

Meeting Minutes of Fort River School Building Committee
Tuesday, May 14, 2019 8:45 am
Superintendent's Conference Room – Amherst Regional Middle School
Meeting taped for broadcast by Amherst Media

Committee Members in attendance

Jonathan Salvon, Chair*
Eric Nakajima, Vice Chair*
Maria Kopicki, Vice Chair*
Anthony Delaney*
Irene Dujovne*
Ben Herrington*
Heather Sheldon*

Design Team (TSKP) members in attendance

Jesse Saylor

Members not in attendance

Diane Chamberlain*
Rudy Perkins*
Michael Morris

*voting members

- **Meeting called to order** by Salvon
- **Meeting Minutes** from April 3, 2019 approved (6 in favor; 1 abstention)
- **Minute Recorder** for today (Kopicki volunteers)
- **Public Comments** (none)
- **Review of TSKP's second draft of Final Report**

Multiple copy editing type comments had been sent to TSKP via Chair Salvon and will be incorporated. They were not all specifically discussed at the meeting.

General Comments

Report to specify *PreK-6* 465 students throughout where applicable. Dujovne had questions about the costs for EUI 50 and EUI 30 options, particularly whether the MSBA reimburses for solar panels. Saylor assumes that they do (would know more for certain with a project in Schematic Design phase) and points out that the construction cost cap will be exceeded in both EUI 30 and EUI 50 options. Kopicki requests clarity about 1) MSBA's policy on reimbursement for solar panels and 2) the report suggesting that construction cost/sf possibly is lower for EUI 30 compared to EUI 50. Saylor points out that this is because the report gives EUI 50 costs with a CM at risk method and EUI 30 costs with a GC method. Kopicki requests that cost comparisons be consistent in terms of GC/CM at risk and only different in terms of EUI 50 vs 30.

Kopicki also requests clarification on Power Purchase Agreement on solar panels. TSKP's review of the Town's Net Zero Energy Bylaw revealed that this is NOT allowed. Committee requests that TSKP

make this more clear and consistent in the report – will keep in narrative form and remove from other areas such as tables as needed.

Comments by Section

(Section 1) Introduction – Groundwater mentioned but a summary sentence from the geotechnical section (4.3) will be added. Add that plans can be reviewed to possibly avoid wetlands rather than moving them. Add sentence about large, flat topography for outdoor space. Add sentence about MSBA reimbursement incentives.

(Section 3) Initial Space Summary – Add sentence noting that music rooms can be multi-purpose.

(Section 4) Development Narrative – Kopicki asks Nakajima to confirm that this should reference the Amherst School District (not Amherst-Pelham Regional District) – he concurs. Also, delete reference to relative density of areas of town since this was not studied and may or may not be accurate. Discussed whether the photographs in Section 4 should be moved to Appendix – decided to keep here because they were not the product of consultants.

(Section 5.5) Existing Structural Systems Review – Kopicki requests added statement to make it clear that all Options except F meet the criteria for Diaphragm Anchorage.

(Section 7) Local Outreach – Sheldon and Kopicki requested that the committee's Community Outreach document of the FR SBC be included to note the strategy of the committee in this regard.

(Section 6.6) Cost Summary – Kopicki suggests a) change Construction Cost summary table to Construction cost/sf table and limit to HVAC Option #5 and enrollment of 465 to simplify and provide comparisons among options and b) note that the other projects in the benchmark table were likely EUI 50 (conventional building), the Fort River Option listed is EUI 30, and they have similar costs.

(Section 6.9) Options Documentation – p. 141: Dujovne wants clarification that some Option A is only one where the proposed building would overlap floodplain according to the older (1983) maps; some other options impact parking lots. Kopicki reports inquiring about the status of updating floodplain mapping and was told that the maps would be available in the next week or so. Suggested change to report is that options would need to be reviewed once the newer maps are available. PP. 161-169: Dujovne asks that these pages be reviewed to make sure that references to middle school items be removed. Saylor agrees and points out that the architectural narrative describes typical elementary school projects and there is a comment at the beginning of that section indicating that this committee did not specifically discuss this.

There was some discussion about ground improvement strategy, existing conditions and proposed, use of piers vs piles. Saylor will revise the relevant sections to clarify that standard ground improvement strategies including the use of aggregate piers is proposed but piles and other more aggressive measures are not required.

Summary survey map is now included and will replace the CAD drawing (p. 56).

(Section 8) Appendix – Sheldon asks to make sure that the final consultant’s report regarding ADA compliance is included (rather than the previously available draft report). Add note that the Gale roof study was conducted as a separate, specific previous request by the Town (not done by consultant’s hired by this committee). Section 8.4 – Cost Estimate – correct the typo that states Option B is ~100K sf - should be ~80K sf, similar to the other options. This will correct the cost/sf that is also incorrect.

- **VOTE on TSKP’s Final Report**

It was noted that there has been ample opportunity for members and others to comment on the final report. A motion to accept TSKP’s Final Report as edited and amended during this meeting was made by Nakajima and seconded by Salvon. Motion passed: 7 in favor – 0 against – 0 abstentions (2 members absent). Delaney will ask Town and School officials how many physical copies of the final report we will need to print.

- **Discussion of presentation to Amherst School Committee**

Chair Salvon is scheduled to give a brief update of the committee’s work to the Amherst School Committee on May 21, 2019. He will request time at a future Amherst School Committee meeting for the committee to make its final presentation during a joint meeting with this committee and with TSKP in attendance. The timing of this meeting will allow for advertising of the event to the general public and completion of the Final Report, including the Independent Cost Estimation that is in progress.

- **Discussion of presentation to Amherst Town Council**

Chair Salvon has communicated with the President of the Amherst Town Council (Ms. Griesemer) who offered 15 minutes on July 1, 2019 for a presentation with no opportunity for dedicated public comment period. Sheldon suggested that the reading of an executive summary at Town Council meeting would suffice while Kopicki argued that a more complete presentation was appropriate given the complex and wide-ranging implications to the Town. Nakajima offered that while the Council is very busy with other matters at the moment, it might be better able to receive it in a short while. Chair Salvon will follow-up with Ms. Griesemer.

- **Update regarding Independent Cost Estimator**

Discussion tabled because time for meeting expired.

- **Invoices**

Motion to approve the final invoice for TSKP made, seconded and unanimously approved.

- **Meeting adjourned.**

EO OF MEETING: https://www.youtube.com/watch?v=OXGeCWqzp_E&feature=em-uploademail