

**MINUTES**  
**Green Meadow Building Committee**  
**Monday, February 13, 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 5:09 pm**

Brian Haas - Present

Jennifer Gaudet - Present

Jerry Culbert - Present

Justine St. John - Present

Mary Brannelly - Present

Nicholas Kane - Present

Robert Rouleau - Absent

Anthony Midey - Present

Wayne White - Absent

Mark Anderson - Absent

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) - Absent

Charles Gobron (NV) - Absent

Others present: 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; Dennis Daly, MVG; Zana Cranmer, and Roger Stillwater.

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

## **General Discussion**

Jerry Culbert, Justine St. John, and Brian Haas thanked the team for its effort and diligence in speaking with experts on the various subject matters and reminded everyone that the goal of the project is to build a new school that meets the educational programmatic needs at a price point that can receive community support.

## **School Building Committee Meeting Minutes Approval**

Mary Brannelly made a motion to approve the 1/30/23 School Building Committee (SBC) meeting minutes which was seconded by Justine. The motion was approved unanimously via roll call at 5:12 PM.

## **Project Schedule and Budget Update**

Al Esteves presented the project timeline, January invoices, and current budget status.

## **HVAC System/Renewable Energy Update**

Chris LeBlanc presented the updated Life Cycle Cost Analysis (LCCAs) for the various HVAC options, conceptual Geothermal well field, solar PV options to achieve Net Zero, and a list of the sustainable features being implemented. Please refer to the attached presentation.

Highlights of the presentation were as follow:

1. The project will meet LEED Gold Certification with either of the HVAC systems, and as such, will be highly efficient and sustainable.
2. A roof-mounted solar PV array is planned regardless of the HVAC system.
3. To achieve Net Zero with either of the all-electric HVAC systems either:
  - a. The recreation field in front of the school will have to be appropriated for ground-mounted solar panels or;
  - b. Approximately two acres of densely wooded area northwest of the school will have to be cleared for a ground-mounted solar PV array.
4. MVG reached out to Eversource to try to clarify whether the IRA incentive covers the total HVAC system or is limited to the well and heat pump costs. There does not appear to be a definitive answer in this regard at this point. The variance between these two interpretations would translate to approximately \$2.8M difference. As such, the Geothermal LCCA figures could vary greatly.
5. The Geothermal option has the highest upfront costs of \$10.25M as compared to air-source heat-pump of \$8.1M, and gas-fired of \$5.67M. The Geothermal wells will add approximately 6 months to the construction timeline translating to approximately \$800,000.00 in general conditions.

6. With either of the Heat Pump options (Central Air Source or Central Geothermal), the project will have to be bonded at the initial full price, not net of any incentives because the final benefits of incentives will not be known for 1-2 years after the building is in operation. At this time, the Inflation Reduction Act details have not been finalized to determine the exact incentives.

Discussion highlights were as follow:

1. There are concerns with the upfront costs of the Geothermal system, especially considering the uncertainty around the incentives and financial implication to the residents. Eversource and IRA incentives could take 1-2 years after completion of the building.
2. The current gas-boiler HVAC option assumes displacement ventilation (dehumidification) for cooling in the classrooms and conventional AC in offices, special education classrooms, media room, cafeteria, gym, etc. It is anticipated that the displacement ventilation will meet the comfort needs. MVG has implemented displacement ventilation on many other projects successfully and welcomed the team members to reach out to the new Ludlow, Athol, or Marlborough school projects. Displacement ventilation has the added benefit of quieter operation. The displacement ventilation system can be converted to conventional cooling (chiller) like one with either of the Heat Pump options at the end of its cycle (approximately 20 years).
3. Brian Haas and Justine St. John raised concerns with losing the recreation field and clearing two acres of trees to achieve Net Zero. The location of the playground was recommended by the police and fire officials for safety.

### **HVAC System Vote**

Jennifer Gaudet made a motion to approve the gas-fired boiler HVAC option for the Green Meadow Elementary School and was seconded by Brian Haas. The motion was approved unanimously via roll call at 6:04 PM.

### **Next Meeting Dates**

TBD.

**Meeting Adjourned via Roll Call at 6:10 PM.**