

DALE STREET ELEMENTARY SCHOOL – MEDFIELD, MA	MEETING MINUTES
DALE STREET SCHOOL BUILDING COMMITTEE MEETING NO. 25 Joint meeting with Board of Selectmen	March 24, 2021
Location:	Online Meeting
Time:	7:00 PM

**Attendees:**

Name	Assoc.	Present
<b><i>School Building Committee</i></b>		
<i>Mike Quinlan</i>	Chair, Medfield School Building Committee/PBC	Y
<i>Tom Erb</i>	SBC member/PBC	Y
<i>Michael Weber</i>	SBC member/PBC	Y
<i>Walter Kincaid</i>	SBC member/PBC	Y
<i>Timothy Bonfatti</i>	SBC member/PBC	N
<i>Michael Marcucci</i>	SBC member/Board of Selectman	Y
<i>Leo Brehm</i>	SBC member/School Committee	Y
<i>Anna Mae O'Shea-Brooke</i>	SBC member/School Committee	Y
<i>Jeffrey Marsden</i>	SBC member/School District - Superintendent	Y
Kristine Trierweiler	SBC member/Town Administrator	Y
Michael LaFrancesca	SBC member/School District – Dir. of Finance and Operations	Y
Stephen Grenham	SBC member/Principal – Dale Street School	Y
Amy Colleran	SBC member/Town of Medfield - Director of Facilities	Y
Bob Sliney	SBC member/Warrant Committee	Y
<b><i>Board of Selectmen</i></b>		
Osler Peterson	BoS member/Chair	Y
Gus Murby	BoS member/Third Member	Y
Michael Marcucci	BoS member/Clerk	Y
Lynn Stapleton	LeftField Project Management	Y
Gina Gomes-Cruz	LeftField Project Management	Y
Tim Baker	LeftField Project Management	Y
Laurence Spang	Arrowstreet Architect	Y
Tina T. Soo Hoo	Arrowstreet Architect	Y
Emily Grandstaff-Rice	Arrowstreet Architect	Y
Kate Bubriski	Arrowstreet Architect	Y

***Bold/Italics = SBC Voting Member***

A Dale Street Elementary School Building Committee (SBC) Meeting was held along with the Board of Selectmen (BoS) to discuss: Administrative Actions; Preferred Schematic Report; Project Schedule; and Budget Update. The following was noted:

Osler Peterson called the BoS meeting to order at 7:01 PM. A quorum was in attendance.

Mike Quinlan called the SBC meeting to order at 7:05 PM. A quorum was in attendance.

It was also stated that the virtual meeting was being recorded and was in accordance with the Governor's Executive Order issued on March 12, 2020 which suspends certain provisions of the Open Meeting Law.

**I. Administrative Action**

*Vote on Approval of March 10, 2021 Dale Street School Building Committee Meeting Minutes.*

1. Mike Quinlan entertained a motion to approve the March 10, 2021 Dale Street School Building Committee Meeting Minutes.

**MOTION:** Jeffrey Marsden moved, seconded by Tom Erb, that the Dale Street School Building Committee vote to approve the March 10, 2021 Dale Street School Building Committee Meeting Minutes.

*Discussion: The attendees list will be amended to reflect that Mike Weber was not in attendance.*

**VOTE:** The Dale Street School Building Committee voted to approve the March 10, 2021 Dale Street School Building Committee Meeting Minutes, as amended.

**Roll call was taken:**

**Tom Erb – In favor**  
**Walter Kincaid – In favor**  
**Michael Weber – Abstained**  
**Jeffrey Marsden – In favor**  
**Leo Brehm – Abstained**  
**Michael Marcucci – In favor**  
**Mike Quinlan – In favor**

**In Favor: 5      Against: 0      Abstained: 2      The motion passed.**

**II. Arrowstreet Presentation**

*Design Review*

*Energy & Net Zero*

2. AST presented Purpose of Assessment for Net Zero Energy
  - a. Determine the initial and long-term benefits and cost of various HVAC systems.
  - b. Determine if the benefits and costs of the HVAC system options are acceptable and are capable of meeting net zero energy.
3. AST reviewed the following:
  - a. Schematic Design
    - i. Activities
    - ii. Schedule
  - b. Net Zero Emissions Definition – Energy Use/Energy Production
  - c. Net Zero
    - i. Educational Benefit
    - ii. Health Benefits

- iii. Cost Benefits
- d. EUI Targets
  - i. EUI 25 – Eversource Path 1
  - ii. EUI 28 – Highest EUI allowed to be Net Zero Energy.
  - iii. EUI 30 – MSBA Requirement
- e. HVAC System Options
  - i. #1 – GAS (Air-Cooled Heat Pump Chiller & Gas Boiler) – Displacement Ventilation
  - ii. #2 – ALL – ELECTRIC (Air-Cooled Heat Pump Chiller & Electric Boiler) – Displacement Ventilation
  - iii. #3 – ALL – ELECTRIC NET ZERO (Ground Source Heat Pump) – Displacement Ventilation
  - iv. #4 – ALL – ELECTRIC NET ZERO – VRF, Overhead Ventilation
- f. HVAC System Options (Summary)
  - i. #1 and #2 are same except for boiler fuel.
  - ii. #3 similar to 2 but ground used instead of air for heat transfer (more efficient)
  - iii. #4 multiple small rooftop units, ventilation supplied overhead.
- g. HVAC System Options (Qualitative and Simple Cost Comparison)
  - i. #3 – Ground Source Heat Pump is the highest performance and greatest cost savings.
- h. Options #3 and #4 are compared to #1 for comparison.
- i. HVAC System Options (Summary Chart) – Best #3
  - i. EUI – 24
  - ii. Annual Savings Yr. 1-30 - \$26,424
  - iii. Annual Savings Yr. 30-50 - \$104,208
  - iv. Savings Toward New Building O&M – YES
  - v. Best Indoor Environment – YES
  - vi. Maintenance Concerns – NO
- j. Net Zero Makes Sense because:
  - i. Cash Flow Positive – debt service on incremental capital is offset by annual savings (on average)
  - ii. Savings could be used for offsetting increased operating budget for the new school.
  - iii. Energy Savings will continue after debt service is paid.
  - iv. Provides a healthy and comfortable learning environment.
  - v. Has educational opportunities.
  - vi. Fossil Fuel Free is the best choice for the climate.
  - vii. Aligns with Massachusetts goal to be net zero in 2050.

4. Comments were as follows:

- a. Alec Stevens sits on the Medfield Energy Committee and works for a company that served as an independent third party reviewing the material that was presented tonight. He stated that the results are conservative.
- b. Osler Peterson asked why battery savings was not included in the study. Mike Q responded that a much higher analysis would be needed to evaluate this but if we decide to pursue Net Zero, all options including photovoltaics will be studied.
- c. Osler Peterson asked what type of solar could be used? A hybrid system of ownership? Alec Stevens responded that a hybrid system would not be used but instead a straight Power Purchase Agreement (PPA).
- d. Mike Weber asked about the initial cost of utilizing solar energy. The response was that the PPA would cover the installation.
- e. Mike Q stated that PPA's are becoming more popular and there are grants to assist with this. The Energy Committee may want to look further into this and possibly look for additional town projects that may benefit from this.
- f. Michael Marcucci summed up the options by stating that the cost difference between Option #1 and #3 is roughly \$1.5 million dollars and this is what will be decided on.
- g. Michael Marcucci asked if there was MSBA reimbursement involved in pursuing Net Zero. Mike Q confirmed that this would be solely the responsibility of the Town.

- h. Michael Marcucci stated he was skeptical of the Town acquiring more equipment as the maintenance of equipment could become an issue.
- i. Gus Murby asked what Option #1 (baseline) is based on? Mike Q responded that it meets the criteria to pursue the 2% incentive points offered by the MSBA, which the SBC voted to pursue. Kate added that it has the least upfront costs and uses a lot of energy but is acceptable to the MSBA.
- j. Mike Q concluded that there are many options. The material presented tonight took away benefits/options that the team was uncertain of and kept what they were certain of. Gus Murby responded that it still seems as if the recommendation is for one path - #3.
- k. Gus Murby referenced back to when Mike Q stated the options Net Zero Ready v. Net Zero and was leaning more towards Net Zero Ready. Mike Q responded that his opinion has changed as a result of the process and sees the \$1.5 million being a nominal cost over the 30-year period. He also added the importance of making sure the Town is making good long-term decisions and realizing what a powerful tool PPA's can be. The benefits are financial savings and a sustainable building.
- l. Gus referenced the Lexington School project that Mark Sandeen presented which is believed to achieve Net Zero without added upfront costs. Gus asked if Lexington could do this, why couldn't Medfield? He also asked what options are in the Lexington project that have not been considered in Medfield's proposal for Net Zero.
- m. Introducing batteries were not included in the presentation. Mike Q explained that further analysis would be needed to study battery options. Alec Stevens said he would be looking into this in the next week.
- n. Mike Q stated that the SBC is not comfortable making the decision on the building pursuing Net Zero and will look toward the BoS to make the decision. Gus responded that the BoS was looking to the SBC to provide a sound technical conclusion and that what was presented tonight would suffice. The BoS will make a decision at the next BoS Meeting.
- o. Mike Weber asked if the project would pursue solar energy. Mike Q responded that it only makes sense as a PPA with a solar company. There is a lot of opportunity with solar which will increase energy and cost savings.
- p. Anna Mae O'Shea Brooke stated that she is in favor of pursuing Net Zero and appreciated the analysis and added that being a good steward is important.
- q. Leo Brehm agreed with Anna Mae and stated this move is forward-thinking and will yield better results as time goes on and is in favor of pursuing a Net Zero Building.
- r. Mike Q stated that he will ask Kristine Trierweiler to add the vote on pursuing Net Zero to the next BoS Meeting agenda.
- s. A motion was made to adjourn the BoS Meeting.

The following motion to adjourn and vote were made:

**MOTION:** Michael Marcucci moved, seconded by Gus Murby, that the Board of Selectmen adjourn the meeting at 8:58 PM.

*Discussion: None*

**VOTE:** The Board of Selectmen voted unanimously to adjourn the meeting at 8:58 PM.

**Roll call was taken:**

**Osler Peterson – In favor**  
**Michael Marcucci – In favor**  
**Gus Murby – In favor**

*Design Review*

*Traffic Update*

5. AST presented Traffic Update

- a. Top 6 Concerns:
  - i. Intersection overload at South Street/Elm Street
  - ii. Roadway capacity on Elm Street
  - iii. Lack of Sidewalk, Cross Street & Phillip Street
  - iv. Cut-through Roads, Knollwood Road
  - v. Bridge/Easterly Direction on Elm Street
  - vi. School Start Times Overlap with High School/Middle School vs. Elementary School
- b. Mitigation strategies:
  - i. All-way stop controlled intersection at South/Elm Street
  - ii. Narrow travel way width and widen shoulders on Elm Street by re-striping.
  - iii. Improvements to existing sidewalk on North side of Elm Street
  - iv. Post signs: Do not enter hours at Knollwood Rd. and Cross Street (during peak hours unless resident)
  - v. Post signage along Elm Street: School Zone 20 M.P.H.
  - vi. In response to a question that was brought up at the last meeting regarding the installation of stop signs relative to the distance from the train tracks, AST's engineers concluded that this is not an issue and as a precaution a DO NOT BLOCK sign/arm and road painting indicator should be introduced. It was agreed that this should be implemented in both directions.

*Design Review*

*Landscape Update*

- 6. Terraink presented an initial Landscape Plan. The following items were touched upon:
  - a. Buffer Zone along Elm Street as you approach the site.
  - b. Active Play: Open areas
  - c. Active Play: Playground
  - d. Arrival Court
  - e. Rain Garden: Educational
  - f. Outdoor Classroom and Passive Recreation
  - g. Victory Garden
  - h. Plaza
  - i. Additionally:
    - i. Terraink will introduce a crosswalk to the Rain Garden for student safety.
    - ii. A mix of low maintenance grass will be added to manicured lawn areas.
    - iii. There will be clear sight lines between both schools.
    - iv. The emergency vehicular loop will double as a walking loop.
    - v. It will be critical to have Terraink work along with a Playground Committee when determining the school's requirements.
    - vi. Parking areas have been reconfigured

III. Construction Delivery Method: CM-R vs. DBB

- 7. This topic will be discussed at the next meeting.

IV. Archeological Survey

- 8. This topic will be discussed at the next meeting.

V. Sustainability Subcommittee Update

- 9. This topic will be discussed at the next meeting.

VI. Communications Subcommittee Update

- 10. This topic will be discussed at the next meeting.

VII. Other Business/Discussions

11. None

VIII. Adjournment

12. The following motion to adjourn and vote were made:

**MOTION:** Leo Brehm moved, seconded by Jeffrey Marsden, that the Dale Street School Building Committee vote to adjourn the meeting at 9:26 PM.

*Discussion: None*

**VOTE: The Dale Street School Building Committee voted unanimously to adjourn the meeting at 9:26 PM.**

**Roll call was taken:**

**Tom Erb – In favor**

**Walter Kincaid – In favor**

**Mike Weber – In favor**

**Jeffrey Marsden – In favor**

**Anna Mae O’Shea Brooke – in favor**

**Leo Brehm – In favor**

**Michael Marcucci – In favor**

**Mike Quinlan – In favor**

**In Favor: 8   Against: 0      Abstained: 0      The motion passed.**

IX. Meeting Materials

The following materials were presented at the March 24, 2021 SBC Meeting:

- Dale Street School Building Committee Meeting no. 24 meeting minutes
- Arrowstreet Presentation dated: March 24, 2021.
- Meeting Materials are located on the School Project website at <https://www.medfield.net/o/medfield-public-schools/page/elementary-school-project> and at the Town of Medfield’s website at <https://www.town.medfield.net/AgendaCenter/Search/?term=&CIDs=69,&startDate=&endDate=&dateRange=&dateSelector=>.
- The School Building Committee Meeting recordings which include the Architect’s presentation can be found at <https://www.medfield.tv/schools/>