

MINUTES
Green Meadow Building Committee
Tuesday, November 7, 2022, 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 5:03 pm

Anthony Midey - Present
Brian Haas - Present
Jennifer Gaudet - Present
Jerry Culbert - Present
Justine St John - Present
Mark Anderson - Present
Mat Johan - Present
Mary Brannelly - Present
Nicholas Kane - Present
Wayne White - Present
Chris DiSilva - Absent
Mark Anderson - Present
Greg Johnson - Absent
Hilary Griffiths - absent
Justin DeMarco - Absent
Robert Rouleau - Absent

Ken Neuhauser (NV) - Present
Charles Gobron (NV) - Present
Katie Moore, FinCom (NV) - Absent
Robert Savoie (NV) - Absent

Others present: Phil Palumbo, Colliers International; Dennis Daly, MVG; Chris LeBlanc, MVG; Frank Tedesco, Matthew Sturz

Mr. Culbert asked if it would be possible to add an alternative member of the Maynard Sustainability Committee to join the Building Committee

Ms. Gaudet made a motion that the Committee accept an alternative member of the Maynard Sustainability Committee in the event that Ken Neuhauser was unable to attend a Building Committee meeting.

Ms. Brannelly 2nd the motion.

Anthony Midey - Yae
Brian Haas - Yae
Jennifer Gaudet - Yae

Jerry Culbert - Yae
Justine St John - Yae
Mark Anderson - Yae
Mat Johan - Yae
Mary Brannelly - Yae
Nicholas Kane - Yae
Wayne White - Yae

Motion passed 10-0

Sustainability Update

Goal was for no onsite fossil fuel for building operations, to be net zero ready

Initial cost impact and life cycle cost priorities

Maintainability and resilience - train onsite custodial staff for select tasks, and outsource others

Full cooling throughout the building.

Ms. St. John noted that a letter from the Maynard Sustainability Committee was sent as a correspondence for the Building Committee to take under advisement and move forward the best way they could, but not necessarily do everything stated in the letter.

Ken Neuhauser from the Sustainability Committee stated that their charter had tasks and goals in relation to school projects.

Mr. Tedesco said that the idea was to have a Net Zero ready building, but it would be very difficult to reach Net Zero with any realistic budget. They would look at future adaptability for Net Zero.

HVAC System Analysis

Various HVAC Systems that the Sustainability and Facilities subcommittees discussed were reviewed. These systems were a central heat pump, water source heat pump, geothermal heat pumps, air source heat pumps, gas fired boiler and displacement. The pros and cons of each system were discussed. Installation and operating costs were also discussed. Installing a system that could be converted to a more sustainable system in the future was also discussed.

HVAC System Selection / Vote

Ms. St. John noted that they have heard a lot from people who were passionate about climate change, which was not everyone. She expressed concern about costs and was interested in knowing the top cost of the project.

Mr. Palumbo said that the cost was estimated at 70-80 million dollars.

There was discussion about HVAC systems that would reduce classroom square footage or create noise. It was suggested that those HVAC Units located in walls or closets would be more serviceable than above ceilings..

Mr. Demarco noted that the Town did not have a good track record at replacing systems that were at the end of their life. Systems currently rely on custodial staff.

Mr. Kane made a motion to accept a central heat pump, air version and chiller, producing hot and chilled water to individual chilled beams.

Mr. Midey 2nd the motion.

Roll Call Vote

Anthony Midey - Yae
Jennifer Gaudet - Yae
Jerry Culbert - Yae
Justine St John - Yae
Mark Anderson - Yae
Matt Johan - Yae
Mary Brannelly - Yae
Nicholas Kane - Yae
Wayne White - Yae
Justin DeMarco - Yae

Motion Passed 10 - 0

Mr. Palumbo mentioned that the next community forum was set for 11/29/22. An estimate analysis would be provided by 12/9/22 for the 12/19/22 meeting.

Ms. Brannelly made a motion to adjourn the meeting.

Mr. White 2nd the motion.

Roll Call Vote

Anthony Midey - Yae
Jennifer Gaudet - Yae
Jerry Culbert - Yae
Justine St John - Yae
Mark Anderson - Yae
Mat Johan - Yae
Mary Brannelly - Yae
Nicholas Kane - Yae
Wayne White - Yae
Justin DeMarco - Yae

Motion passed 10-0

Meeting Adjourned at 6:45pm

Respectfully Submitted
Colleen Andrade
Administrative Assistant to the Superintendent of Schools
Approved 1/17/23