



## Town of Swampscott, Hadley Elementary School

### *Swampscott School Building Committee Meeting #18*

Date & Time: 8:00AM on November 19, 2013

Location: Swampscott Middle School

#### *Attended*

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<b>Swampscott School Building Committee (SSBC):</b>	Joseph Crimmins, SSBC Chair (JC) Garrett Baker, Member, MCPPO Certified (GB) Thomas Younger, Town Administrator (TY) Niles Tooher, Engineer, (NT) Glenn Paster, Communication & Marketing Professional (GP) Carin Marshall, School Committee Member (CM) Laurier Beaupre, Ex. Officio (LB)
<b>collaborative partners (CP):</b>	Paul Kalous (PK)
<b>Mount Vernon Group Architects (MVG):</b>	Al Cuevas, AIA (AC) Dom Puniello, PE, Garcia Galuska and DeSouza (DP)
<b>Marshall Gary LLC (MG)</b>	Ben Gary (BG)

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The purpose of the meeting is to move the Hadley Elementary School Project forward.

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#### ***Approval of Meeting Minutes***

Motion: That the minutes of meeting # 17, dated November 5, 2013 be accepted.

Motion by: Glenn Paster

Seconded: Garrett Baker

Vote: Unanimous

#### ***Approval of Invoices***

Motion: That Collaborative Partners invoice 13051-07 for \$22,333.75 and Mount Vernon Group Architects invoice 02013.08-0000004 for \$43,001.20 be approved for services in the feasibility study/schematic design phase be approved.

Motion by: Glenn Paster

Seconded by: Garrett Baker

Vote: Unanimous

#### ***Status Report:***

Joe Crimmins reported that he presented to Town Meeting last evening a brief status of the project. JC said he reported that the preferred schematic design is to be voted by the MSBA Board of Directors on Wednesday November 20, 2013.

#### ***Review of proposed HVAC systems for air conditioning or dehumidification***

GP reported that he talked to the Principal of Beverly High School regarding dehumidification. GP said that the Principal said that if the building is not used between mid-June and mid-August, it may not be worth the cost; however they utilize their building during that time and wish they spent the money for air conditioning. The dehumidification is adequate except on the hottest and most uncomfortable days of the summer.

Dominick Puniello did a power point presentation that is attached to these minutes. The presentation began with an overview of how a dehumidification system works and how it is different from air conditioning. DP presented the costs of air conditioning vs. dehumidification.

Construction costs: The HVAC cost for an air conditioned building will be approximately \$50 per square foot or \$5,000,000 for the new school. The HVAC cost for a dehumidified building will be approximately \$38 per square foot or \$3,800,000. To fully air condition the school vs. only a dehumidification system the cost would be approximately \$1.2 million.

Operation costs: The operational (utility bills only) costs for an air conditioned building, per year is approximately \$1.90 per square foot or \$190,000 per year. For a dehumidified building the operational costs are \$1.40 per square foot or \$140,000 per year.

DP reviewed various features that would be implemented such as energy recovery wheels and that these features are factored into the costs that were cited. DP said that the energy calculations assume that filters are changed as scheduled and the system is maintained. DP recommended that Swampscott contract with an HVAC maintenance firm to handle the controls and maintenance. DP said that a dehumidification system requires less maintenance than VAV's or univent systems.

AC said that if the committee selected dehumidification, there are areas of the building that will require air conditioning regardless, such as the special education spaces, administration and media center. The SBC could determine that selected other areas should be air conditioned.

GP indicated that the use of the gym and cafeteria for summer camps may make air conditioning the gym necessary.

JC and others said that they will review with SPS and the Swampscott Recreation Department summer time building needs to understand the building's use in the summer. GP suggested that the gym and cafeteria may be used for summer camps and would be great to air conditioning in these spaces.

AC stated that the design team needs to know the extent of air conditioning soon as it impacts the design of the project, even in early stages. JC asked how the decision to air condition or just dehumidify may impact LEED. AC said that a LEED or MA-CHPS point is typically available on projects that utilize dehumidification. PK asked if the SBC could make a decision next week after reviewing school and rec department needs. Members of the SBC indicated that this should be possible; however they would like to learn more about how this will play into sustainability.

JC stated that the Swampscott sustainability committee will be meeting on December 10, and would like to have a report on what sustainability measures the project will implement. AC stated that they will make a presentation of options for the committee's review and discussion at the next meeting.

### ***Middle School Site Development and Stanley Site***

Ben Gary from Marshall Gary LLC reviewed the updated site plan for the middle school site. The new 635 student elementary school on the middle school site has been slightly shifted to align with the property line and set the building away from the property line as far as possible.

BG stated that there are currently 360 vehicle drop off now at the middle school and would estimate about an additional 250 for the new elementary school. Parking for the middle school will be approximately 250 plus 100 spaces for the elementary school.

BG stated that the current plantings that exist along the abutter's property will be preserved, and in fact they may be augmented by planting hemlocks so that the homes are screened all year round. All site lighting will be designed with fixtures that will contain all lighting on the site.

BG learned that one of the abutters currently experiences drainage issues that will be addressed by the design. NT asked if there are plans for utilizing Fergus paving systems, which are porous and permit more water infiltration. BG said that they will investigate that, however in any case retention chambers will be necessary.



***Aesthetic Vision***

AC said that the selection of brick masonry for this building will be respectful to the existing building and not completely contrary to it. PK stated that AC did a great job in design of the addition to Dracut High School in improving the appearance by adding to an existing building that looked somewhat plain.

***Next Meeting:***

The next School Building Committee meeting is scheduled for November 26, 2013 at 7:30 AM