



MEETING MINUTES

Project: Tri-County Vocational High School
 Subject: School Building Committee Meeting No. 14
 Location: 147 Pond St, Franklin, MA
 Distribution: Attendees, Project File

Project No: MP20-28
 Meeting Date: 09/08/2022
 Time: 4:00 PM
 Prepared By: E. Grijalva

Present	Name	Affiliation	Present	Name	Affiliation
X	Brian Mushnick*	SBC Chair		Mike Burton	DWMP
x	Karen Maguire*	Superintenden	x	Trip Elmore	DWMP
x	Dan Haynes*	Business	x	Christina Dell Angelo	DWMP
x	Michael Procaccini*	Principal		Mike Cox	DWMP
x	Jonathon Dowse*	SBC Member	x	Elias Grijalva	DWMP
	Brendan Bowen*	SBC Member		Charlie Lyons	DWMP
	Stanley Widak Jr.*	SBC/SC		Aidan Place	DWMP
x	Harry Takesian*	Facilities	X	Carl Franceschi	DRA
	Jane Hardin*	SBC Member	x	Vladimir Lyubetsky	DRA
	Sarah Solomon	Marketing		Sara Carda	DRA
x	Bob Foley	Adult Ed Dir.	x	Wayne Matheson	G & V
	Loyd "Gus" Brown				

* SBC Voting Member

Item No.	Description	Action
14.1	<p>Call to Order & number of voting member present: 4:03 pm meeting was called to order by SBC Chair, Brian Mushnick, with 6 of 9 voting members in attendance.</p>	Record
14.2	<p>Previous Topics & Approval of July 28, 2022, Meeting Minutes: A motion to approve the 7/28/2022 meeting minutes as submitted, made by J. Dowse, and seconded by K. Maguire. Discussion: None. Vote: All in favor Motion passes, July 28, 2022, meeting minutes are certified as approved.</p>	Record
14.3	<p>Invoices and Commitments for Approval: A motion was made by J. Dowse and seconded by M. Procaccini for the approval of the invoices:</p> <ul style="list-style-type: none"> • DWMP July Invoice No. 10, in the amount of \$15,000.00 • DRA July Invoice No. 6 in the amount of \$14,250.00 • DRA August Invoice No. 7 in the amount of \$5,700.00 <p>Discussion: None. Vote: All in favor Motion passes, invoices are approved for payment.</p>	Record
14.4	<p>DRA workplan Update and Project Status:</p> <p>C. Franeschi discusses and explains the preferred schematic report (PSR). At the conclusion of the PSR phase, the SBC and SC will select a single option to proceed with in schematic design to submit to the MSBA and receive their input and feedback.</p> <p>T. Elmore discusses the MSBA process to select a final option, that includes additional design refinements to study each of the design solutions that have been selected by the SBC. The final evaluation of the options will be based on several educational and operational criteria as well as the impacts on the existing building occupants to select the best option. The solution that is selected must reflect a 50-year building that will need to be flexible and adaptable for the education of the students in the building.</p> <p>C. Franeschi explains that after the report is submitted to the MSBA the facilities assessment subcommittee of the MSBA will require a meeting with OPM team and architect to verify that all options were thoroughly investigated.</p> <p>C. Franeschi reviews the Tri County workplan PSR phase schedule with the committee. Target date for this next PSR submission is December 28,2022. He reviews the many meetings and community presentations to get through this phase. He then points out two target dates, first one is on September 15th, 2022,</p>	Record

	<p>for a community meeting to get the public input and the next one is December 08th, 2022. One in the beginning of the process and the other at the end.</p> <p>T. Elmore asks the SBC if we are going to invite the school committee to attend the public presentation on September 15th, 2022.</p> <p>K. Maguire states that she invited them and expects that many will attend.</p> <p>T. Elmore suggests a method of getting public reaction to the many options can occur at the public meetings and that in the December meeting we could give out a sticker to each person attending the presentation and they could place their sticker on the option that they prefer. The next public presentation is scheduled for September 15th, 2022. Then we will do the same on December 08th, 2022, to get the communities reactions with a sticker count. We will then have a joint school building committee and school committee meeting to report out the information gathered to date and vote to pick a final option on December 15th.</p> <p>C. Franceschi states he will talk about criteria, operating costs over time, sustainability, and clarify these topics up front, so people have this information, so they are choosing the best option for this community.</p> <p>C. Dell Angelo talks about the PSR submission process, we will be working with our own cost estimators and DRA's and enter the information into a pricing matrix. The matrix will have general construction cost, soft cost, MSBA eligible and ineligible with MSBA cost and total project budget to get a range of potential costs by option.</p> <p>It was emphasized to the committee by the OPM and Design Team that, "NOT ALL COSTS ARE ELLIGIBLE FOR MSBA REIMBURSEMENT", which means that the reimbursement rate is only applicable to those costs that are considered reimbursable. The true impact of this on the local share of costs will not be known until the Schematic Design is approved by the MSBA next summer.</p> <p>T. Elmore discusses 11/17/2022 SBC meeting progress review of the preferred solutions including costs draft PSR. This is when we would have our first estimated construction numbers from the design team. T. Elmore suggested a joint School committee and school building committee meeting to review the information. K Maguire suggested that we move the date to November 16th as it is already a scheduled School Committee meeting. All agreed.</p> <p>K. Maguire school mentioned the committee meets every third Wednesday of the month for the exception of April.</p>	
14.5	HVAC options for the selected building options:	Record

W. Matheson introduces himself as one of the principles of G & V, they are the mechanical and electrical engineers for the Tri County Regional Vocational High School working for DRA. He proceeds to his slide show presentation, which demonstrates an overview of the current state of design for HVAC systems. He explains the importance of HVAC and how it's a major component in energy consumption. He demonstrates a slide showing thirty-nine percent of building energy consumption is absorbed by HVAC and twenty-five percent is absorbed through electrical. He explains that his job as an engineer is to be a responsible designer and consider energy efficiency and sustainability options.

We're looking at a new design new construction system that avoids consumption of fossil fuels in avoiding natural gas. We always want to look towards designs that have NetZero potential. So, when we look at efficiency and sustainability, we want to consider the application of the systems and equipment that reflect that kind of thinking. So, we'll be considering the application of air source heat pumps, geothermal water source heat pumps or a combination of both.

W.Matheson explains geothermal as an option. He described a closed loop system, where the bisected PVC like pipe. are inserted in a series of deep holes so that the earth acts as a heat exchanger. These wells can be expensive and can vary in costs depending on the depth and soil characteristics Usually the geothermal systems are combined with PV arrays and Heat Pump technology. These are the types of systems that we're starting to see going into schools.

T. Elmore explains that from an operational standpoint, there are advantages and disadvantages to these kinds of systems. For example, heat pumps have a life span of fifteen to twenty years compared to a standard boiler system.

B.Mushnick talks about the current school having stainless steel condensing water boilers. Would moving it be an option?

T. Elmore states that the same question has been bouncing around in our bi-weekly meetings. The issue is that there may not be time to move the boilers when the new building needs them. The subject is being discussed and studied.

W. Matheson talks about the types of heat pumps. As an example, air versus ground source. Many projects use a Variable Refrigerant Flow (VRF) system to deliver the heat and cooling from the air source heat pumps. The equipment is smaller, the duct work is lot smaller, the airlines are a lot smaller, fan horsepower is a lot lower. Very modular in design. This is an available option.

	<p>Another available option is Geothermal. If the soils are suitable and if the school district is willing to spend the upfront money to invest in the long-term efficiency and operational cost savings.</p> <p>T. Elmore it's important to note that when you use geothermal, you must run it year around. As you suck the warmth out of the ground in the winter you also return it in the summertime.</p> <p>W. Matheson to touch base on that. That is why the geo tech is so important. If you aren't going to run it year around, you just space the wells differently. You can design around that issue. We can mix and match options, which is going to be crucial when we look at the different options because every option will be different.</p> <p>C. Franceschi something to keep in mind while talking about different options. There are different applications in a reno versus a new construction. We might not have the ceiling height for certain size duct work in a reno. The VRF system has smaller duct work and smaller refrigerator lines so it would work better in a some reno option. Something to keep in mind moving forward when choosing a construction option.</p> <p>The presentation was distributed to the committee.</p>	
14.6	<p>Public presentation scheduled for September 15th, 2022 SBC, DRA & DWA has agreed the presentation slides has to be shorten before public viewing. A teams meeting was scheduled for September 13th @ 11am to discuss and hear feedback from members of the SBC.</p>	Record
14.7	<p>Other topics not reasonably anticipated 48 hours prior to meeting Discussion: None</p>	Record
14.8	<p>Public Comment Discussion: None</p>	Record
14.9	<p>Next Meetings</p> <ul style="list-style-type: none"> ➤ September 13th, 2022 – Finalize presentation slides @ 11: 00am ➤ September 15th, 2022 – Public Community Meeting #2 @ 6pm ➤ September 22nd. 2022 – SBC Meeting progress review of the options development 	Record
14.10	<p>Adjourn: 6.00 pm A motion was made by J. Dowse and seconded by K. Maguire to adjourn the meeting. Discussion: None.</p>	Record

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Sincerely,

DORE + WHITTIER

Elias Grijalva

Assistant Project Manager

Cc: Attendees, File

The above is my summation of our meeting. If you have any additions and/or corrections, please contact me for incorporation into these minutes.