

**MINUTES**  
**Green Meadow Building Committee**  
**Tuesday, January 30 2023, 5:00 pm**  
**Remote Meeting**

Pursuant to Gov. Baker's Executive Order dated March 12, 2020, suspending certain provisions of the Open Meeting Law, G.L. c. 30A sec. 20, the School Committee has modified meeting procedures to ensure the safety of all participants. The public will not be allowed to physically access this School Committee meeting; video and audio will be turned off for the public. This meeting will be held via a virtual meeting (internet) using Zoom Technology.

**Meeting Called to Order via Roll Call at 5:02 pm**

Brian Haas - Present

Jennifer Gaudet - Present

Jerry Culbert - Present

Justine St. John - Present

Mary Brannelly - Present

Nicholas Kane - Present

Robert Rouleau - Present

Anthony Midey - Present

Wayne White - Absent

Mark Anderson - Present

Chris DiSilva - Absent

Justin DeMarco - Present

Matthew Johann - Present

Greg Johnson – Present

Hilary Griffiths - Absent

Katie Moore, FinCom (NV) - Present

Ken Neuhauser (NV) - Present

Robert Savoie (NV) - Present

Charles Gobron (NV) - Present

Others present: Christopher Arsenault, Chair, Town of Maynard Planning Board; Margaret Sobkowicz Kline, Sustainability Committee, Kate Wheeler, Sustainability Committee, Orian Greene, Sustainability Committee, Phil Palumbo, Colliers Project Leaders; Al Esteves, Colliers Project Leaders; Chris LeBlanc, MVG; Frank Tedesco, MVG, Arnel Catalan, MVG, Marty Vickey, C.C. Crowley Engineering, Inc.

Documents presented during meeting: The meeting included presentation of a PowerPoint agenda and supporting slides for each agenda item presented by Phil Palumbo, Chris LeBlanc, and Marty Vickey.

## School Building Committee Meeting Minutes Approval

Justine St. John made a motion to accept the 1/17/23 School Building Committee (SBC) meeting minutes which was accepted by Anthony Midey.

### Project Timeline

Phil Palumbo presented the anticipated project timeline including upcoming meetings. No comments were made.

### HVAC System Update

Chris LeBlanc presented the updated Life Cycle Cost Analysis (LCCAs) for an all-electric air-source heat pump, all electric ground-source heat pump (Geothermal), and conventional gas-fired boiler. Please refer to the attached presentation for the table. A summary of the various discussion topics is as follows:

#### General:

- A decision on the HVAC system is needed as soon as possible so that it can be incorporated into the SD submission. A Working Group meeting is to be scheduled to discuss and provide recommendation to the SBC at the February 13<sup>th</sup> SBC meeting.

#### Geothermal solution:

- Consideration should be given to providing a permanent back-up gas-fired heating system in lieu of a temporary one. This would cost approximately 2.5x (~\$250,000.00) more. Hot water can be provided via an indirect system off the boiler.
- A phased/hybrid system may be considered. In this scenario heating would be provided via a gas-fired boiler until the end of its useful life (~20 years) before being converted to geothermal. Reasons include the current efficiency of new gas-fired boilers (96-97%) when compared the electric grid (~30%), source of electricity from grid (60% fossil fuels), and potential for better technology in the future. Availability of incentives in the future is uncertain, however. **Colliers notes that a separate long-term cooling solution that could be converted to geothermal would be needed.**
- Given the anticipated project timeline, it is not expected that temporary cooling will be needed; however, dehumidification may help with comfort.
- The well installations may be contracted separately and directly with a subcontractor to avoid additional general conditions and fees.
- The estimated costs for potential ledge were accounted for.
- While there is no guarantee that the project will receive the anticipated Geothermal incentives, the MEP engineer believes that it is likely, and that attaining the required energy intensity is achievable given that the project will meet LEED Gold Certification. MVG to verify any impact to the incentives if the wells are installed post-occupancy.

- Colliers to verify any potential issues with a temporary HVAC system with the MSBA.

## **Renewable Energy Update**

Chris LeBlanc presented the estimated on-site solar production and saving figures from a roof solar PV system and canopy PV installation at the south parking area. Overall, the roof solar system is estimated to generate 240kw of the building's 660kw annual use. The southern canopy would produce approximately 160kw.

Solect is working on a solar PV solution that would offset the building's full electricity use through a combination of roof PV panels, canopy PV panels, and ground-mounted panels.

Consideration to be given if ground mounted-solar panels are installed in the area around the future geothermal wells.

## **LEED Certification**

Chris LeBlanc presented the LEED Certification score card showing that the project is targeting LEED Gold certification. No comments or objections were made.

## **Operations and Maintenance Budget**

Chris LeBlanc presented the Operations and Maintenance budget data of the existing and anticipated HVAC and electrical costs. Overall, it is anticipated that the new school's Operations and Maintenance budget will be in the range of \$224k-\$266k before solar PV production as compared to the current Operations and Maintenance budget of approximately \$100k. No comments were made. Please refer to the attached presentation.

## **Maynard Sustainability Committee Letter dated January 20, 2023**

Chris LeBlanc presented the Team's initial responses to each of the (10) Sustainability Committee questions listed in the letter. Please refer to the attached presentation. Overall, several of the recommendations will be pursued through LEED Gold Certification such as portions of the Living Building Challenge, reduced embodied carbon, and reduced water consumption. Other recommendations will be satisfied at a later stage such as the energy modeling and stretch code requirements.

Justine St. John stated that all four recommendations/objectives in the initial Sustainability Committee letter dated 6/21/22 were met.

Colliers will work on drafting official responses to the letter.

## **Maynard Selectboard Chair Email dated January 23, 2023**

Chris LeBlanc presented a map of the sub surface explorations to date and indicated that the findings were used in conjunction with the grading plans to inform the estimated sitework costs.

Christopher Arsenault raised concerns about a soil disposal crisis that could see non-hazardous disposal costs increasing to \$180/ton as well as concerns with site access/logistics during construction.

MVG notes that efforts to reduce soil export such as raising the building and soil re-use are being taken. Colliers indicated that the soil export figures remain to be finalized through the forthcoming estimate reconciliation process.

MVG will develop a logistics plan coordinated with the construction phasing plan, and feedback of safety officials and school administrators.

### **Next Meeting Dates**

Jerry Culbert indicated the next SBC meeting is scheduled on 2/13/23.

### **Meeting Adjourned via Roll Call at 7:22 PM**