

THE NEW W. EDWARD BALMER SCHOOL

NORTHBRIDGE, MASSACHUSETTS



SCHOOL BUILDING COMMITTEE MEETING

MAY 29, 2019



Massachusetts School Building Authority
Funding Affordable, Sustainable, and Efficient Schools in Partnership with Local Communities



AGENDA

- **CD Progress Report**
- **Design Refinements**
- **LEED Update**
- **Follow up to Value Engineering Items**
- **Proprietary Items**



CD PROGRESS REPORT

- 5/8 Technology Design Meeting
- 5/8 Working Group – Salvage discussion/ Site phasing logistics
- 5/14 Planning Board meeting – approved project with conditions
- 5/17 Issued 60% CD Pricing Set to Estimators/
Fontaine issued ERP #1 to Site Subs for bidding
- 5/22 Hardware/ Code/ Security Meeting
- 5/22 Trade Contractor Prequalification meeting
- 5/24 Coordination Conference Call with Fontaine

Ongoing: Internal coordination, consultant coordination, conference calls. Drawing & Specification progress.

Next Deadline: 6/4/19 – 60% CD Estimates due – reconciliation 6/7



DESIGN REFINEMENTS

ENTRY CANOPY CONSTRUCTABILITY REVIEW:

- Gap between corner of canopy roof and existing building is about 7'-0"
- Fontaine warned of difficulty in passing machines and materials through that gap
- Canopy framing blocks access to upper level of west façade without staging on canopy roof
- Thermal issues of connecting canopy to the building
- Size of foundations growing due to base plate detail

7'-0" (+-)

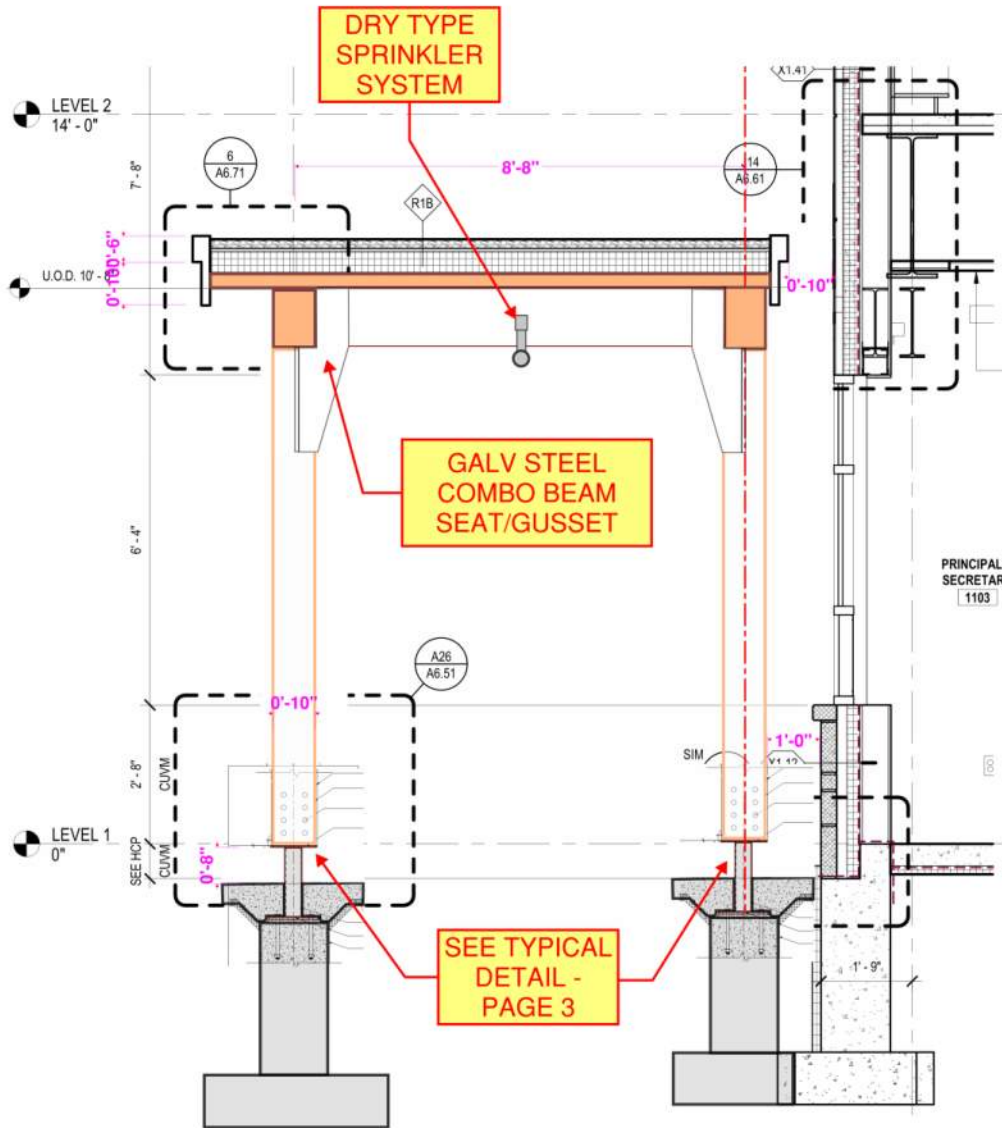
INTRODUCED WOOD CANOPY OPTION:

- Glue-lam timber columns & beams

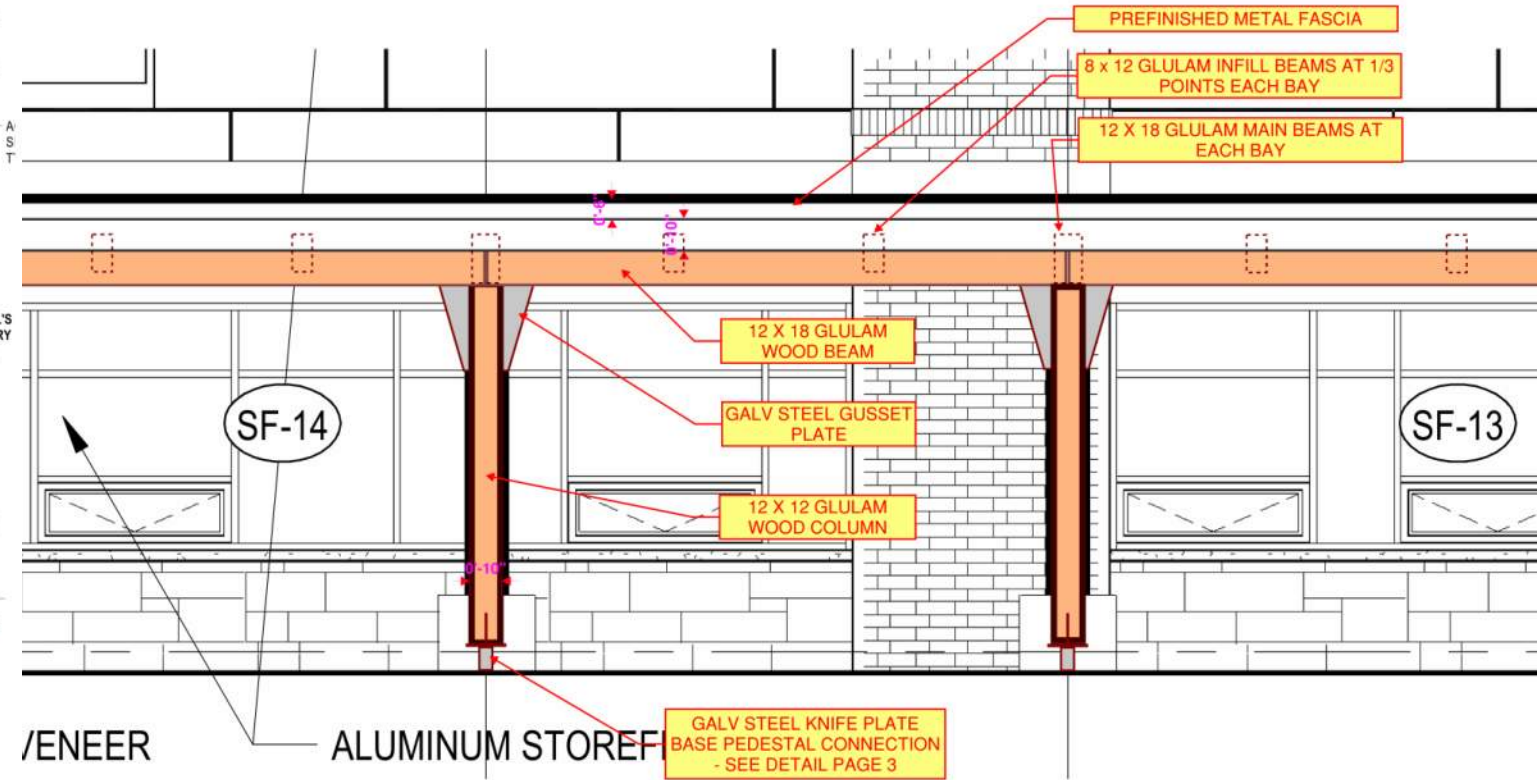
- Glue-lam timber columns & beams
- T&G wood decking
- Structurally independent from building, offers phasing flexibility

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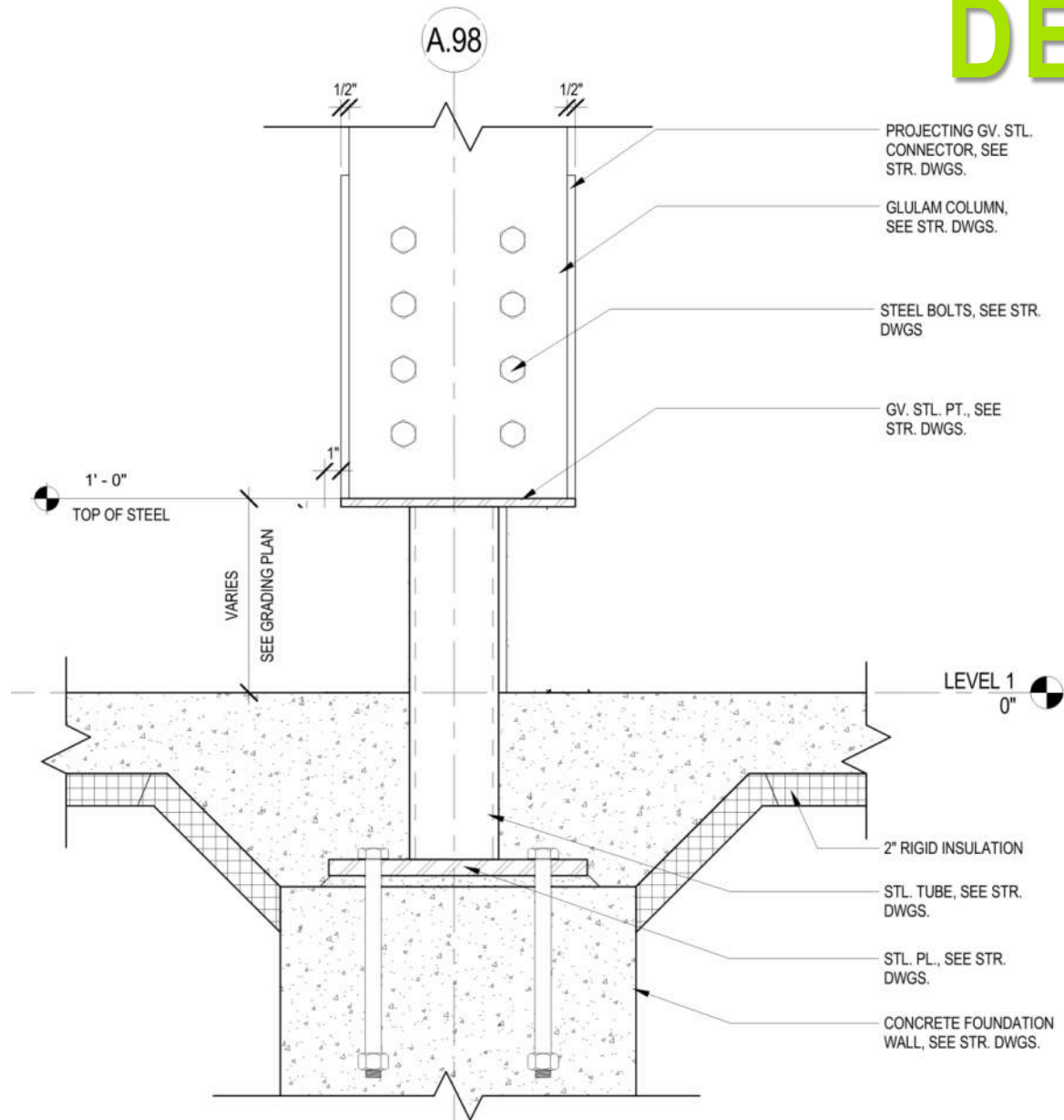


West Canopy Section

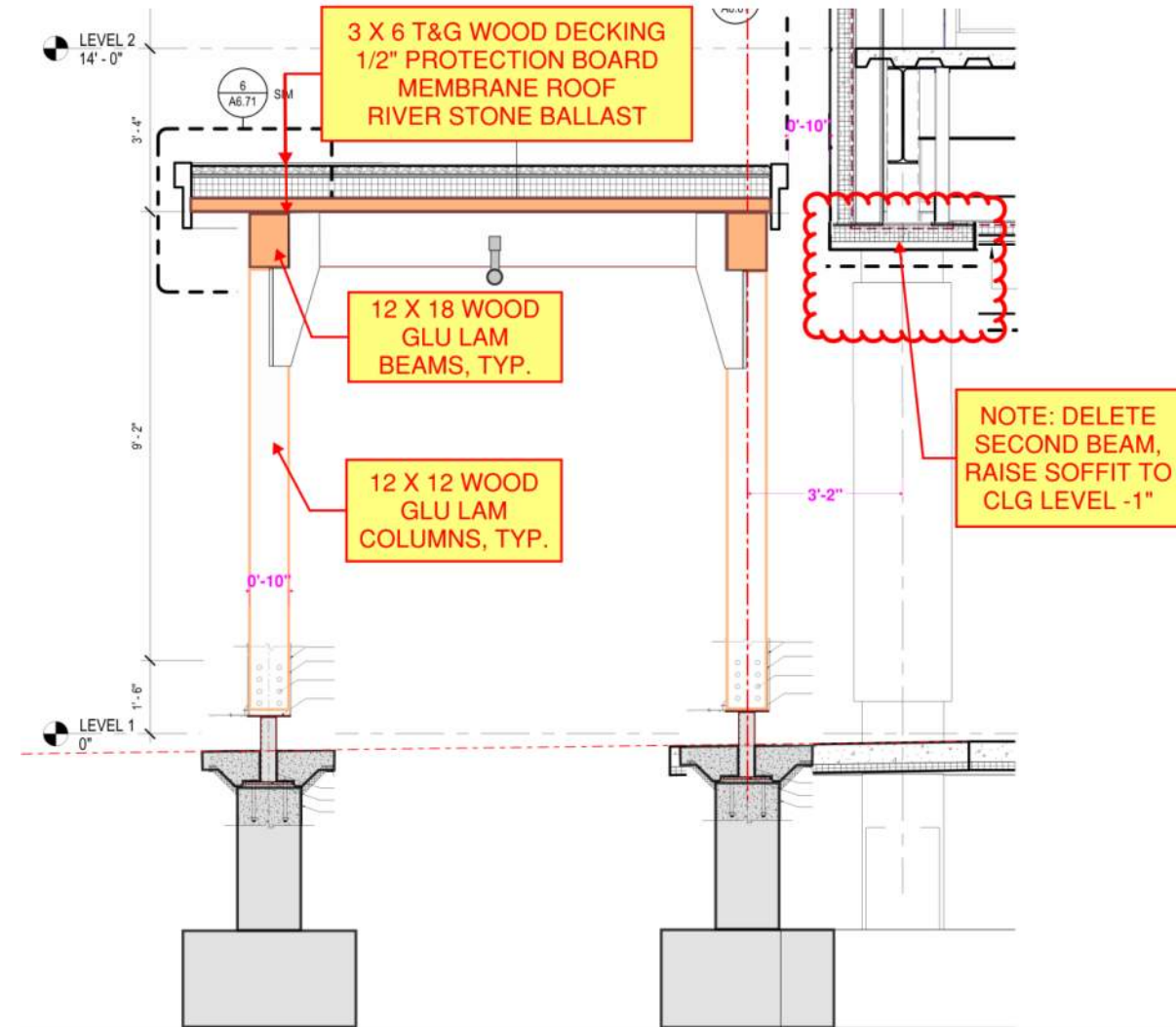


West Canopy Elevation

DESIGN REFINEMENTS



Base Detail



South Canopy Section at Entry

REDACTED FOR SECURITY REASONS

HARDWARE MEETING

- Decided locations of power door locks
- Discussed security systems in detail
- Verified code assumptions
- Verified hardware specs for doors



DESIGN REFINEMENTS

- Civil has incorporated Planning Board comments; reissued pricing drawings
- Ongoing Structural coordination with Architecture, M-E-P-FP
- Civil/ Plumbing coordination
- Mechanical ductwork coordination
- In-house, ongoing redlines and QA/QC Manager Review



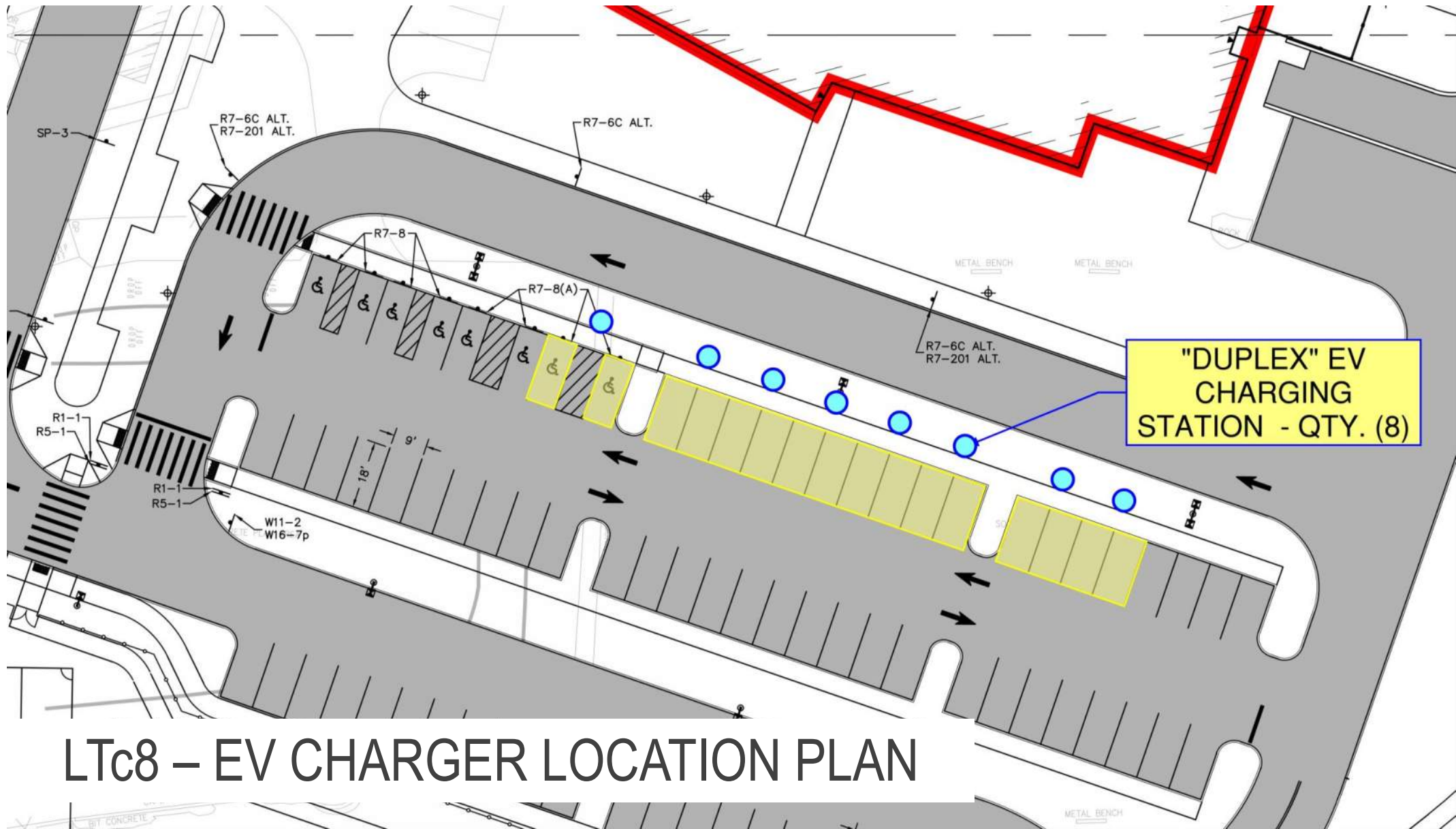
LEED UPDATE – OWNER INPUT NEEDED

LTc8 – GREEN VEHICLES CREDIT

- OPTION 1 – Provide minimum 2% or five (5) EV charging stations
- OPTION 2 – Provide infrastructure (empty raceways and panel breaker space) for minimum 6% or fifteen (15) future charging stations. Each charger has dual connections, so we would need (8) chargers for (16) spaces.
- Option 2 could be the most cost-effective way to gain the credit



LEED UPDATE – OWNER INPUT NEEDED



LTc8 – EV CHARGER LOCATION PLAN



LEED UPDATE – OWNER INPUT NEEDED

EV CHARGING STATION – UTILITY INCENTIVES

- Provided through MassSave – Electric Vehicle Charging Station Program ([link](#))
- What: The program is intended to support the installation of the infrastructure for charging and not the chargers themselves
- For New Construction projects, they will typically reimburse the cost of:
 - Installing dedicated electrical service for EVs
 - Site work: trenching, pads, conduit, etc.
 - Running conductors
- Customer pays for the chargers and installation and any electricity use from the charger.



LEED UPDATE – CREDIT STATUS

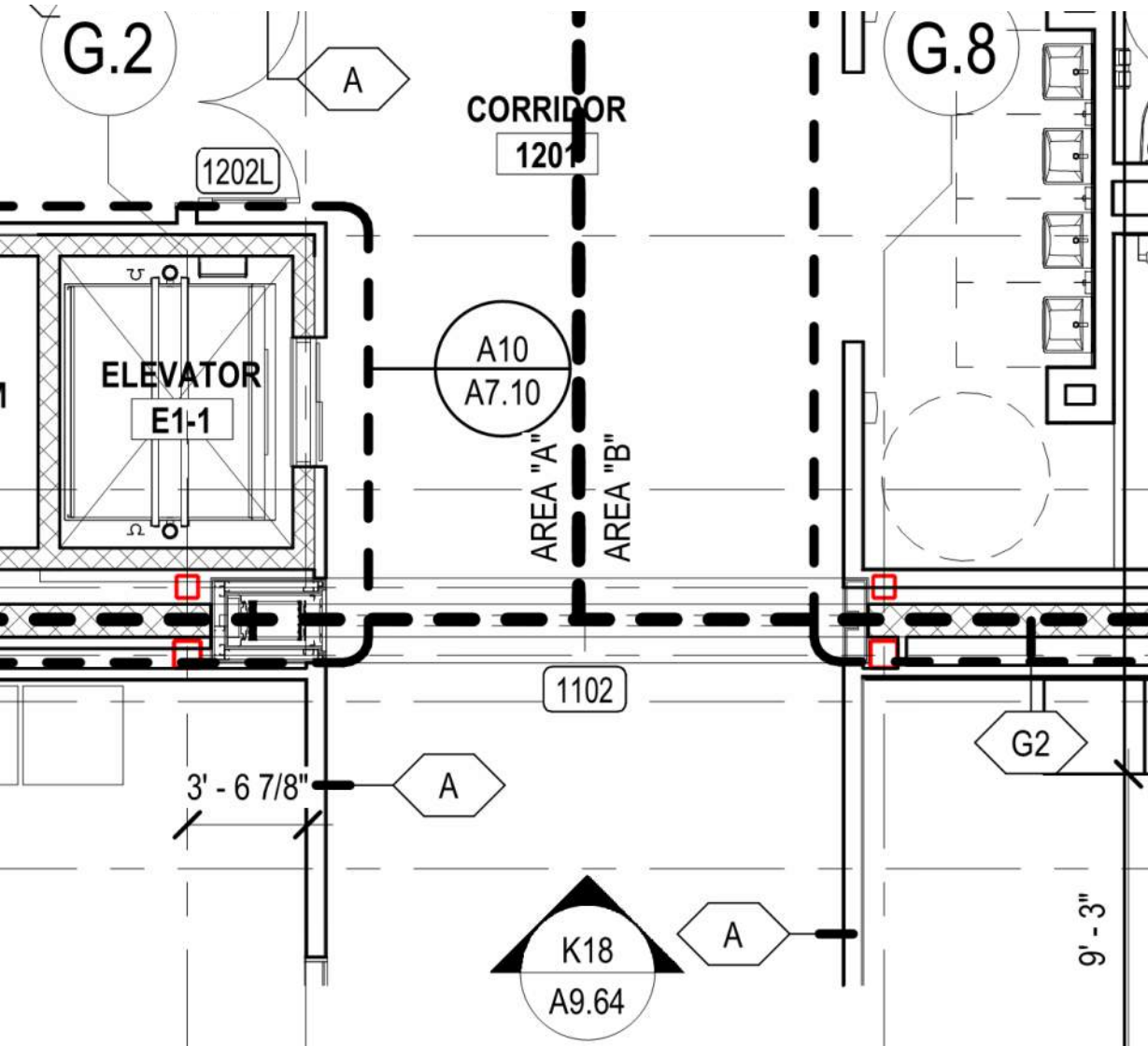
Yes	M +	M -	No		
42	4	16	48	PROJECT TOTALS (Certification Estimates)	110

Certified: 40-49 points Silver: 50-59 points Gold: 60-79 points Platinum: 80+ points

- Tracking “Certified” which is MSBA minimum
- Silver stretch goal looking more remote
- Still trying to maximize points/credits



VE LIST: "WON-DOOR"



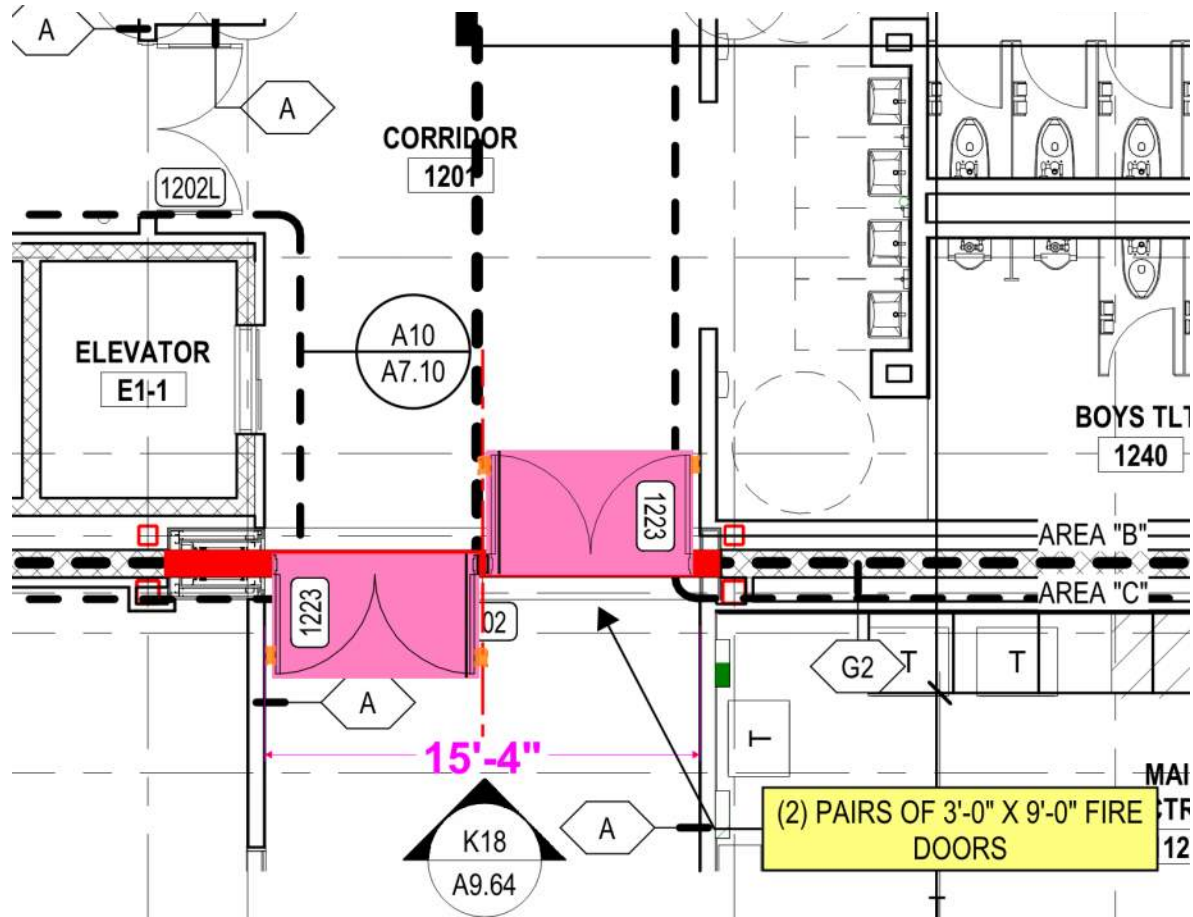
Double egress
fire doors in
open position



Won-Door
open position

- Accepted by Fire Chief and Building Inspector

VE LIST: "WON-DOOR"



- Alternative will be pairs of fire doors with major obstructions in corridor

VE LIST: “WON-DOOR”

	Architectural, Interior Items:		
A09	Provide swinging full-height fire doors [(2) pairs @ 4' w x 9' tall] ILO "Won-Door" sliding fire door (3 levels)	(\$66,932)	DW TO PROVIDE MAINTENANCE INFO

- Annual maintenance estimate ~\$650-\$700
- Typical repair cost - service call average <\$500.
- Won-door offers maintenance agreements
- Annual testing required – part of maintenance
- Life expectancy 25-30 years – similar to major mechanical equipment

PROPRIETARY ITEMS UPDATE

- BMS/ Mechanical Controls: System to be OPEN SPEC per Director of Facilities – deleted from list
- Phone system – reuse system currently being installed this summer
- Technology subcommittee met and discussed security systems; decided on proprietary systems:
 - Integrated Access Control/ Card Readers
 - Intrusion Detection System
 - Video Surveillance Platform/System
 - ***Next steps – decide on manufacturers and models***





Thank You!