

<b>DRISCOLL ELEMENTARY SCHOOL – BROOKLINE, MA</b>	<b>MEETING MINUTES Approved 11/05/21</b>
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<b>DRISCOLL SCHOOL BUILDING ADVISORY COMMITTEE</b>		<b>October 1, 2020</b>
Location:		Online GoToMeeting
Time:		9:00 AM
<b>Name</b>	<b>Assoc.</b>	<b>Present</b>
Susan Wolf Ditkoff	Town of Brookline, Co-Chair SBC, PSB	Y
Miriam Aschkenasy	Town of Brookline, Co-Chair SBC, TOB Board of Selectmen	Y
Valerie Frias	Town of Brookline, Co-Chair SBC, PSB	Y
Karen Breslawski	Building Commission	Y
Ken Kaplan	Town of Brookline, Building Commission	Y
David Pollak	Advisory Committee	Y
Ali Tali	Transportation Board	N
Nancy O'Connor	Parks and Recreation Commission	Y
Dan Deutsch	Community Representative	Y
Victor Kusmin	Community Representative	Y
Linda Monach	Community Representative / Special Education Parent Advisory Council	N
Arjun Mande	Community Representative	Y
Lakia Rutherford	Parent Representative / METCO	Y
Sara Stoutland	Community Representative	N
Mel Kleckner	Town Administrator	Y
Dr. Linus Guillory	Superintendent of Schools	Y
Matt Gillis	Director of Operations	Y
Michelle Bartley	Driscoll School Vice Principal	N
Samuel Rippin	Deputy Superintendent for Administration and Finance	Y
David Youkilis	Interim Driscoll School Principal	Y
Helen Charlupski	School Committee	Y
Tony Guigli	Project Manager, Town of Brookline	Y
Dan Bennett	Building Commissioner	Y
Charlie Simmons	Director of Public Buildings	N
Jim Rogers	LEFTFIELD	Y
Lynn Stapleton	LEFTFIELD	Y
Jen Carlson	LEFTFIELD	Y
Matt Casey	LEFTFIELD	Y
Adam Keane	LEFTFIELD	Y
Jonathan Levi	Jonathan Levi Architects	Y
Philip Gray	Jonathan Levi Architects	Y
Carol Harris	Jonathan Levi Architects	Y
Walt Kincaid	Gilbane Building Company	N
Lynda Callahan	Gilbane Building Company	N
Colleen Shouldice	Gilbane Building Company	Y
Sam Ditzion	Community Member	Y

The meeting was called to order at 9:00AM.

Miriam Ashkenasy introduced herself as the newest select board member and is replacing Heather Hamilton as the co-chair of the Driscoll SBC. She noted that moving forward SBAC meetings will be held on the first Friday of the month unless otherwise noted. Leftfield will send out a standing invitation. Val Frias noted that she is a Driscoll parent and is on the School Committee and will be taking over the School Committee co-chair role for Susan Wolf Ditkoff in the future.

Dave Gacioch presented on Warrant Article #2 that is up for approval at Special Town Meeting on October 5<sup>th</sup>. This is to allocate and approve bonding for \$4.8M to upgrade the project to geothermal. He explained that the change is projected to cut the building's electricity consumption by 25% each year and cut its monthly demand by up to 87%. The geothermal is projected to pay for itself in approximately 20 years and over the course of the system's expected lifespan it could pay for itself 4 times over. He added that this is the last chance to make the change to geothermal for this project.

Mr. Gacioch presented the difference in annual electricity demand between the base system and that of geothermal. The difference is 25% in kWh consumption over the course of a year. The system does not spike in demand as much in the more extreme temperature months. The bond payment compared to savings over time was presented noted that by year 8 the system is projected to save more than what is due on the bond payment.

A member of the committee asked if there is a schedule impact if the project moves forward with geothermal. It was explained that the building completion would not be affected, but the field completion would push out approximately a month. It was added that the Change Order for the geothermal change will need to be approved by all three boards before the Project Team can progress. The three boards are meeting the night of October 12<sup>th</sup> to vote to approve the change.

A member of the committee asked what this change could mean to the individual home owner. Mr. Gacioch explained that there will be a 4% change in total project cost, but the taxpayer impact cost were assumed 4% on the bond, but currently the project is borrowing on much less than that. It is being confirmed that this change may still be under the amount told to taxpayers in 2019 when the total project was being voted.

Co-chair Wolf Ditkoff gave an overview of the history of geothermal in the Driscoll Project. She noted that the SBAC spent months and many meetings discussing geothermal and its importance. She added that because of the cost of other projects happening in Town, the focus was on saving money that did not impact the educational plan. She added that while it was disappointing to remove, ultimately there were no additional funds in the project at the time geothermal was removed and the alternative was to find millions of dollars of educational program to remove from the project.

Co-chair Wolf Ditkoff asked the SBC if there is any objection on a member of the SBC speaking in support of Warrant Article #2 at Town Meeting on October 5<sup>th</sup>.

Gilbane presented a 3-week lookahead noting that excavation is 25% complete. She noted that wells have been installed to monitor dewatering, there is a likelihood of hitting water below 10 feet of excavation. All work at the moment is contained within the project site fence. She added that the

project is currently on schedule. Gilbane presented photos of the current progress on site. Tony Guigli, the Town's Building Dept. Project Manager noted that the project is off to a good start to date.

Neighborhood Communication was discussed. Leftfield explained that to date monthly newsletters have been provided and posted to the website, work outside the boundaries of the site is being communicated with the abutters when necessary, and the school principal meets with the larger project team on a weekly basis, and some of the onsite project team daily. The team noted that if more communication is needed, an adjustment to the plan can be made. A weekly co-chair meeting was suggested and will be set up going forward. Gilbane noted that while there have been daily communications with the school principal, the team will work on getting important notices out to the community.

Gilbane explained that they will be going into Driscoll classes to teach reading blueprints and how to scale drawings. In November a class is scheduled for McPhail to teach students about soils on site. It was noted that the team is working to install a live feed camera to show construction on site.

A member of the committee asked if the concrete specified for the Driscoll Project is "green concrete" and a member of the project team explained that this project was designed as a conventional mix. There are inherent green properties in the aggregates used, but as of now the mix is not considered "green concrete."

A member of the Committee asked what the role of the SBAC will be going forward now that the Driscoll Project is under construction given the SBAC was brought together to provide input during design. Helen Charlupski explained that on previous projects, building committees only met during construction when the co-chairs felt there was an issue that should be brought before the entire SBC. It is then the co-chairs that are meeting monthly with the project team. Another committee member noted that there is more curiosity from the community during construction and SBAC meetings could occur every other month and used as more of an opportunity for the community to ask questions. During the weekly co-chairs meetings the co-chairs will determine how often SBAC meetings should be held.

Sam Rippin introduced himself to the committee as the new Deputy Superintendent for Administration and Finance, he added that he has been involved in many other communities' building projects. He added that clear and frequent communication with the community is what makes for the most successful projects.

A member of the community noted that he is very impressed with the project so far. He added that he is an abutter who has children that attend the school and a business that abuts the site. He noted that most people in the neighborhood do not have children that attend Driscoll, adding that a wider outreach needs to be done in order to reach more people in the community. He noted that he emailed the project team last week and he has not heard a response. Leftfield explained that a meeting was held to discuss the email, but the team has not had a chance to respond formally at this point. It was noted that sometimes, as in the case of a sidewalk that closed without notice, changes need to be made quickly to make a situation safe. The team will be developing a method to get a weekly project update out to the community.