

Town of Southborough, Massachusetts

Neary Building Committee

January 6, 2025

7:00 PM

Virtual Zoom Meeting

Pursuant to Chapter 20 of the Acts of 2021, An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency, signed into law on June 16, 2021, this meeting will be conducted via remote participation. No in-person attendance by members of the public will be permitted.

Neary Building Committee:

Members Present: Roger Challen, Kathryn Cook, Andrew Pfaff, Chris Evers and Jason Malinowski

Members Absent: Mark Davis, and Denise Eddy

Ex-Officio

Members Present: Keith Lavoie Assistant Superintendent of Operations, Steven Mucci, Principal of Woodward School, and Mark Purple, Town Administrator

Members Absent: Gregory Martineau Superintendent of Schools, Stefanie Reinhorn, Assistant Superintendent of Teaching and Learning, Rebecca Pellegrino, Assistant Superintendent of Finance, Kathleen Valenti, Neary School Principal, and Brian Ballantine Town Treasurer/ Finance Director

- I. Call Meeting to Order
Jason Malinowski called the Neary Building Committee meeting to order at 7:08 pm.
- II. Approval of Meeting Minutes from December 16, 2024 and December 17, 2024
The Committee will vote on the meeting minutes at a later meeting.
- III. Approval of Open and Executive Session Meeting Minutes from August 9, 2024
Jason Malinowski asked for a discussion and a vote.

Jason Malinowski moved, Denise Eddy seconded, and it was unanimously voted by roll call, "To approve and release the open session meeting minutes from August 9, 2024 AM meeting and to approve the executive session minutes to retain."

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| MOTION TO APPROVE OPEN AND EXECUTIVE MEETING MINUTES |
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Roll Call

For: Kathryn Cook, Roger Challen, Andrew Pfaff, and Jason Malinowski

Opposed: None

Abstained: None

IV. Community Feedback and outreach plan

Jason Malinowski mentioned that over the past couple of weeks, they have conducted a series of tapings in collaboration with Southborough Access Media (SAM) at their studio. This includes segments of the NBC presentations along with a voiceover by Jason and the school administration team for the presentation made to the Select Board and Advisory during the meeting on December 17, 2024. Superintendent Martineau is currently fine-tuning that recording, and it is expected to be released to the public soon.

Moving forward, the plan is to continue recording detailed segments focusing on the key issues of the project. Jason has also scheduled office hours for January 10, 2025. The Committee has agreed to host these office hours biweekly, offering morning, evening, and weekend options.

Jason and Andrew Pfaff held a virtual meeting on January 5, 2025, for the Kinder Group and will hold a similar session on January 9, 2025.

V. Skanska/Arrowstreet Updates

a. HVAC System Recommendation from Sustainability Subcommittee

Roger Challen shared that the Sustainability Subcommittee carefully discussed options and has decided to adopt the ground source heat pump approach. This decision was based on the available incentives, anticipated future utility costs, and maintenance requirements.

Kate Bubriski from Arrowstreet reviewed the evaluation of three system options: VRF systems, ground-source heat pumps, and air-to-water heat pump chillers. The focus was on assessing energy use, costs, maintenance, and overall performance to determine the best long-term solution. Ground source and air source systems, utilizing displacement ventilation, provided superior air quality and quieter operation compared to the overhead system of the VRF option. Maintenance needs varied, with ground source systems requiring less frequent servicing, than air source systems, due to their design and indoor components. The analysis compared systems based on energy use, indoor air quality, thermal comfort, acoustics, service life, and maintenance needs.

Cost analysis indicated that ground source systems provide annual savings in operations and maintenance, and overall capital costs are lower when incentives are applied. It is the most energy-efficient option, particularly because of the energy savings and state and federal incentives that offer immediate payback.

Jason Malinowski asked for a discussion and a vote.

Jason Malinowski moved, Roger Challen seconded, and it was unanimously voted by roll call, "To support option two, the ground source heat pump system."

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| MOTION TO RECOMMEND A HVAC SYSTEM |
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Roll Call

For: Roger Challen, Kathryn Cook, Andrew Pfaff, Chris Evers, and Jason Malinowski

Opposed: None

Abstained: None

b. Design Review Update – Exterior

Andrew Plumb from Arrowstreet presented the updated design review to the Committee. The team focused on clarifying the relationships between the cafeteria, kitchen, stage, and music room to create an efficient and functional layout on the first floor. Following questions about the practice courts during the last NBC meeting, they added dashed lines to indicate how the gym would appear with the bleachers both pulled out and retracted. Concerns remain regarding seating space on either side of the court, and there are suggestions to compare the design with the gym plan from Marathon Elementary School for better insights.

On the second floor, there was a proposal for a second art room at the request of the District. The two art rooms would share a common space and be located on the left side of the media center. Discussion ensued about whether to proceed with one or two art rooms. Jim Burrow, Project Manager at Skanska, suggested considering the second art room as a deduct alternate when the design plan is sent to estimators.

Regarding exterior materials, the majority of the building is proposed to be masonry, with classrooms, the gym, the music room, and the cafeteria featuring a brick color palette. The design would incorporate a range of darker to lighter tones to distinguish different areas of the school. In contrast, the art and media rooms will utilize different materials, such as metal panels, to provide visual contrast with the masonry.

VI. Open Discussion on Feedback from Select Board/Advisory Meeting

Kathryn Cook expressed that, overall, she thought the Committee, consultants, and school administration did a commendable job and that the presentation was effective. The next Neary Building Committee presentation should focus on providing an update regarding the current status of the cost phase. Jason Malinowski noted that parents and guardians of school-aged students are eager to learn as much as possible about the educational benefits involved.

VII. Public Comment (None at this time)

VIII. Meeting Schedule – January 8, 2025

IX. Other business that may properly come before the Committee (None at this time)

X. Adjournment

Jason Malinowski requested a motion to adjourn.

Jason Malinowski moved, Andrew Pfaff seconded, and it was unanimously voted by roll call, “To adjourn.”

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| MOTION TO ADJOURN |
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Roll Call

For: Kathryn Cook, Andrew Pfaff, Roger Challen, and Jason Malinowski

Opposed: None

Abstained: None

Jason Malinowski adjourned the meeting at 8:33 pm.

Respectfully submitted,

Mariana Silva, Central Office Administrative Assistant

Office of Superintendent

List of documents used at this meeting:

1. Neary Building Committee Agenda January 6, 2025
2. NBC Materials – Arrowstreet

Town of Southborough, Massachusetts**Neary Building Committee****January 6, 2025****7:00 PM****Virtual Zoom Meeting**

May be watched or may participate in the meeting remotely with the meeting link at: <https://ma-southborough.civicplus.com/674/Virtual-Meetings>

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Agenda (all items may have one or more votes taken to the extent action is required):

- I. Call Meeting to Order
- II. Approval of Meeting Minutes from December 16, 2024 and December 17, 2024
- III. Approval of Open and Executive Session Meeting Minutes from August 9, 2024
- IV. Community Feedback and outreach plan
- V. Skanska/Arrowstreet Updates
 - a. HVAC System Recommendation from Sustainability Subcommittee
 - b. Design Review Update - Exterior
- VI. Open Discussion on Feedback from Select Board/Advisory Meeting
- VII. Public Comment
- VIII. Meeting Schedule
- IX. Other business that may properly come before the Committee
- X. Adjournment

Jason W. Malinowski, Chair

An aerial photograph of Neary Elementary School in Southborough, MA. The school is a large, multi-winged building with a grey roof and brick walls. It is surrounded by a large parking lot filled with cars. In the foreground, there is a green soccer field with a goal. The background shows a residential area with houses and trees. The image is overlaid with a dark blue banner on the right side containing text.

ARROWSTREET

NEARY ELEMENTARY SCHOOL

DESIGN WORKING GROUP MEETING

SOUTHBOROUGH, MA
6 JANUARY 2025

PREPARED FOR
SOUTHBOROUGH DESIGN WORKING GROUP



AGENDA

- 1 SUSTAINABILITY SUBCOMMITTEE UPDATE
- 2 DESIGN UPDATES - FLOOR PLANS & EXTERIOR MATERIALS

SUSTAINABILITY SUBCOM UPDATE

HVAC SYSTEMS STUDIED

OPTION 1

VRF

Overhead Ventilation

OPTION 2
NET ZERO

Ground - Water Heat
Pump Chiller/
Heating Plant

Displacement
Ventilation

OPTION 3

Air - Water Heat
Pump Chiller/
Heating Plant

Displacement
Ventilation

NET ZERO IS DEFINED AS ACHIEVING AN EUI OF 25 OR LESS

LCCA SUMMARY

| QUALITIES | | | | | | | | COSTS | | | | ROI | | | | | |
|-------------------------|----------|------|--------------------|-----------------|-----------|--------------|------------------|---------------|--------------------|----------------|----------------------|--------------------|---------|------------------------|---------|-------------------|---------|
| | Net Zero | EUI | Indoor Air Quality | Thermal Comfort | Acoustics | Service Life | Ease to Maintain | Annual Energy | Annual Maintenance | Annual Savings | Lifetime Replacement | Capital Investment | Payback | w/ Mass Save Incentive | Payback | w/ All Incentives | Payback |
| | | | | | | | | \$ | \$ | \$ | \$ | \$ | | \$ | | \$ | |
| VRF | | 27.6 | ○ | ○ | ○ | ○ | ○ | \$215,295 | \$63,443 | - | \$3,877,500 | \$8,308,330 | - | \$7,959,875 | - | \$7,959,875 | - |
| Ground Source Heat Pump | ✓ | 24 | ● | ● | ● | ● | ● | \$174,545 | \$53,880 | \$50,313 | \$3,007,500 | \$11,931,368 | no | \$10,822,240 | no | \$7,779,741 | 0 yr |
| ASHP | | 26 | ● | ○ | ○ | ○ | ○ | \$198,514 | \$53,891 | \$26,333 | \$4,533,500 | \$9,767,368 | no | \$9,462,913 | no | \$9,462,913 | no |

Scale

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Best ← → Good

POTENTIAL INCENTIVES
SUMMARY

GSHP

| | Technology | Estimated Construction Cost | Rate ¹ | Estimated Incentive |
|---------------------------------|-------------------------|-----------------------------|-------------------|---------------------------|
| Sec 48 Alternative Energy | Ground Source Heat Pump | \$11,931,368 | 34% | \$4,056,665 |
| Mass Save | Path 1 | | | \$1,268,474 |
| | | \$11,931,368 | | \$5,325,139 |
| | | Construction Cost Total | | Potential Incentive Total |
| | | \$6,606,229 | | |
| | | w/ Incentive | | |

VRF

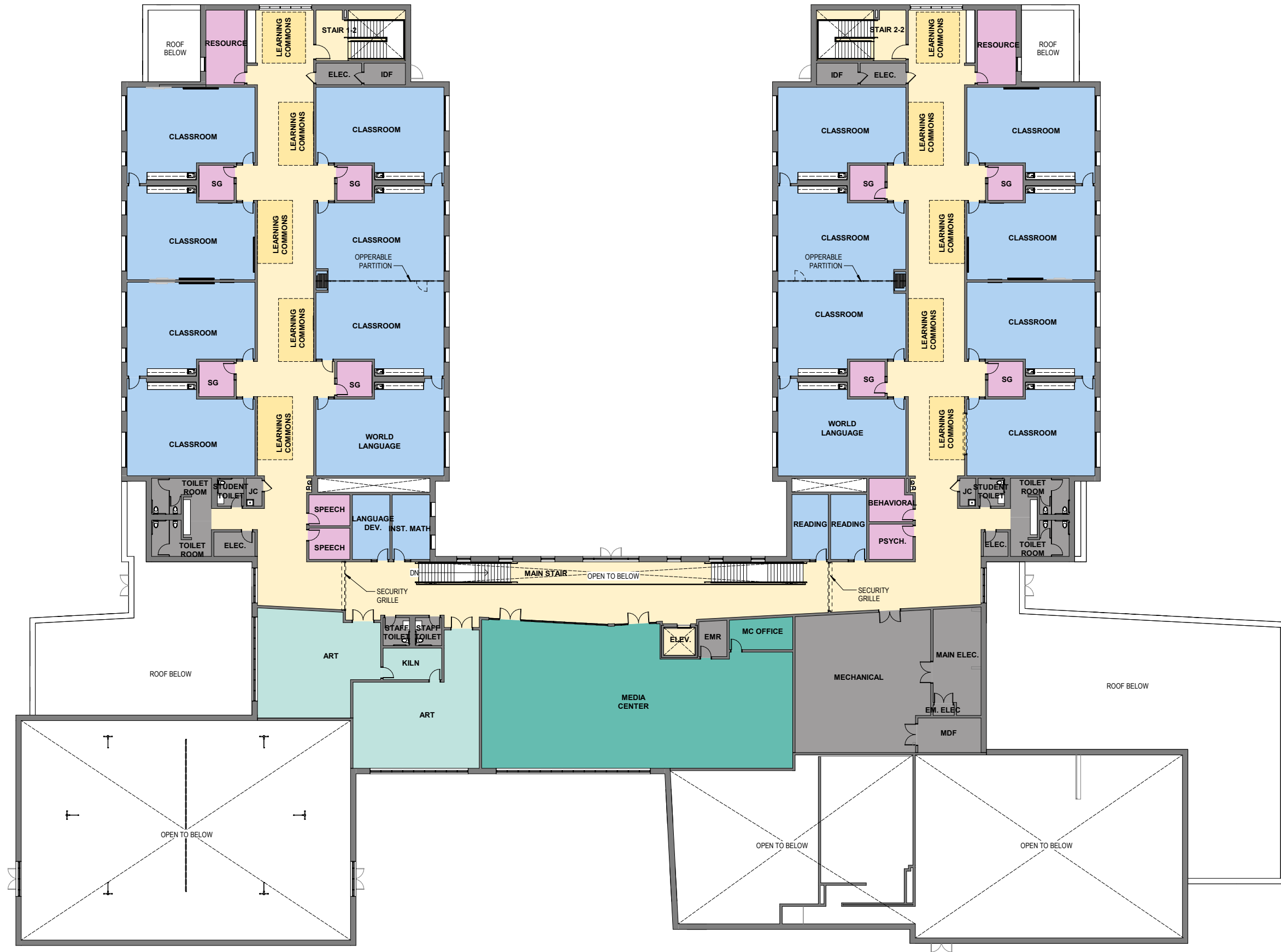
| Estimated Construction Cost | Rate ¹ | Estimated Incentive |
|-------------------------------------|-------------------|---------------------------|
| \$8,308,330 but does not qualify | 34% | \$0 |
| | | \$358,455 |
| \$8,308,330 | | \$408,455 |
| Construction Cost Total | | Potential Incentive Total |
| \$7,899,875 | | |
| w/ Incentive | | |

1. Assumed using tax-exempt bonds

Notes: Cost of GSHP and EV updated to PM&C 12/6/24 estimate.
Mass Save updated to reflect tonnage in GGD SD.

FLOOR PLAN UPDATES





EXTERIOR MATERIALS

EXTERIOR MATERIALS

PRECEDENT IMAGES



CONNECT MAJOR SPACES (CAFETERIA), TO OUTDOOR LEARNING AREAS



GLAZED CIRCULATION SPINE ACTIVATES COURTYARD



MASONRY DETAIL & A VARIETY OF MATERIALS ADD VISUAL INTEREST



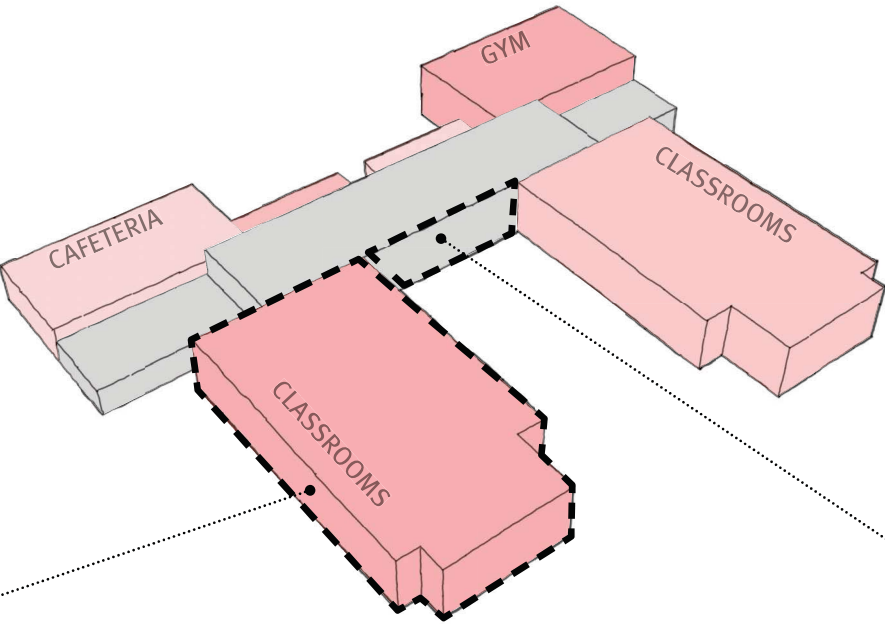
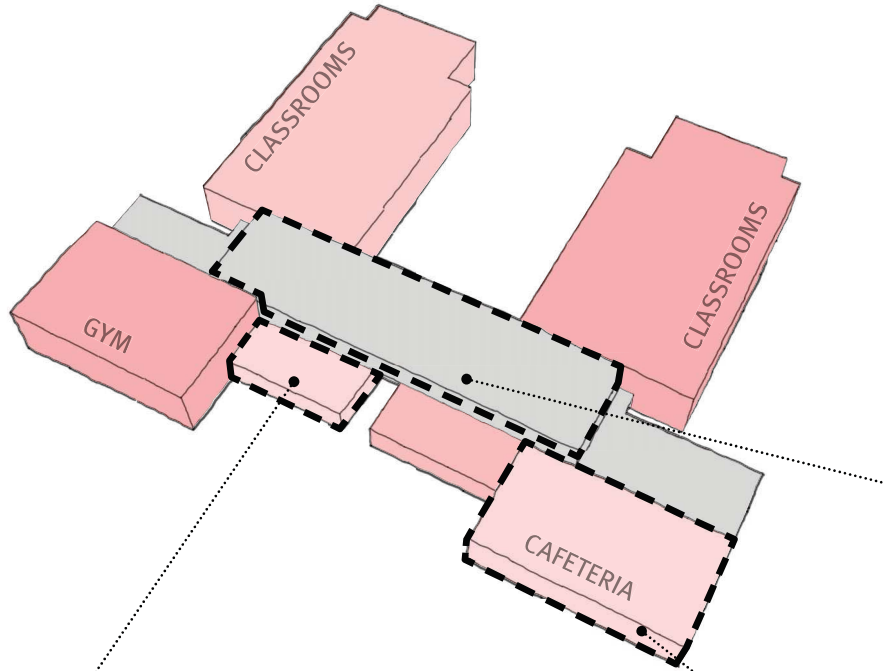
SIMPLE BUILDING MASSING



MASONRY DETAILS & PATTERNS ENLIVEN FACADE

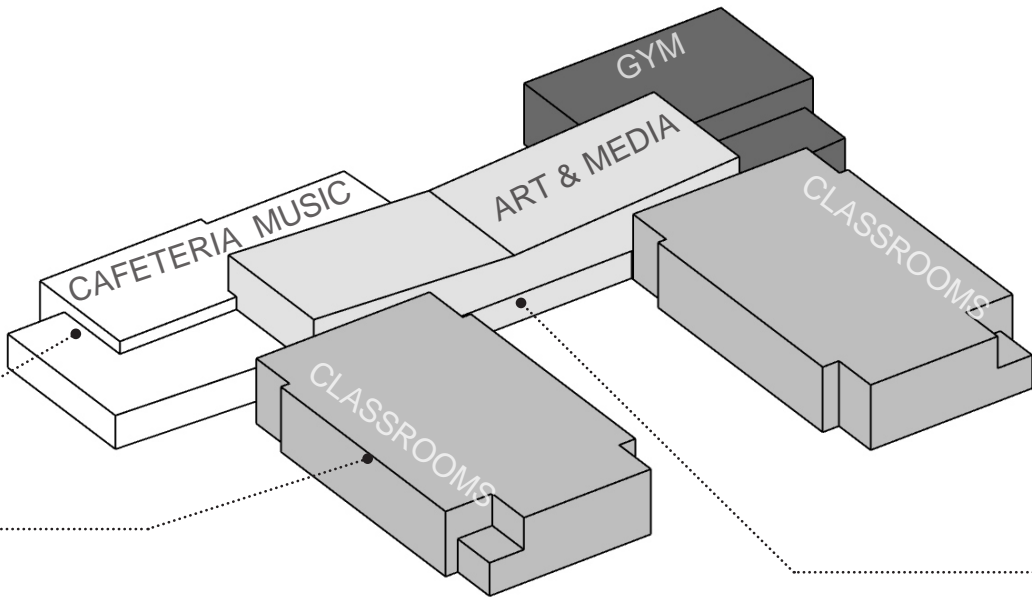
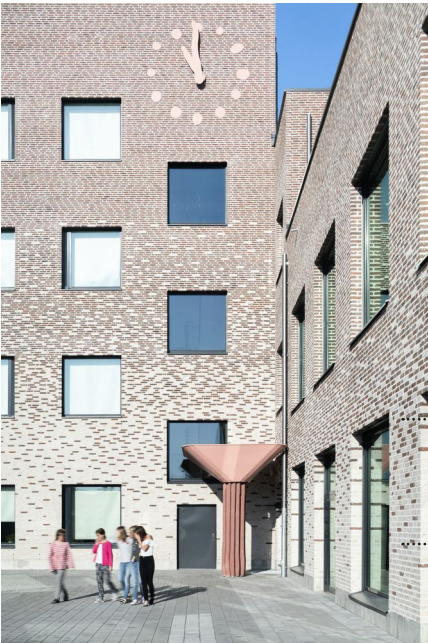
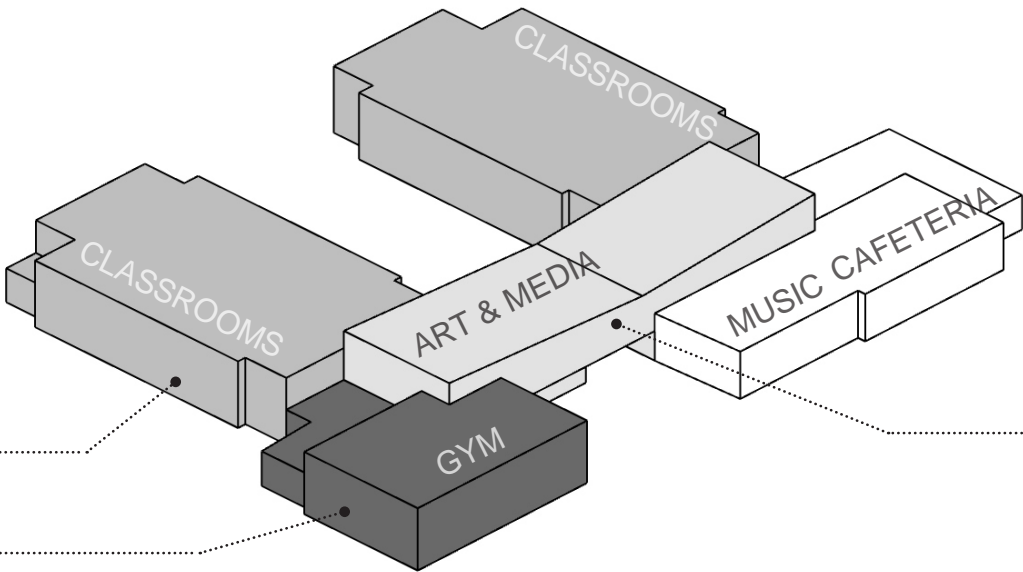
EXTERIOR MATERIALS

PRECEDENT MATERIALS & WINDOW TYPES



EXTERIOR MATERIALS

UPDATED PRECEDENT MATERIALS & WINDOW TYPES



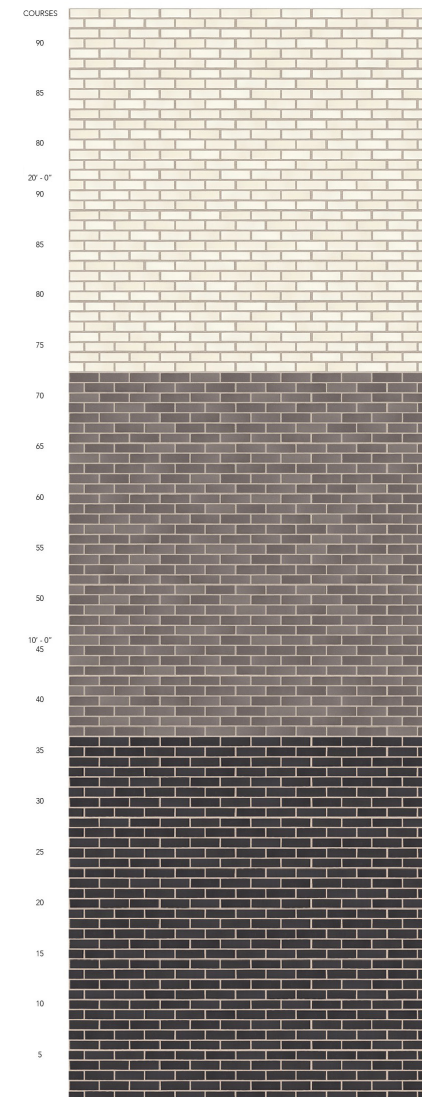
EXTERIOR MATERIALS

BRICK COLOR PALETTE AND MATERIALS

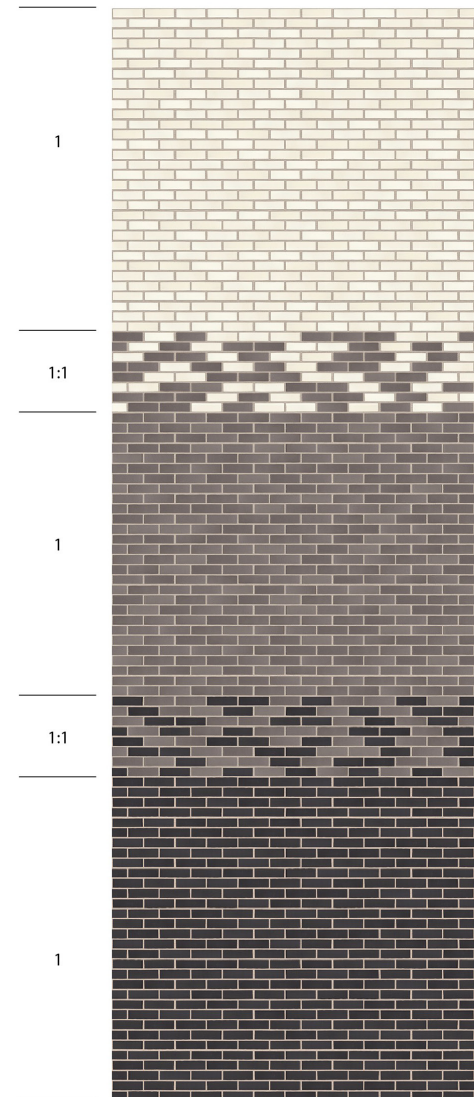
COLOR PALETTE INSPIRATION



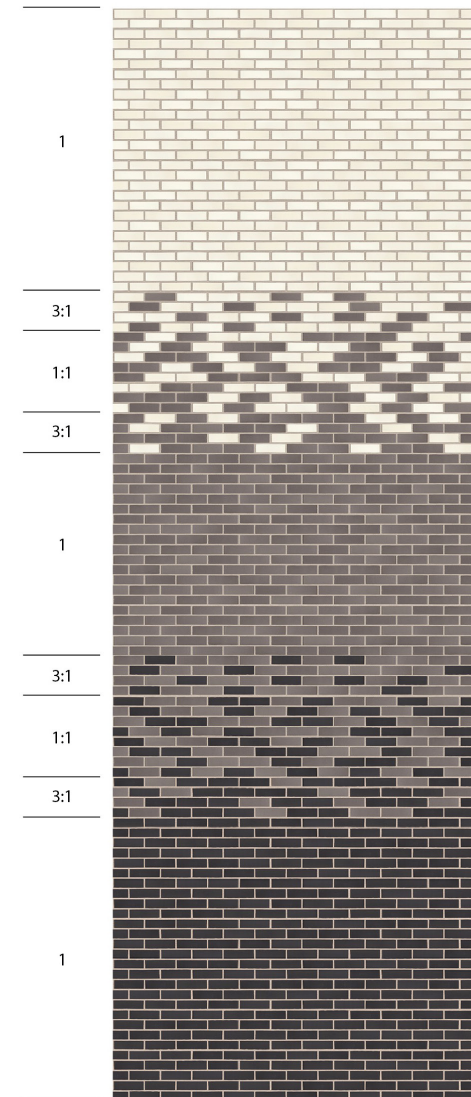
Calcareous Gneiss
Indigenous stone to Southborough



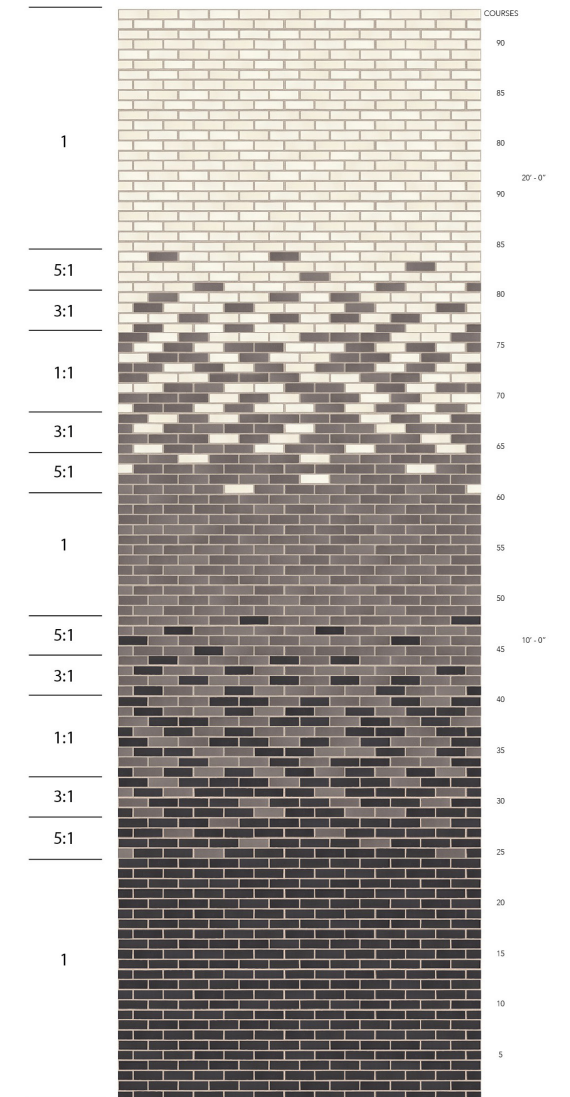
3 PRIMARY PRODUCTS
0 BLENDS



3 PRIMARY PRODUCTS
2 BLEND ZONES



3 PRIMARY PRODUCTS
6 BLEND ZONES

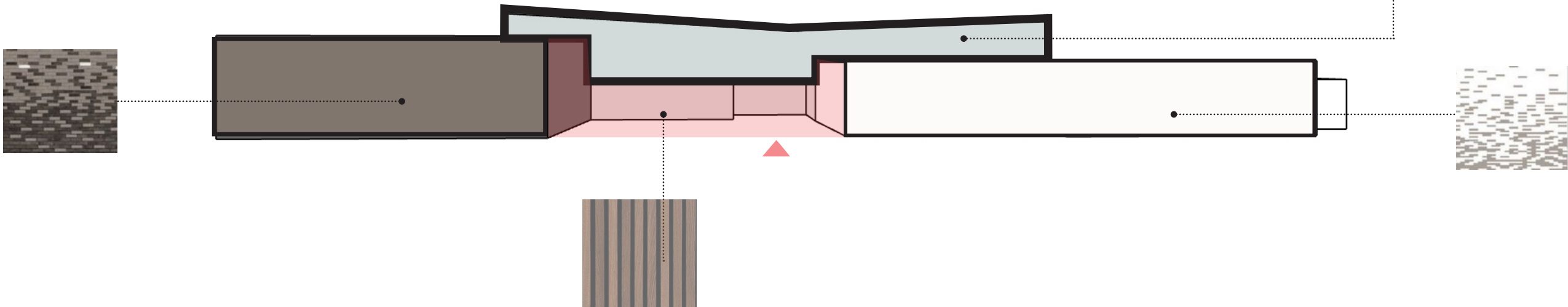
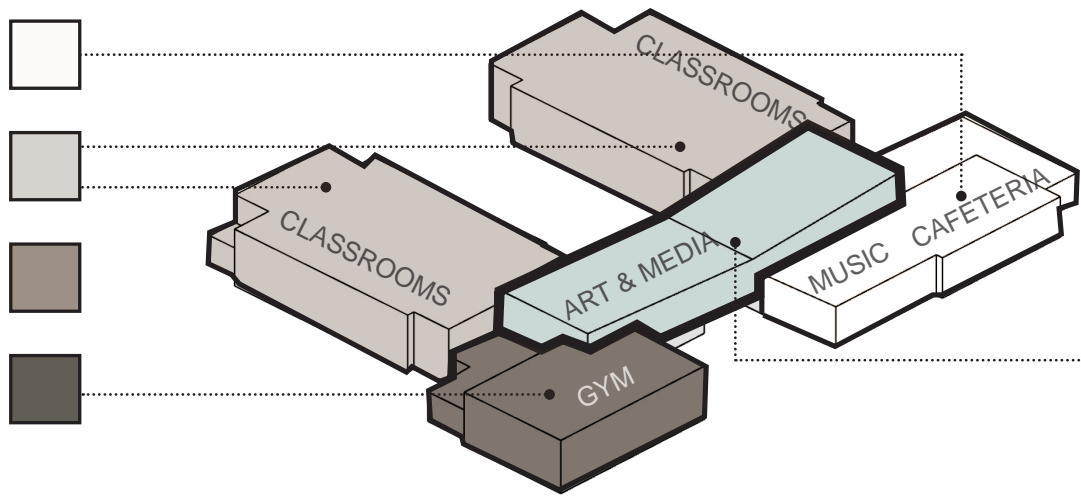


3 PRIMARY PRODUCTS
10 BLEND ZONES

BRICK BLEND STUDY

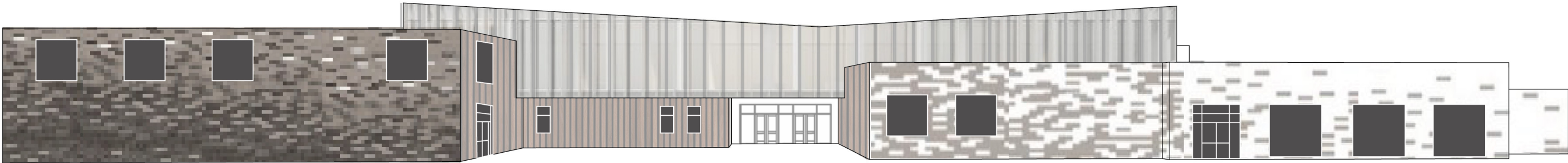
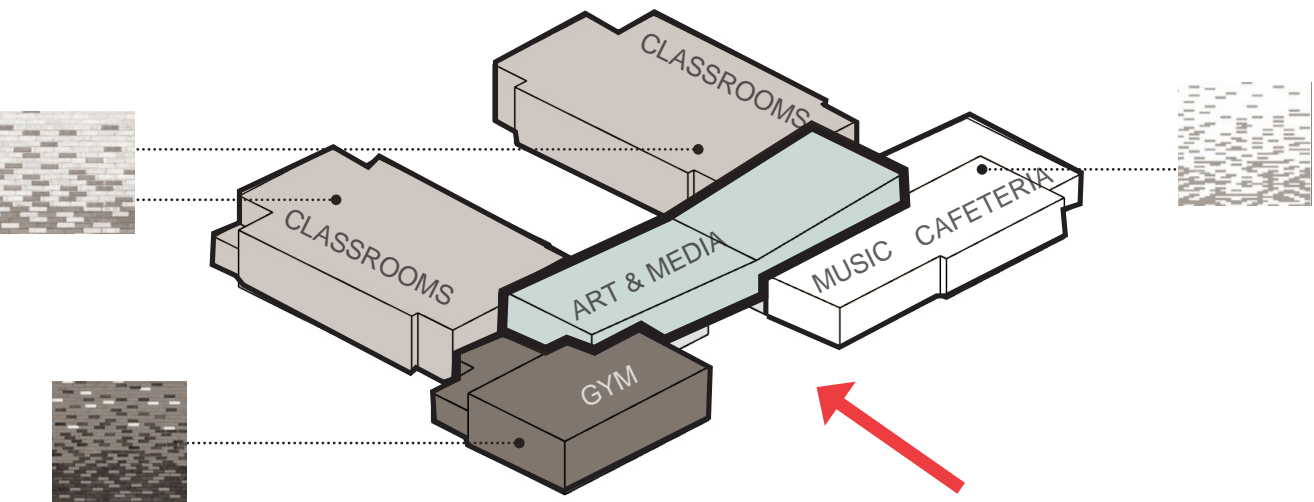
EXTERIOR MATERIALS

BUILDING MASSING & MATERIAL



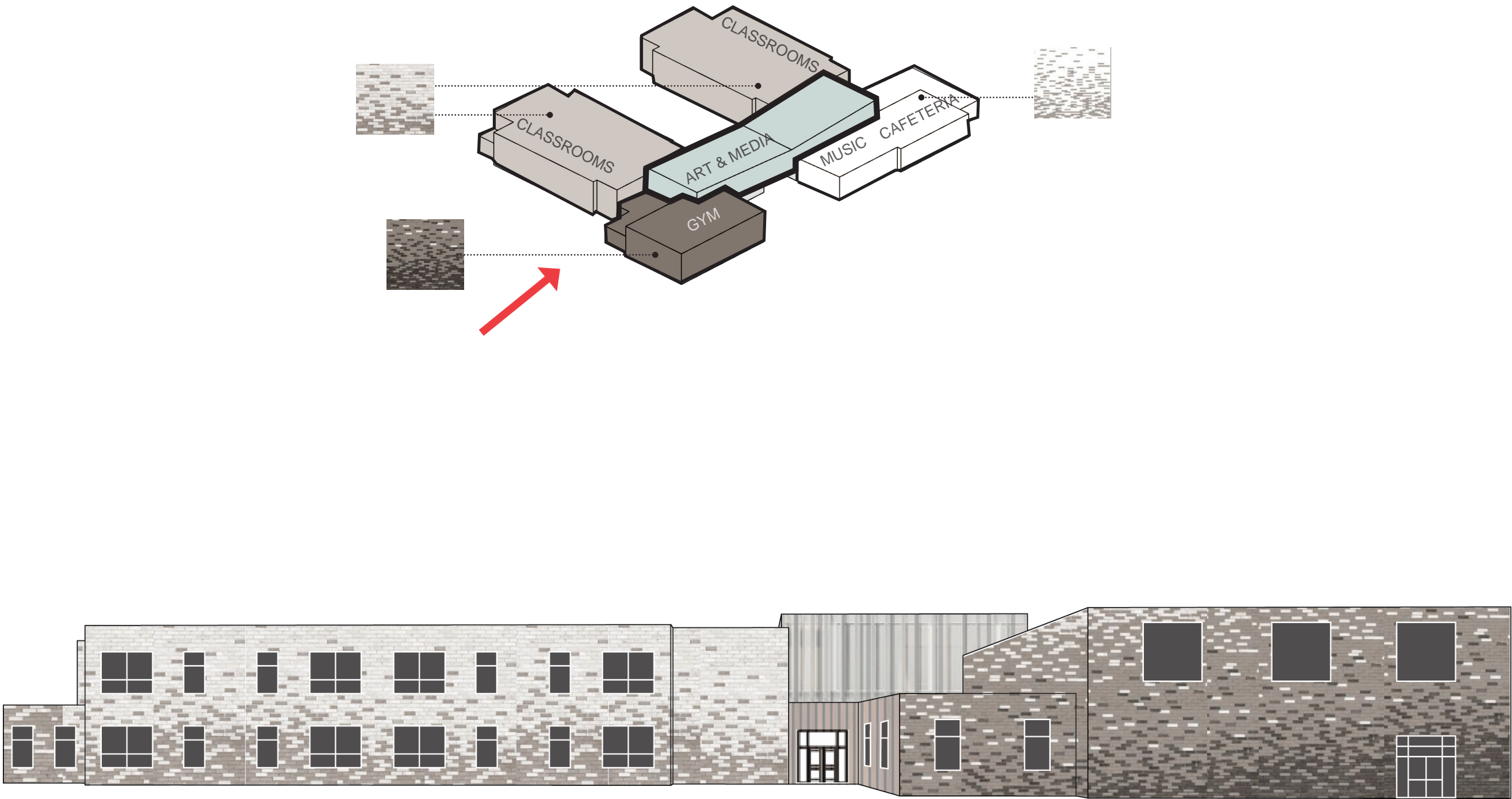
EXTERIOR MATERIALS

BUILDING MASSING & MATERIAL



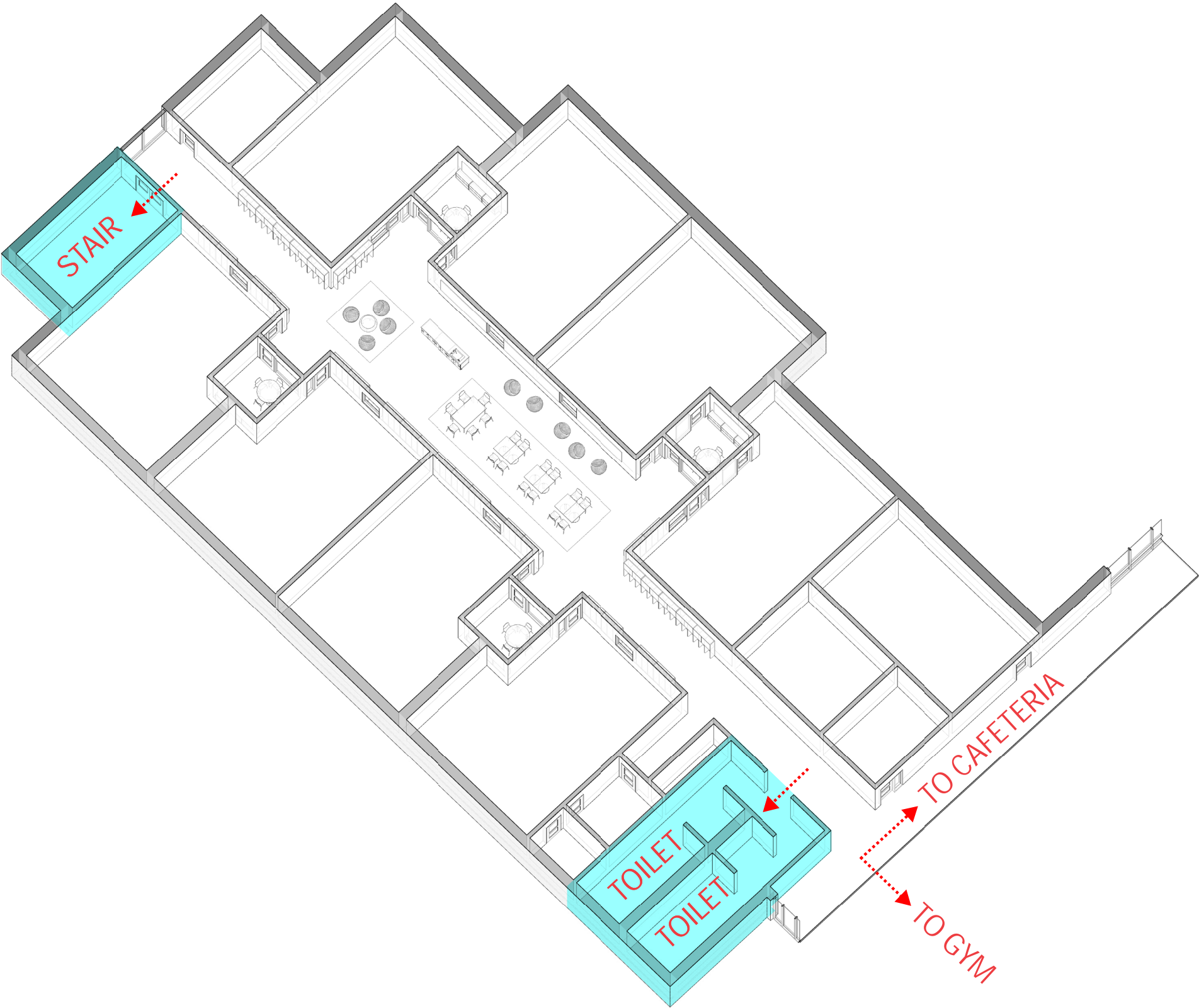
EXTERIOR MATERIALS

BUILDING MASSING & MATERIAL

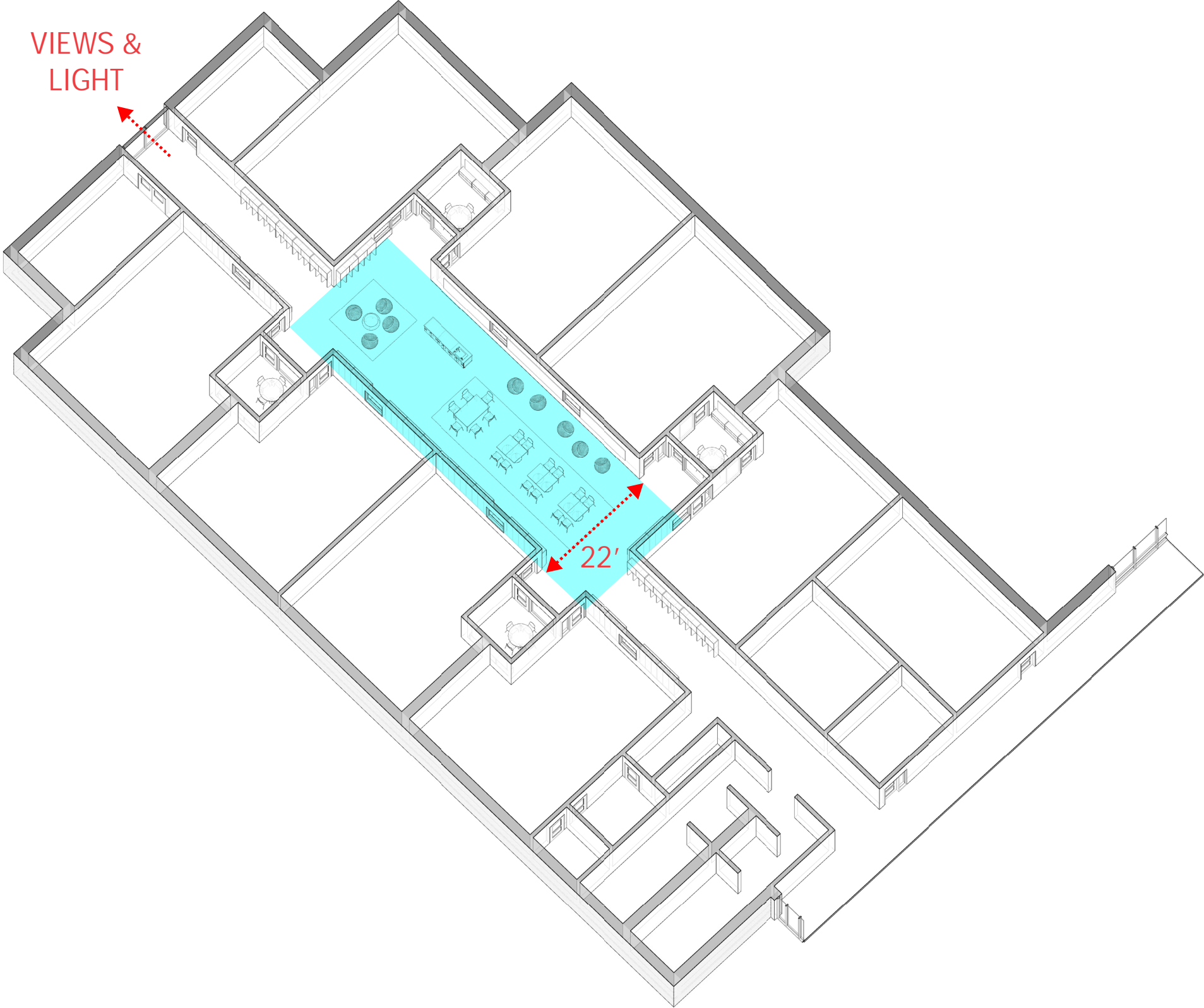


NEXT STEPS

APPENDIX



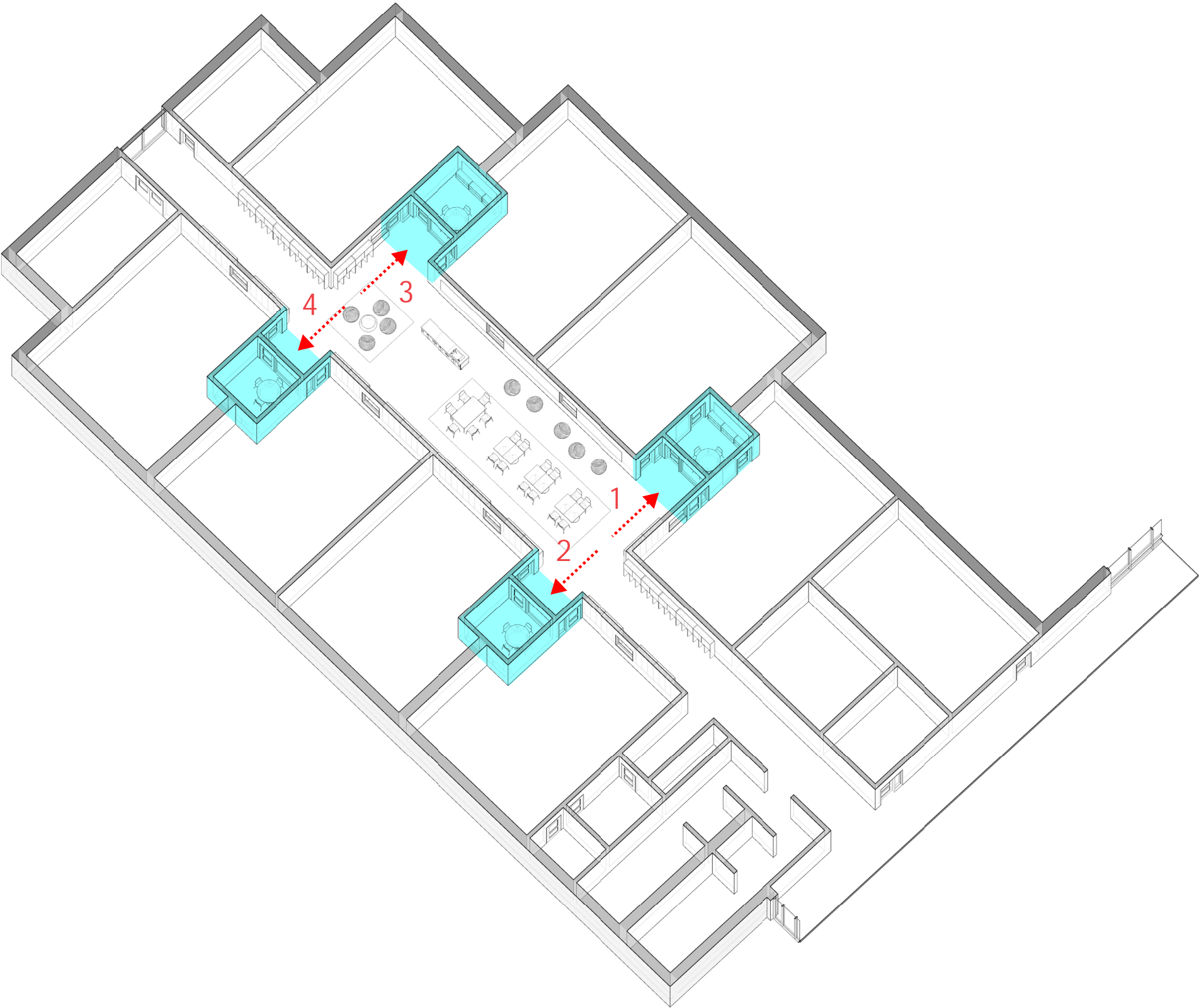
- STAIRS LOCATED AT SOUTH END OF WING
- BATHROOMS LOCATED AT NORTH END OF WING



- 22 FOOT WIDE LEARNING COMMONS ZONE
- FULL HEIGHT WINDOWS AT END WITH VIEWS TO LANDSCAPE

LEARNING COMMONS STUDIES

CENTERED CLASSROOM & SMALL GROUP ENTRY



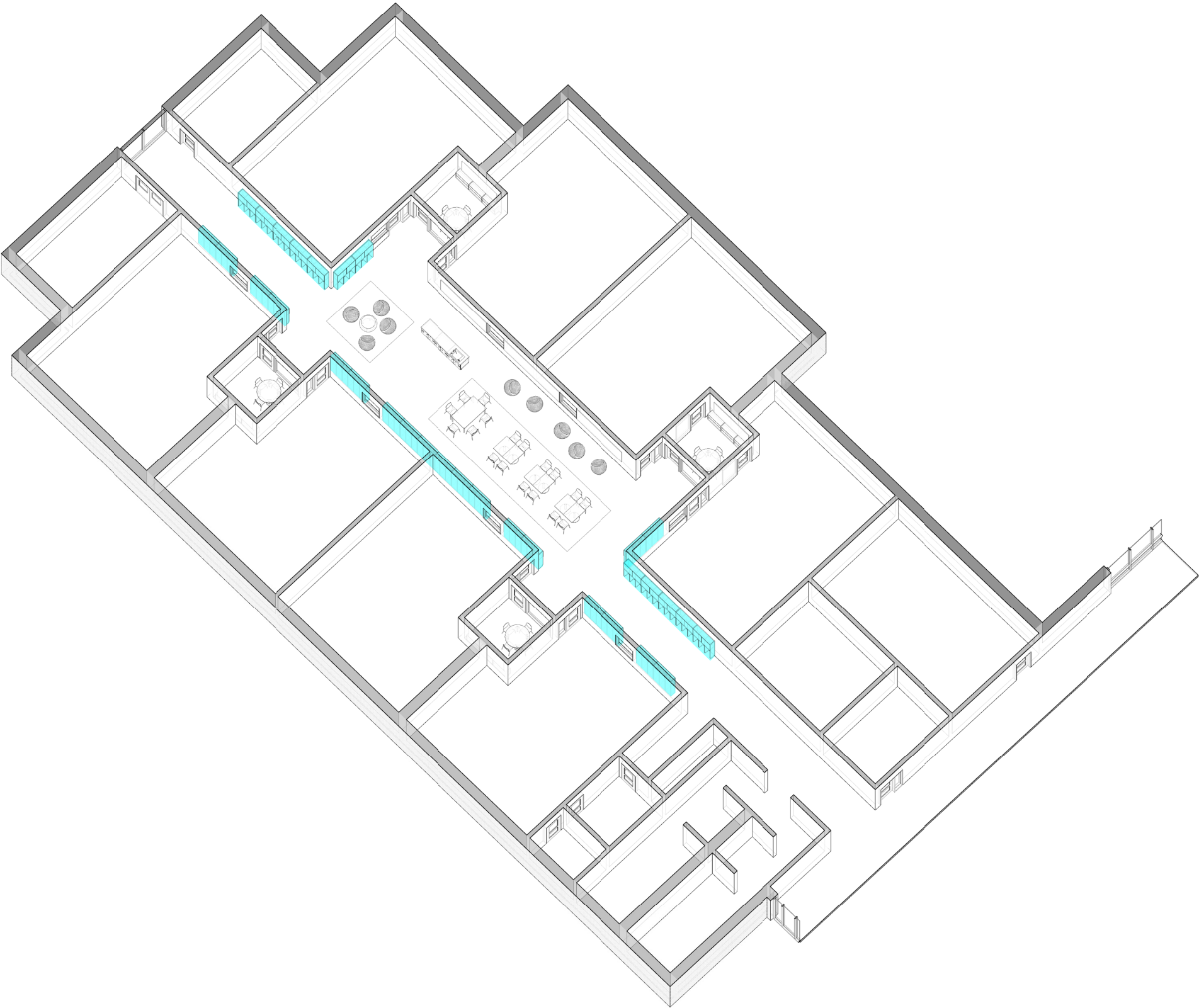
- SMALL GROUP ROOMS AND CLASSROOM ENTRIES ARE GROUPED TOGETHER IN RECESSES OFF OF THE MAIN LEARNING COMMONS SPACE
- FOUR ENTRY POINTS TO CLASSROOMS
- MORE WALL SPACE IN LEARNING COMMONS AVAILABLE FOR CUBBIES, DISPLAY, WHITE BOARDS, ETC



- VISUAL CONNECTION FROM EACH CLASSROOM TO LEARNING COMMONS
- MOVEABLE FURNITURE CLUSTERS
- LARGE CENTRAL LOCATION FOR WHITE BOARDS & SMART SCREENS
- STEM DESK LOCATED WITHIN CENTER ZONE

LEARNING COMMONS STUDIES

CENTERED CUBBY LOCATIONS



- CUBBIES LOCATED IN HALLWAY
- FIVE STUDENTS PER CUBBY ASSUMED
- LOCKED CLOSED STORAGE ABOVE WITH TACKABLE SURFACE FOR DISPLAY



EXAMPLE CUBBY DESIGN FROM THE
PINE HILL SCHOOL IN WESTWOOD







| January | | | | | | |
|---------|------------------------------|----|---------------|----|----|----|
| | | | 1 | 2 | 3 | 4 |
| | | | New Years Day | | | |
| 5 | 6 | 7 | 8 | 9 | 10 | 11 |
| | NBC | | | | | |
| 12 | 13 | 14 | 15 | 16 | 17 | 18 |
| | Send Package to Estimator | | | | | |
| 19 | 20 | 21 | 22 | 23 | 24 | 25 |
| | | | | | | |
| 26 | 27 | 28 | 29 | 30 | 31 | |
| | | | | | | |

| February | | | | | | |
|----------|-------------------------------------|--------------------------------|----|-----|-------------------------------|----|
| | | | | | | 1 |
| | | | | | | |
| 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| | Estimates Due From Estimators | | | | NBC/FSC Estimate Review | |
| 9 | 10 | 11 | 12 | 13 | 14 | 15 |
| | NBC/FSC Estimate Review | | | NBC | | |
| 16 | 17 | 18 | 19 | 20 | 21 | 22 |
| | | NBC Approve SD Submittal | | | | |
| 23 | 24 | 25 | 26 | 27 | 28 | |
| | | Submit to MSBA & DESE | | | | |