

**Concord Middle School Building Committee
Sustainability Subcommittee
Meeting Minutes
September 11, 2019**

PRESENT: Frank Cannon, Mike Carroll (Hill Int'l), Russ Hughes, Laurie Hunter, Charlie Parker, Matt Root, Jared Stanton, Andy Vo (Hill Int'l)

Call to Order

Dr. Hunter called the meeting to order at 10:34 AM in Conference Room 3 of the Ripley Building.

Review Project Objectives related to sustainability listed in the current draft RFS issued by Hill International at the 9/5/19 Building Committee meeting

Mr. Root stated that the primary goal of this meeting was to have a series of bullet point recommendations related to sustainability to be included in tomorrow's Design Subcommittee meeting. Mr. Carroll shared a draft version of the RFS. Dr. Hunter noted that she and the chairs of the Building Committee were in agreement that they would post the draft RFS next week with the agenda for the Building Committee meeting. Mr. Parker stated that it would make sense to specify an EUI (Energy Use Intensity) target, noting that the ASHRAE recommendation for this climate zone is 19. Mr. Carroll noted that a typical building that isn't going towards net zero, K-12 school building is typically in the 65-75 range. He stated that he is currently working in Watertown schools, and that their goal is 35, noting this is 50% better than the typical building nowadays. He stated that net zero is very important, but noted that the general public doesn't understand the ramifications of what net zero is. He stated that the site may be large enough to add solar arrays or wind arrays enough to offset the cost. Mr. Carroll stated that he supported putting an EUI in the RFS, but making it a range, so it's not so constrictive. Dr. Hunter noted that the purpose of this document was to send intent of what they are hoping for in a designer's qualifications and credentials. Mr. Root stated that the sooner they set a high performance goal, the lower the cost will be. Dr. Hunter stated that this needs to be discussed as part of the big conversation with the committee at large. Mr. Parker stated that EUI and other sustainability efforts need to be looked at based on life cycle costs.

Mr. Root suggested taking LEED out of the document and Mr. Carroll suggested specific wording to use instead of taking it out completely.

Public Comment: Brian Foulds, 33 Riverdale Road, Concord, MA. Mr. Foulds stated that the difference between certifiable and certified is a very big gap and comes down to the 3rd party verification. Mr. Root agreed with Mr. Foulds.

Mr. Vo stated that they need to have the designer on board to have this discussion. Mr. Root stated that there is enough information and experience with the committee that they could set reasonable standards, noting that he doesn't want to over rely on the design team for their recommendations.

Mr. Parker questioned what other metrics they should use and Mr. Carroll stated that they don't want to get too finite at the RFS level, noting that LEED certification is the standard, since MSBA requires LEED. Dr. Hunter stated that their messaging is clear to the designers and that the numbers will drive clarity in the goal.

Public Comment: Mr. Foulds stated that it's important to set a high standard in the document because those who have experience will be able to come in lower than those who don't have experience. Mr. Carroll noted that bids are not part of this.

Mr. Parker suggested communicating the net zero aspect of the design and Mr. Carroll stated that they have changed it to "net zero ready". Mr. Parker stated that they don't want to preclude solar, but they certainly want solar. Mr. Carroll noted that this would be something to talk about with the designer. He stated that net zero ready means that the efficiency of the building and the design aspect have the capability of being net zero. He noted that if they say net zero, no matter what the cost, they will be net zero. Mr. Root stated that they should focus on the efficiency of the building and agreed that net zero ready would cover what they want.

Public Comment: Mr. Foulds noted that it's important that the designer maximize roof space available for solar generation. He suggested keeping transportable fuels and natural gas out of the plan. He noted that it may be cost efficient to put storage at the arrays and have an easement for the light plant to install them on site.

Propose new objectives for discussion

Mr. Root stated that they should be targeting an all-electric building, but noted his concern with using "ready" and "targeting" instead of specific goals. Mr. Carroll noted that once they are on board, they can be more specific. Mr. Root suggested adding a line about intent to pursue Passive House certification, noting that he feels it's more valuable than the EUI. He also noted the focus in the industry around reducing the operational carbon of new buildings, but noted that a lot of carbon is needed to produce the building. He suggested language around signaling responders that they would like to look at embodied carbon. Mr. Cannon stated that they need to put "sustaining" in the RFS.

Public Comments

Karlen Reed, 83 Whits End Road, Concord, MA. Ms. Reed noted her concern about overly restricted the field of applicants by restricting the EUI to 20-25. She recommended expanding it to 20-30.

Mr. Carroll stated that the district would be targeting 20-25, but that the designer won't be disqualified if they don't have past experience in doing a project at 20-25.

Brad Hubbard-Nelson, 221 Nashawtuc Road, Concord, MA. Mr. Hubbard-Nelson questioned if EUI specifies energy consumed as opposed to total energy and Mr. Root stated that EUI accounts for the efficiency of the mechanical system.

Mr. Foulds stated that this is a great discussion to be hearing, noting that he's glad a Sustainability Subcommittee exists to set expectations. He noted that he'd like to make sure the facilities could store compost and recyclables.

Mr. Root suggested the concept of having a water treatment facility on site and Mr. Carroll stated to include it if it is a requirement, but if it's something they want to talk about, they shouldn't include it.

Finalize recommendations for CMS Design Subcommittee meeting set for 9/12/19

Mr. Carroll reviewed recommendations, including: targeting an EUI of 20-25; not applying for LEED, but would like a design that follows guidelines that aligns with LEED platinum; intending to pursue Passive House certification; keeping net zero ready consistent through document; reporting and addressing embodied carbon in developing design; targeting an all-electric design. The committee agreed to include the information about Town Meeting in the document. Mr. Carroll stated that he would

include these items in the RFP. He stated that he would update the comments received through Mr. Stanton and/or bring for discussion any comments that they wanted to discuss to the meeting tomorrow.

Adjournment

A motion was made by Mr. Cannon to adjourn the meeting and the meeting adjourned at 12:03 PM.

Respectfully Submitted,

Erin Higgins
Recording Secretary

Approved: 10/17/19

Abbreviations:

CMS	Concord Middle School
EUI	Energy Use Intensity
LEED	Leadership in Energy and Environmental Design
MSBA	Massachusetts School Building Authority
RFS	Request for Services