

**MINUTES**  
**Green Meadow Building Committee**  
**Monday, March 20, 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.

On July 16, 2022, Governor Baker signed into law An Act Relative to Extending Certain State of Emergency Accommodations, which, among other things, extends the expiration of the provisions pertaining to the Open Meeting Law to March 31, 2023. Specifically, this extension allows public bodies to continue holding meetings remotely without a quorum of the public body physically present at a meeting location, and to provide "adequate, alternative" access to remote meetings. The Act does not make any new changes to the Open Meeting Law other than extending the expiration date of the temporary provisions regarding remote meetings from July 15, 2022, to March 31, 2023.

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

Brian Haas - Present  
Jennifer Gaudet - Present  
Jerry Culbert - Absent  
Justine St. John - Present  
Mary Brannelly - Present  
Nicholas Kane - Present  
Robert Rouleau - Present  
Anthony Midey - Present  
Wayne White - Present  
Mark Anderson - Present  
Christopher DiSilva - Present  
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

**Project Team Members Present:**

Phil Palumbo, Colliers Project Leaders; Al Esteves, Colliers Project Leaders; Chris LeBlanc, MVG; Frank Tedesco, MVG; Marty Vickey, C.A. Crowley Engineering, Inc., and Dennis Daly, MVG; and Jon Puliafico, Lord Environmental.

Others present:

Kate Wheeler, Sustainability Committee; Katie Moore; Khadijah Brown; Laura Moynagh; Leslie Bryant, Mike Stevens; Nan Krueger; and Roger Stillwater.

Documents presented during meeting:

The meeting included presentation of a PowerPoint agenda and supporting slides presented by Phil Palumbo, Chris LeBlanc, and Jon Puliafico.

**School Building Committee Meeting Minutes Approval**

Mary Brannelly made a motion to accept the revised 2/13/23 SBC Meeting Minutes and 2/27/23 SBC Meeting Minutes. The revised 2/13/23 SBC Meeting Minutes were approved unanimously via Roll Call. The 2/27/23 Meeting Minutes were approved subject to a correction being made that was requested by Mary Brannelly. The revision consists of revising the "\$200k" figure on Page 4, Item #2, to "\$2M".

**Feasibility Study Budget**

Phil Palumbo presented the status of the Feasibility Study Budget showing an environmental sampling planned cost of \$17.1k.

**Soil Sampling Discussion and Approval**

Chris LeBlanc, Phil Palumbo, and Jon Puliafico presented the environmental slides.

While the Phase I Environmental Site Assessment (Phase I ESA) found no evidence of Recognized Environmental Concerns (RECs) within the Project Limits, a Historical Recognized Environmental Concern (HREC) classified as posing "No Significant Risk" had been identified in a prior report in an adjacent parcel. It should be noted that a Phase I ESA is a non-obstructive assessment consisting of records search, physical observation, and interviews but no actual testing. While the Phase I ESA did not trigger a Phase II ESA requiring soil sampling, soil testing will be commissioned as a response to the feedback received from other boards and community members. This should give additional confidence in the site environmental conditions.

**Nicholas Kane made a motion to approve additional testing consisting of approximately 70 boring explorations, including 10 lab tests, at a cost of \$17,050.00 to be performed by Lord Environmental, Inc. Mary Brannelly seconded the motion. The motion passed unanimously.**

The testing will take place on Wednesday 3/22/23 and Friday 3/24/23.

## **Schematic Design (SD) Cost Estimate Discussion and Approval**

Phil Palumbo presented the current SD Estimates as compared to the December estimates, the reconciled SD estimate, Add Alternates, Value Engineering (VE) Alternates, MSBA reimbursement policy, reimbursement rate examples, and budget options. Please refer to a copy of the attached presentation for reference. Two budget options were presented as follows:

### Budget Option 1:

HVAC System: Gas-Fired heating and displacement ventilation HVAC system pre-wired for all-electric conversion to meet the Tier 3 of the Stretch Energy Code Specialized Opt-In Code.

Total Project Cost: \$78.4M

Local Share: \$49.98M

MSBA Share: \$29.38M

### Budget Option 2:

HVAC System: Fully electric - Geothermal HVAC system with full AC.

Total Project Cost: \$83.6M (+\$5.2M)

Local Share: \$54.16 (+\$5.18M)

MSBA Share: \$29.42M (+\$.04M)

### Budget Notes:

1. The budgets are inclusive of three accepted VE alternates totaling \$564.1k.
2. The budgets exclude Alternates 2 and 3 regarding air-source heat-pump and Pickle Ball Courts.
3. The approved budget will be the budget to be presented at the Town Meeting, the budget used to calculate the maximum MSBA share, and will be the project budget through the project. While the project budget will not change, the entire budget does not have to be used, and additional VE may be implemented provided that the educational spaces are not affected. The actual bond amount will be based on the bid figures and not the project budget.
4. The budget purpose is to plan for construction costs, as such, they do not capture lifecycle costs including potential incentives or operation costs.
5. Most of the Budget Option 2 additional costs (\$5.2M) will fall under the Local Share as project already exceeded the MSBA reimbursement caps.
6. While the SBC may choose to proceed with gas-fired HVAC option with Budget Option 2, the HVAC system presented at the Town Vote should be the HVAC system designed

and implemented in the project. It should be noted that the architect's basic services include a single HVAC system design.

7. The budget options include the anticipated ledge removal and treatment costs.
8. Budget Option 2 includes the costs associated with a temporary heating system.
9. While the IRA guidance on the scope of the incentive has not been issued and the incentive amount is not guaranteed, it is estimated that the minimum Geothermal incentives will be around \$2.2M (\$1.216M for Eversource and an estimated minimum \$990k IRA incentive).

**Nicholas Kane made a motion to approve Budget Option 2 with a total project budget of \$83.6M that can support the Geothermal HVAC system scope of work. Matthew Johan seconded the motion. All were in favor except Justine St. John.**

### **Project Timeline Update**

Phil Palumbo presented the updated project timeline. The SBC Meeting to approve the SD Submission to the MSBA moved one week earlier to 4/10/23 due to Patriot's Day. No exceptions were raised.

### **Next Meeting Dates**

Monday, April 10<sup>th</sup>, 2023, at 5:00 PM, SBC Meeting to Approve the SD Submission to MSBA.

**Meeting Adjourned via Roll Call at 6:35 PM.**