergency shelter standards, that it will need to accommodate 100% of the Maynard population.

HVAC System – Electric vs. Gas

MVG indicated that through the Sustainability Subcommittee meetings and the 11/7/22 SBC meeting, the direction was provided to the design team to design the all-electric, central heat pump HVAC system. MVG presented the Life Cycle Cost Analysis (LCCA) graph that was presented at the Sustainability Subcommittee and SBC meeting re-highlighting the data that was discussed at those meetings. MVG also presented the estimated incentive / rebate dollar amount that could be achievable through the MassSaves Path 1 program that the project is currently signed-on for. Then a lengthy conversation ensued discussing items like:

- Is the data on the LCCA graph accurate? Ken Neuhauser insisted that MVG and Colliers coordinate with Acton-Boxborough and Lexington to understand how those projects were able to go all electric and to make it a cash-positive scenario.
- It was mentioned that with the amount of PV the project can fit physically, i.e. on the roof or on canopy structures, it's probably only going to cover 10% - 15% of the electrical usage, but MVG is coordinating with the PV vendor that Maynard is using on other projects to review this scope in greater detail.

- The fact that the school needs to be in use for a minimum of 4 weeks throughout the Summer for the MassSaves Path 1 program was mentioned. Superintendent Haas indicated that he did not see that to be an issue.
- It was indicated that the Mass Saves Path 1 program is meant to guide projects to design a building that utilizes a low amount of energy, i.e. low energy usage index (EUI); it doesn't have to be net-zero.
- It was mentioned that the cost of electric from Eversource will be going up 40% - 60% on a monthly average in 2023, and the cost of gas from Eversource will be going up 20% - 30% on a monthly average in 2023.

Tree Removal

MVG presented the site plan showing the areas of existing trees that are required to be removed due to the new site layout and new building location. They indicated they are being conscious of the amount of existing tree removal and are doing what they can to limit the tree removal. MVG also highlighted the areas where new trees are being planted. MVG indicated they plan on coordinating with the Tree Committee and Tree Warden after the new year to discuss the tree removal scope on the project. It was indicated that some parents have mentioned the concern that the center lawn space at the front of the new building location is easily seen by people from Great Road and/or entering from Great Road. It was mentioned there are new tree plantings shown that will create a barrier from this site-line concern.

Pedestrian Safety

MVG presented the site plan and highlighted a newly added crosswalk at the northwest corner of the site which allows pedestrians entering the property from Great Road to be able to cross the vehicular path once before being on the school/building side of the site layout. MVG then presented another site plan slide which highlighted the pedestrian paths, parent/car circulation, bus circulation and bike circulation.

Unsuitable Soils

MVG presented the site plan which had on it the boring locations conducted by MVG's geotechnical engineer. It was indicated that there was some evidence of unsuitable soils in areas of the proposed building footprint, and as such, the appropriate amount of unsuitable soil replacement with structural fill will be carried in the Schematic Design cost estimate. It was also indicated that at areas of the sitework there will be some ledge removal required, so that scope is also being carried in the Schematic Design cost estimate. It was indicated that through the Phase 1 Environmental Site Assessment there were no concerns of potential urban fill on site. The question was asked about installing a radon mitigation system in the new building. It was indicated that the team will be sure to carry the cost of a radon mitigation system in the Schematic Design cost estimate.

12/6/22 Selectboard Meeting Recap

Greg Johnson provided the recap of the 12/6/22 Selectboard meeting, indicating that the meeting was meant to be a project status update to the Selectboard, as well as a presentation

on next steps relative to the MSBA Project Scope and Budget Agreement. After a lot of discussion at the Selectboard meeting, it was decided that the Selectboard did not feel comfortable approving the submission of the Schematic Design documents at this time. It was indicated that the Selectboard wanted the project further vetted to ensure they get to a position of confidence in the project and feel it can achieve a majority yes vote.

Project Timeline Options

Colliers presented the two remaining project timeline options as it relates to the project's Schematic Design submission to the MSBA. The below are the timeline options:

Timeline Option 1

- SD Estimate Recon: Wk of March 6th
- SD Docs to SBC: March 20, 2023
- SBC Vote: April 17, 2023
- Select Board Vote: April 18, 2023
- SD Submission: April 27, 2023
- MSBA BOD Approval: June 21, 2023
- Town Meeting: Sept. 25 or Oct. 3
- Special Election: Nov. 7, 2023

Timeline Option 2

- SD Estimate Recon: Wk of Jan. 9th
- SD Docs to SBC: Jan. 23, 2023
- SBC Vote: Feb. 20, 2023
- Select Board Vote: Feb. 21, 2023
- SD Submission: March 2, 2023
- MSBA BOD Approval: April 26, 2023
- Town Meeting: Sept. 25 or Oct. 3
- Special Election: Nov. 7, 2023

Through discussion had, it was clear that SBC members felt Timeline Option 1 was more desirable / appropriate as it provided the project the most time to flush out any remaining design concerns prior to needing to submit to the MSBA on April 27th. ***Jennifer Gaudet made a motion to vote to approve Timeline Option 1, motion was seconded by Justine St. John and was unanimously approved via roll call vote.***

Next Steps

Discussion was had about what are the appropriate next steps to ensure the project flushes out any remaining question marks. It was mentioned that step 1 will be to create a working group with Justine St. John, Greg Johnson, the School District, MVG and Colliers to start the process of building a comfort level with that working group as it relates to the components of the project. Once that comfort level is established, the team will need to reach out to other Boards and Committees in Town, i.e., Finance Committee, School Committee, Selectboard, etc. to update them all on the project. Also, as the SBC members become comfortable with

where the project is at, they'll need to do what they can to get out to other community members/groups to assist in educating the community on the project.

Questions / Comments

None

Other Business

Tuesday, January 17th, 2023, at 5pm via Zoom will be the next SBC meeting.

Justine St. John made a motion to adjourn the meeting. Mary Brannelly seconded the motion, and it was unanimously approved via roll call vote.

Meeting adjourned at 6:44 pm.

Respectfully Submitted
Colleen Andrade
Administrative Assistant to the Superintendent of Schools
Approved 1/17/23