THE NEW W. EDWARD BALMER SCHOOL
WHITINSVILLE, MASSACHUSETTS

SCHOOL BUILDING COMMITTEE MEETING

JULY 2, 2019

SMMA
Project Management

NORTHBRIDGE PUBLIC SCHOOLS

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

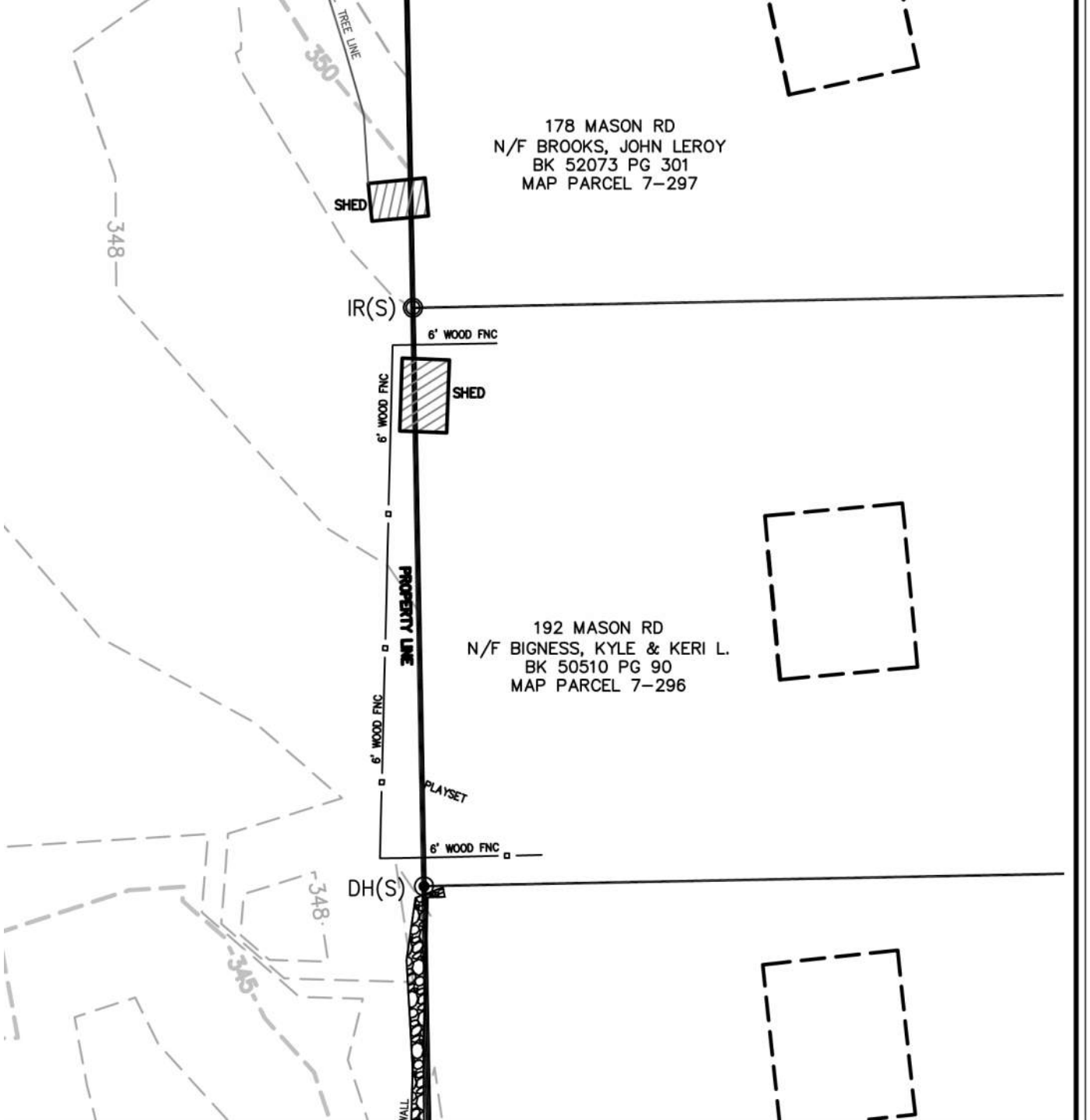
FONTAINE BROS., INC.
CONSTRUCTION MANAGERS
GENERAL CONTRACTORS

DORE & WHITTIER ARCHITECTS, INC.

AGENDA

- Neighbor Meeting Report
- Construction Schedule Update
- CD Progress Report
- Minutes Action Items
- Proprietary Items Update

REPORT ON NEIGHBOR MEETING



CONSTRUCTION SCHEDULE UPDATE

June 2019

- o Mobilize
- o Install erosion controls, site fence
- o Begin clearing and grubbing
- ** Please relocate any items beyond property line by June 28, 2019

July 2019

- o Continue earthwork, logistics work around existing school

August 2019

- o Complete logistical reconfiguration, continue earth moving

September 2019 – December

- o Earthwork, foundations

December 2019 – March 2020

- o Foundations, steel erection

March 2020 – April 2021

- o Complete Phase 1 Construction / New Building

June 2021 – December 2021

- o Abate / demolish Balmer, complete Vail Restoration

Spring 2022

- o Plant final fields

CD PROGRESS REPORT

5/30	Code Officials Meeting
6/3	Electric Vehicles Telecon
6/4	Teachers and Parents Information Meetings - Construction
6/4	60% Cost Estimates submitted – Fontaine and PM&C
6/5	Conservation Commission – closed hearing, approved project with conditions
6/7	60% CD Estimate Reconciliation at SMMA
6/8	Neighborhood Information Meeting
6/10	Site Subcontractor De-Scoping Meetings
6/11	Foundation coordination conference call with Fontaine
6/12	MSBA Design Status Meeting
6/17	Horticultural Soils Testing samples taken – lab results in 3-4 weeks

CD PROGRESS REPORT

6/18 Technology Working Group Meeting

6/18 Meeting with Fire Chief – Project Phasing Plan

6/19 Submittals Coordination mtg with FBI

6/25 Trade Contractors Prequalification Subcommittee Meeting

6/27 First on-site Owner's Construction Meeting

6/28 CM's Building Information Modeling (BIM) Startup meeting

Ongoing: Construction Document Production, Coordination with Consultants, BO Health Application, Specifications editing and coordination, Project Management tasks, etc.

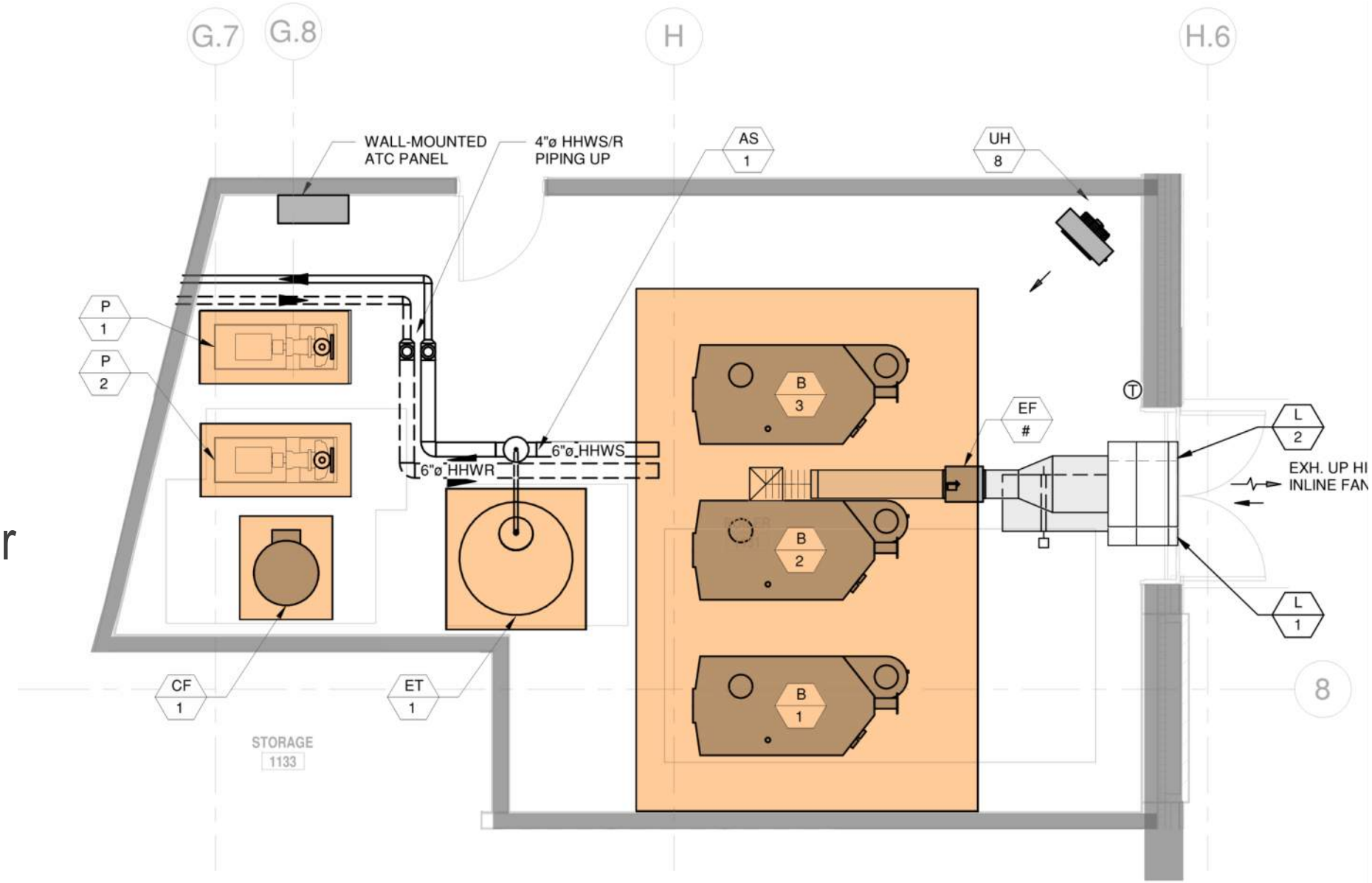
Next Deadlines:

6/18 – 7/16/19 – Structural Peer Review

7/31/19 – ERP#2 Issued – Concrete and Steel

MINUTES ACTION ITEMS

46.11 D&W to confirm appropriate working clearances for the boiler room equipment.



2 M2.13 ENLARGED BOILER ROOM - HVAC
SCALE: 1/4" = 1'-0"

MINUTES ACTION ITEMS

46.13 D&W to provide clarification on the lockdown versus egress function of the classroom locksets:

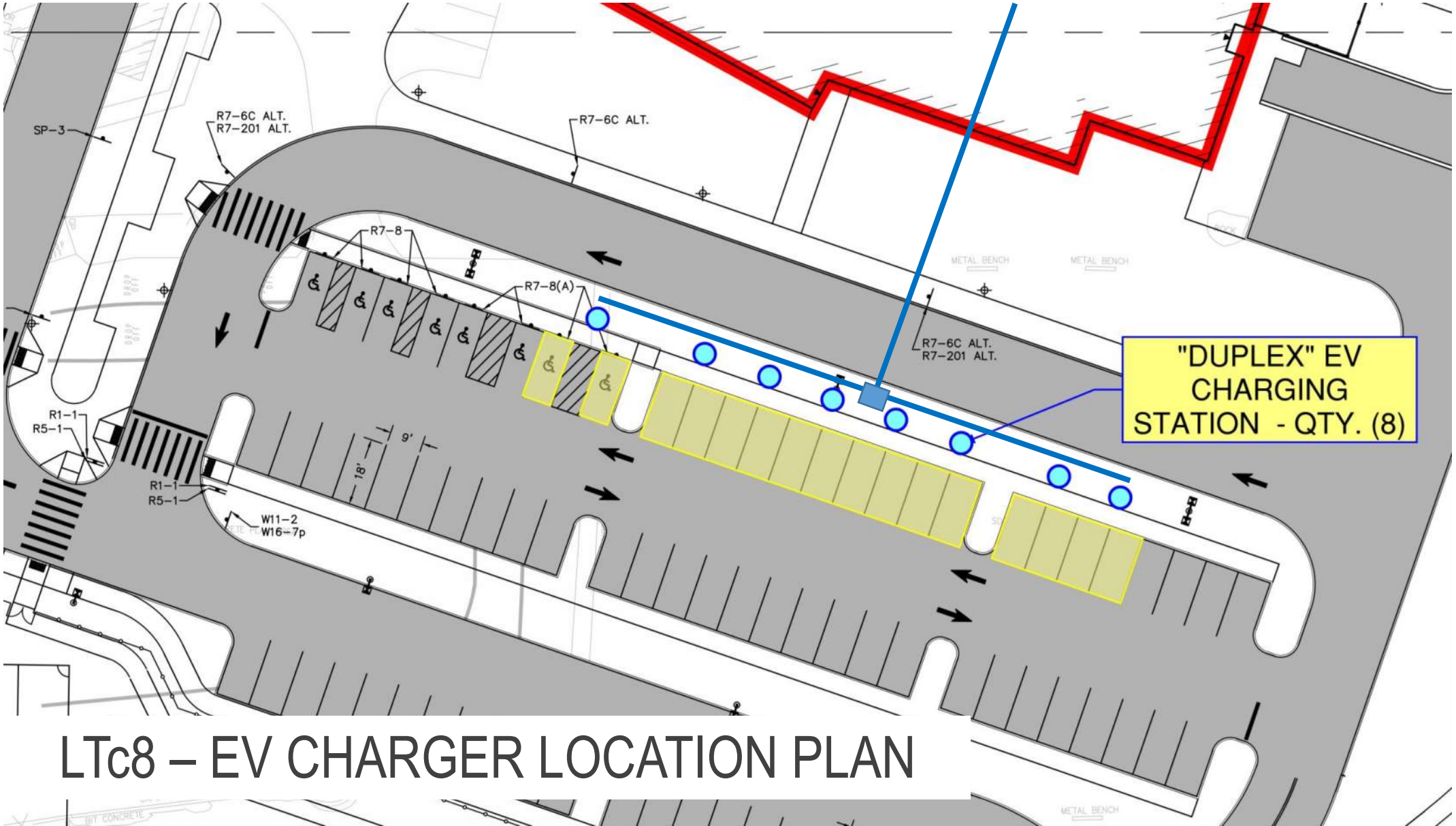
- Inside Locked/ Unlocked indicator
- 180-degree visibility – side windows on trim plate
- Thumb-turn locks door from inside, key cylinder outside
- Always available for egress from inside
- Mortise lockset unlocks door all in one motion (turn handle)
- Door can always be opened by master key from outside

MINUTES ACTION ITEMS

Minutes 46.14 LEED 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.~~
- **NGrid will not incentivize empty infrastructure – must install chargers.**

LEED – EV CHARGING STATION UPDATE



LTc8 – EV CHARGER LOCATION PLAN

LEED – EV CHARGING STATION UPDATE

MASSAVES PHONE CALL - INCENTIVES

Potential Balmer Options, based on LEED requirements:

- NGrid Option 1 – Build infrastructure sized for 6 + install 6 stations
- NGrid Option 2 – Build infrastructure sized for 16 + install 6 stations
- NGrid Option 3 – Build infrastructure sized for 16 + install 16 stations

Beyond the Infrastructure incentive program, NGrid provides supplement incentives for the chargers themselves. Funding level depending on charger availability:

- Workplace – 50%
- **Public – 75%** (anyone can use them at any time – must be listed on location apps.
- Pricing structure can be different for different users.

CHARGING STATION OPTION 1 – 6 PORTS

What	$	Notes
Infrastructure Cost	**$60,000**	$10,000 per port (NGrid estimate plus contingency)
Infrastructure Incentive	**$37,500**	Interpolated, ballpark non-binding estimate from NGrid.
Infrastructure Net Cost	**$22,500**	
ChargePoint Ct4000 Gateway Unit	$ 7,210	$7,210 per. Need at least one gateway unit to talk to the network (MSRP) (1 unit)
ChargePoint Ct4000 Non-Gateway Unit	$ 13,390	$6,695 per non-gateway units connect through Gateway unit (MSRP) (2)
ChargePoint Network connection	$ 1,680	$280 per port (6). (Additional annual fees associated with operation/connection)
Shipping	$ 600	$200 per unit (3)
Startup cost	$ 2,094	$349 per unit (6)
Installation	$ 2,250	Average $750 per unit (3). Could be very different pending actual conditions. Installer needs to review actual plans/conditions
Ballpark total	$ 27,224	(assumes MSRP for units without incentives)
Assume Public Charging	$ 6,806	75% funding for units through incentive
TOTAL EV SYSTEM COST WITH INCENTIVES	**$29,306**	**ESTIMATE ONLY!**

CHARGING STATION OPTION 3 – 16 PORTS

What	$	Notes
Infrastructure Cost	$128,000	$8,000 per port (Ngrid estimate plus contingency)
Infrastructure Incentive	$80,000	Ballpark non-binding estimate from Ngrid.
Infrastructure Net Cost	**$48,000**	
ChargePoint Ct4000 Gateway Unit	$ 7,210	$7,210 MSRP per. Need at least one gateway unit to talk to the network (1 unit)
ChargePoint Ct4000 Non-Gateway Unit	$ 46,865	$6,695 MSRP per non-gateway units connect through Gateway unit (7 units)
ChargePoint Network connection	$ 4,480	$280 per port (16). (Additional annual fees associated with operation/connection)
Shipping	$ 1,600	$200 per unit (8)
Startup cost	$ 2,792	$349 per unit (8)
Installation	$ 6,000	Average $750 per unit (8). Could be very different pending actual conditions. Installer needs to review actual plans/conditions
Ballpark total	$ 68,947	(assumes MSRP for units without incentives)
Assume Public Charging	$ 17,237	75% funding for units through incentive
TOTAL EV CHARGING SYSTEM COST	**$ 65,237**	**ESTIMATE ONLY!**

LEED – EV CHARGING STATION SUMMARY

- NGrid Option 1 – Build infrastructure for 6 + install 6 stations - **$29,300**
- NGrid Option 2 – Build infrastructure for 16 + install 6 stations – meets LEED but only get incentives for installed units
- NGrid Option 3 – Build infrastructure for 16 + install 16 stations - **$65,300**
- Infrastructure only – 6 stations, NO incentives - **~$60,000**

PROPRIETARY ITEMS UPDATE (FINAL)

SECTION	ITEM	LOCATION IN PROJECT	REASON FOR USE
05 12 00	FERO Anchor Systems – “melt-away” clips that join fire wall to structural steel frame	At fire wall, both sides	
08 35 13.23	Folding Fire Separation Doors: “Won-Door” Corporation accordion horizontal-acting automatic fire door.	One fire wall passage door, on Level 1 of the building.	
08 63 00	Metal-Framed Skylights – Translucent Panel Skylight: Kalwall or Major Industries (2 options) Structures Unlimited is third mfr. – see note at right	Two skylights, over Stair 5 and Light well adjacent to Media Center	ey

PROPRIETARY ITEMS UPDATE (FINAL)

SECTION	ITEM	LOCATION IN PROJECT	REASON FOR USE
08 71 00	Door Hardware - Lockset Cores and Keys: Schlage “Primus”.	Cores used in all building locksets and locking door hardware	
08 80 00	Protective Glazing Assemblies - Insulated Batter-Resistant Glazing: School-Guard “SG-4” OR: 3M S&S Window Films (2 options)	Main entry vestibule, main office windows, and Pre-K Vestibule glazing	
08 80 00	Translucent Glazing: “Solera” insulated translucent glazing units, OR “Okalux Plus” insulated translucent glazing units (2 options)	Gymnasium clerestory windows	

PROPRIETARY ITEMS UPDATE (FINAL)

SECTION	ITEM	LOCATION IN PROJECT	REASON FOR USE
09 84 30	Sound-Absorbing Wall Units: Direct-attach wall panels: Knauf Ecose and Akusto Texona (2 options)	Cafeteria, OT/PT rooms, Music Rooms, Library-Media Center, ELAs	
09 84 30	Sound-Absorbing Wall Units: Direct-attach panels for High Abuse Locations: Armstrong “Tectum” panels	Gymnasium walls	
10 44 00	Exterior Fire Protection Specialties: “Knox Box” Series 3200 rapid entry system	Front and rear building entrances, Boiler/Sprinkler Room outside door; Three locations.	

PROPRIETARY ITEMS UPDATE (FINAL)

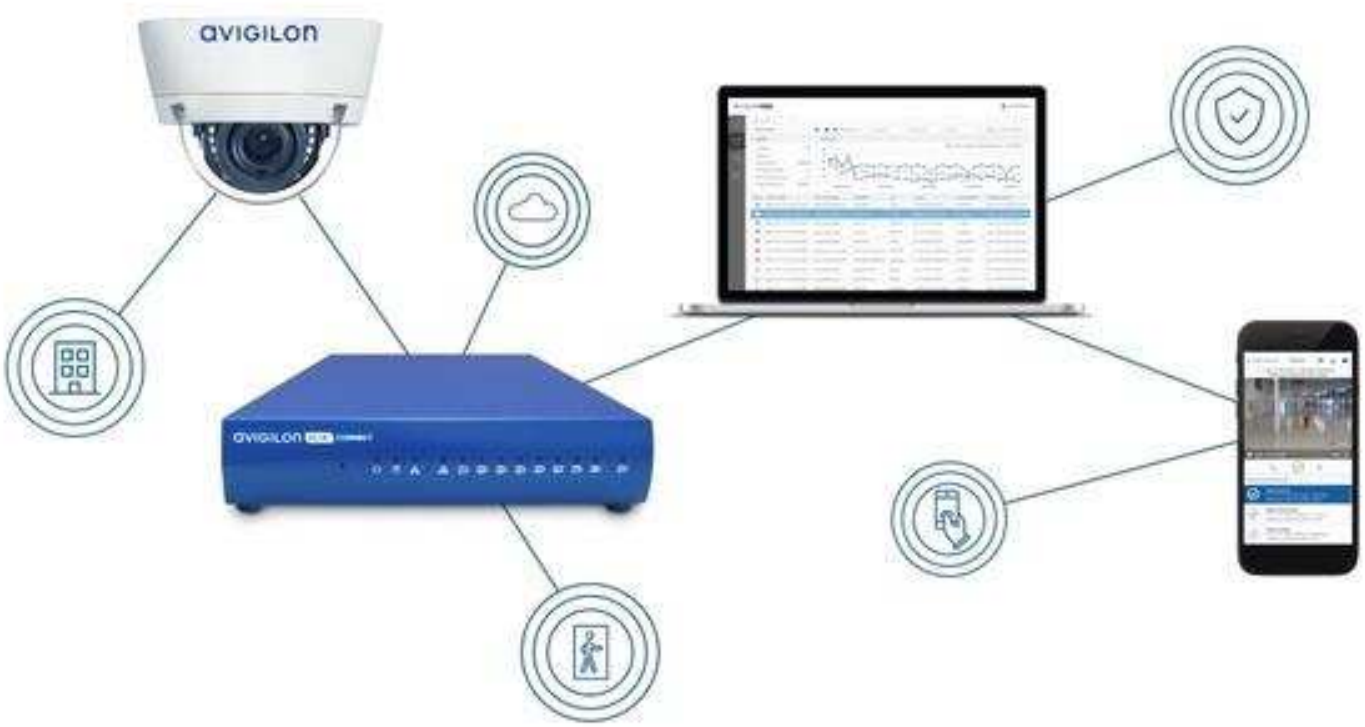
SECTION	ITEM	LOCATION IN PROJECT	REASON FOR USE
12 24 00	Window Shades: Automatic Safety Shade Closer and Notification system: SecurShade Co.; “SecurShade” Currently carried as an Alternate.	All exterior windows and interior borrowed lite windows	
27 20 00	Data Communication System, Wireless Access Points: Aerohive, AP250 and/or AP550 or equivalent current model.	Throughout the school.	
27 20 00	Data Communication System, Network Switches: HP/Aruba, Aruba 5400R Series chassis switches or equivalent current model.	Network/Telecom Room and IDF’s	

PROPRIETARY ITEMS UPDATE (FINAL)

SECTION	ITEM	LOCATION IN PROJECT	REASON FOR USE
27 50 00	Video Intercom System: AiPhone, Model “IX2”	At main entrance and delivery entrance	
28 10 00	Integrated Access Control/ Card Readers Manufacturer: Avigilon. Proximity Card Readers: Model 921 MultiClass SE RPK40. Controller: “Access Control Manager”. Or equivalent current model at the time of bidding.	At doorways throughout the school.	
28 10 00	Intrusion Detection System Manufacturer: DSC. Model: PowerSeries Neo Control Panel with DSC associated components sized for the project, including but not limited to: DSC power supply, DSC 8-zone expansion modules, DSC Neo Keypads, DSC PIR Motion Detectors Or equivalent current compatible models.	Throughout the school.	

PROPRIETARY ITEMS UPDATE (FINAL)

SECTION	ITEM	LOCATION IN PROJECT	REASON FOR USE
28 10 00	Video Surveillance Platform/System: Manufacturer: Avigilon. Cameras Model: “Avigilon Enterprise NVMS v.7” for number of cameras; Or particular camera models to suit specific interior and exterior conditions; will select best current model at time of bid. Video Management Server Model: “NVR4-PRM-XXTB” running Aviation Control Center Camera Licenses as required to support project, with video storage for 60 days.	Throughout the school.	District Standard.




Thank You!