

**Concord Middle School Building Committee
Sustainability Subcommittee
Meeting Minutes
January 8, 2020**

PRESENT: Frank Cannon, Martine Dion (SMMA), Kate Hanley, Russ Hughes, Tim Hult, Kristen Olsen (SMMA), Charlie Parker, Matt Root, Ian Rhames, Andy Vo (Hill Int'l)

1. Call to Order

Mr. Root called the meeting to order at 1:32 PM, noting that the next meeting is scheduled for Thursday, January 30th at 10:00AM.

2. Approve 10/17/19 Meeting Minutes

A motion was made by Mr. Cannon, seconded by Ms. Hanley, to approve the 10/17/19 meeting minutes.

3. Introductions with SMMA and the Sustainability Subcommittee

Those present introduced themselves to SMMA members, including: Martine Dion, Director of Sustainable Design and Kristen Olsen, Project Manager.

4. SMMA's Understanding of the Project Sustainability Goals

Ms. Dion summarized SMMA's understanding of the project's sustainability goals, including: net-zero energy ready with an EUI goal between 25-30, passive house concepts and strategies (if not certification) around air and filtration reduction, thermal comfort, and heating and cooling loads. Ms. Dion stated that a discussion around certification and LEED platinum was necessary. Ms. Olsen stated that SMMA was working on a chart that includes the various sustainability entities and the criteria to help lay out different paths to choose. Ms. Dion stated that doing a net-zero energy or passive house project will not get you LEED platinum. Ms. Olsen requested more information on how the different ideas came about; to be sure what is most important to the project.

Ms. Hanley stated that the Town of Concord is committed to an 80% greenhouse gas reduction by 2050, noting the high engagement of residents in taking leadership on sustainability. Ms. Hanley stated that the chart that SMMA referenced would be very helpful to understand the differences in all of the sustainability efforts. Mr. Parker stated that they are looking for low energy demand to be efficient, noting that renewable resources aren't unlimited. He stated that they have a job to educate children, noting that sustainability encompasses more than just energy. Ms. Dion stated that the longevity and impact of having a comprehensive sustainability program within the design and occupancy would benefit many generations of children. Mr. Cannon stated that they have to design a 50 year building that meets all of the points they are trying to capture. Mr. Hult stated that both the town and the schools are committed to the highest level of the sustainability they can put forward, noting three areas he felt were important: 1) they need to be able to give evidence of the financial justifications, 2) they need to be comfortable with the methods they choose and their applicability to a school building and 3) they need to be able to maintain the building over the long-term. Mr. Hughes stated that consistency is very important with the other school buildings, recommending that this be rolled into the goals of the project. For example, he noted the solar panels at one of the schools and the inherited cost of maintenance. Mr. Parker noted that they don't want to invest a lot of money in energy management, tools, and architectural process if they aren't going to stay on top of it for the next 50 years.

Ms. Olsen stated that the were in feasibility study until March 20th, at which time SMMA will deliver the final document that reviews the results of the feasibility study, enabling the community and the town to decide on a direction for the project. She stated that during schematic design process is when lifecycle cost analysis around systems would occur. Regarding feasibility components, she stated that SMMA will be completing a preliminary energy model with different pathways for certification. Mr. Root stated that there is a focus on energy and a net-zero initiative from the community and Mr. Parker noted that resiliency is also a community focus area.

Public Comments:

Karlen Reed, League of Women Voters. Ms. Reed encouraged the Subcommittee to keep in mind the emergency shelter concept.

Brian Foulds stated that it would be helpful to include, on the chart that SMMA is going to create, relative costs and verification. He asked to hear more about Lincoln schools request to put in natural gas just for the shelter aspect related to the battery. He also noted that Concord Light could do the PPA for solar and storage, noting that if the storage is over a megawatt, they could do frequency regulation in other revenue streams, so there may be more value to the town as a whole. He suggested relating the area of solar panels to the surface area needed to the efficiency of the building and the lot as a visual to review. Ms. Dion stated that SMMA will have an assessment associated with the EUI with how much can fit on the roof.

Becky Robichaud asked how much the budget was for the whole project and how much is going towards sustainability. Mr. Hult stated that the current estimate is between \$80-100 million for the project, noting that it is difficult to state how much is going towards sustainability.

Linda Nieman stated that through design choices, sustainably efficiencies are achieved.

A. Review two sustainability bullets in the CMS Charter

Mr. Root reviewed the two sustainability bullets on the CMS Charter.

5. SMMA to Present the Sustainability Approach

A. Discuss the 7 sustainability items on the Risk Log. Ms. Olsen stated that SMMA would be presenting its sustainability approach at the next meeting on January 30th, including the referenced chart and revised risk log.

6. Adjourn

A motion was made by Mr. Parker, seconded by Mr. Hughes, to adjourn the meeting and the meeting adjourned at 2:44 PM.

Adjournment

Respectfully Submitted,

Erin Higgins
Recording Secretary

Approved: 2.6.20

Abbreviations:

CMLP	Concord Municipal Light Plant
CMS	Concord Middle School
EUI	Energy Use Intensity
LEED	Leadership in Energy and Environmental Design
PPA	Power Purchase Agreement
RFS	Request for Services
SMMA	Symmes, Maini & McKee Associates
ZNE	Zero Net Energy