

MINUTES
Green Meadow Building Committee
Tuesday, November 1, 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 - Present

Anthony Midey - Present

Wayne White - Present

Mark Anderson - Present

Mat johan - Present

Greg Johnson - Present

Chris DiSilva - Present

Justin DeMarco - Present

Robert Rouleau - absent

Hilary Griffith - absent

Katie Moore, FinCom (NV) - Present

Ken Neuhauser (NV) - Present

Charles Gobron (NV) - Present

Robert Savoie (NV) - absent

Others present: Phil Palumbo, Colliers International; Dennis Daly, MVG; Chris LeBlanc, MVG; Frank Tedesco, Matthew Sturz

Project schedule update

Matthew Sturz reviewed the timeline. Currently working towards the 12/18/22 submission of the schematic design report to MSBA. They will review and inform what items are reimbursable.

Project Budget Update

Matthew Sturz reviewed the project update. Estimated exiting the feasibility study with a balance of \$160,000. There may be a few more ground test pits needed, this surplus would be able to be used for that reason.

Project Design Update

Continuing with developing site and floor plans, have met with several groups:

School Administration - Have been meeting since the start of the process. MSBA participates in programmatic space, in order to try and be cost effective for the Town MVG has tried to minimize the ineligible and inefficient spaces.

Facilities personnel - reviewed storage, utility and custodial spaces.

School staff - spent a day in the district, met about a dozen teachers, secretarial staff and more. All staff were able to give their input which was incorporated into the floor plans.

Food Services - met with Whitsons Food Service and discussed their needs. Discussed providing a separate food prep area for student food allergies to prevent cross contamination.

Technology - met with the Director of Technology. Building will have fully wireless connectivity throughout the building. Discussed the phone system, clock system and security access.

Sustainability Sub-committee - attended several of their committee meetings. Discussed building materials and facility equipment. Will be attending the next sustainability meeting. Working on a goal to have a net-zero "ready" building.

Met with Eversource on how we plan to meet their requirements so they can provide reimbursement for some systems.

Conservation/Planning committees - Met with several committee members, reviewed the permitting and site plan process. We want to make sure our designs meet all DEP, conservation and planning board requirements.

Once the project is approved at Town Meeting, the Building Committee will continue to meet and work with stakeholders. Would like to hold an all Boards meeting once approved.

MSBA participates in programmatic space, in order to try and be cost effective for the Town MVG has tried to minimize the ineligible spaces.

Ms. St. John said she would like to try and keep this project to something that will work for the people and some net zero capabilities are new and still evolving and may be expensive but not fully tested. She expressed concern about cost.

Mr. LeBlanc said they would be looking at all the pros and cons, and all costs. Will be looking at the longevity of other net zero schools and equipment. They would also continue meetings about school security at the next level, and would also be looking at the policies and procedures that the School Dept, Police and Fire departments had in place.

A. Architecture - The plan was to minimize program space variances to reduce the ineligible spaces, the building was currently proposed at 90,300sf. Have tried to capture the feel and environment of Maynard.

B. Site - included some custodial and electrical closets. Principals Conference space has been moved to be available for anyone who needs it. PK area rooms have been changed to have more direct access to the recess area. 2nd floor guidance has been moved to be in an area that could be more collaborative as suggested by the guidance staff. The media center has been closed off from the hallway, with STEAM room off to the side of the media center.

Outdoor space has been changed. 2 play areas have been placed side by side so they don't need to cross any roads and also provides a small basketball court. Parent drop off has been narrowed and lengthened to prevent parents from bypassing the drop off lane. Some retaining walls will be built as

the site slopes to allow for safe sidewalks and parking areas. Pavement will be sloped away from wetlands. They will work with Maynard DPW on where snow removal will be placed.

Concerns were expressed about being able to maintain the green space, maintenance, watering, and man power. Mr. Leblanc noted that they would be exploring possibilities. They would not be able to add irrigation, but may be able to capture rain water off the roof. The green space would be referred to as a play area or grass area vs. a field, MSBA did not reimburse for fields.

C. Sustainability (Eversource MOU) - Committee approval was needed for the Town Administrator to sign off on the Mass Save Mou. MOU was distributed to the committee.

Ms. Gaudet made a motion to allow Greg Johnson as Town Manager to sign the MOU with Eversource so they could move the process forward.

Mr. Kane 2nd the motion

Brian Haas - Yae

Jennifer Gaudet - Yae

Jerry Culbert - Yae

Justine St John - Yae

Mary Brannelly - Yae

Nicholas Kane - Yae

Robert Rouleau - Yae

Anthony Midey - Yae

Wayne White - Yae

Mark Anderson - Yae

Matthew Johann - Yae

Greg Johnson - Yae

Motion passed 12 - 0

Mr. Palumbo suggested having another community forum, possibly on 11/29.

Mr. Culbert set a meeting on 11/7th to discuss sustainability.

Mr. White expressed concern about the added cost associated with the technology that will be used with the building maintenance equipment

Mr. Culbert noted that most schools did contract out to maintain these systems since it could be technical and school maintenance staff was thin. A lot of the maintenance systems were specialized.

Mr. Leblanc noted that they required companies to provide videotape training to all school staff with a maintenance schedule.

Roger Stillwater talked about a net zero ready building.

Mr. Leblanc noted that a net zero ready building was the minimum direction coming from the Town. Trying to get there was a desirable goal. Next update on the site would include arrays for the roof.

Ms. Brannelly made a motion to adjourn the meeting.
Mr. Anderson 2nd the motion.

Brian Haas - Yae
Jennifer Gaudet - Yae
Mary Brannelly - Yae
Nicholas Kane - Yae
Robert Rouleau - Yae
Anthony Midey - Yae
Wayne White - Yae
Mark Anderson - Yae
Matthew Johann - Yae

Motion passed 9-0

Meeting adjourn at 6:12pm

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