

MAHS Sustainability Sub-committee Meeting 14 December 2015

Prepared by sub-committee member Jessica Damon

Summary:

We had a recap of last meeting when we began discussions about group homework of investigating design principles and trying to understand them through a sustainability lens. Last meeting, many group members provided handouts with specific information about their subject matter (e.g., air quality; green building materials; water use; VOCs...). We didn't have a chance to talk in-depth about them all as we still found it necessary to keep the discussion at a higher level in the interest of defining goals of this committee. However, all members are reading the material and are to be familiar with the concepts. Tonight's discussion focused on logistics/next steps for this committee in order to best contribute when the design phase gets going, in earnest within a couple months. Lots about Commissioning and its importance to the whole process of building a new school; there was an overall consensus from the group that it is important, but not necessarily to what level of detail we wish to seek support on.

Tonight's discussion:

Net Zero 'ready' building concept was received well by the Building Committee at the prior BC meeting.

Chris reported on the commissioning for the project for at least 3 phases of the project. State customarily pays for HVAC and electrical functional commissioning but not OPR (owner's project requirements) development and the verification that the requirements are properly implemented in the design and into construction.

There may be some overlap with the OPR and the "Clerk of the Works"..."Owner's Representative" BGS roles, so these will need to be defined and explored with BGS input.

It is expected that the State will probably only pay for part of the commissioning that is desired.

Jane was not sure that commissioning had been agreed on by the overall sustainability committee. Discussion followed to determine if consensus could be reached.

Brant talked about how the last few [district] projects had some costly errors that commissioning could prevent. Commissioning will generally discover the errors during the building process and can significantly reduce the maintenance cost and issues with the building systems performance when the district takes ownership of the building. Several group members thought that the investment up front in commissioning is worth the cost so that in the future we're not paying out-of-pocket for design/construction errors.

Consensus was reached by this committee that full building commissioning including the development of a OPR is very valuable.

Commissioning is like an insurance policy, protecting your investment and ensuring that value is delivered.

- The desire is for a living OPR document defining what is important to the district.
- Can we do 1st phase of commissioning (design/OPR development) with cost options for the commissioning during the full design and system functional testing?
- As a minimum, functional commissioning will be conducted as it is expected that the State will cover this cost.

Building Committee needs to approve 3-phase commissioning, but so does the School Board as it will involve funding that is to occur prior to the State funding any of the work. We need an idea of cost before this can happen. Seems the first steps involve developing and issuing an RFP to get cost estimates.

We need to be able to inform and sell the building committee of the value of full project commissioning, who will need to convince the School Board that commissioning is important.

Along with an RFP, we should make a list of problems we've had with other district buildings and associated costs (if that is possible) (Chris will work on this, based on his experience over the years maintaining the buildings and in dealing with post construction issues).

Some GUIDELINES from this committee would be good...they could help guide us in focusing our goals more. Work on this next time, in context of the committee homework.

Homework: read all the handouts and be ready to discuss all of those and be ready to focus in on where this committee wants to focus.

Next meeting: 22 Dec 15 @ 5:00. District office.