

MINUTES
Green Meadow Building Committee
Monday, June 12, 2023, 5:00 pm
Remote Meeting

Pursuant to Chapter 2 of the Acts of 2023 signed into law by Governor Healey on March 29, 2023, several pandemic-related relief provisions suspending certain provisions of the Open Meeting Law, G.L. c. 30A sec. 20 were further extended until March 31, 2025. All members of the public are invited to join the meeting virtually either by computer (internet) or phone as noted at the beginning of each meeting.

Meeting Called to Order via Roll Call at 5:00 pm

Brian Haas - Present
Jennifer Gaudet - Present
Jerry Culbert - Present
Mary Brannelly - Present
Nicholas Kane - Present
Robert Rouleau - Present
Anthony Midey - Present
Wayne White - Present
Mark Anderson - Present
Christopher DiSilva - Present
Justin DeMarco - Absent
Matthew Johann - Present
Greg Johnson – Present
Hilary Griffiths - Present

Ken Neuhauser (NV) - Present
Charles Gobron (NV) - Present

Project Team Members Present:

Phil Palumbo, Colliers Project Leaders; Joseph McNeil, Colliers Project Leaders, Chris LeBlanc, MVG; Frank Tedesco, MVG; Marty Vickey, C.A. Crowley Engineering, Inc.

Others Present:

Kate Crosby, Energy Manager from Acton-Boxborough Public Schools District, also attended the meeting to provide feedback and answer any questions. Orian Greene, coordinator of the Douglas & Gates Elementary School walkthrough was present. Roger Stillwater was also present.

Documents presented during meeting:

The meeting included presentation of a PowerPoint agenda and supporting slides presented by Phil Palumbo and Chris LeBlanc. These are attached to these meeting minutes.

School Building Committee Meeting Minutes Approval

Jerry C. made a motion to accept the 5/8/23 SBC Meeting Minutes. The SBC Meeting Minutes were approved unanimously via Roll Call.

Feasibility Study Budget

Phil P. presented the status of the Feasibility Study Budget indicating that there have been no new invoices since the last meeting. Colliers and MVG's Feasibility Study contracts have been fully paid out. The anticipated remaining balance from the \$1M feasibility study is approximately \$149,100.

Wayne W. clarified that the Town of Maynard is reimbursed for the Feasibility Study costs from the MSBA on a monthly basis. Colliers and Wayne W. will provide monthly updates to the SBC regarding the costs reimbursed by the MSBA.

HVAC System Discussion and Vote

Phil P. presented a summary of the HVAC System Community Survey Results. A total of 84 respondents favored a geothermal HVAC system versus 30 respondents who favored a gas-fired system. 70 Respondents would not support the project if their favored HVAC system was not chosen, versus 42 who would.

Discussion points made by Kate C. regarding the Douglas & Gates Elementary School project:

1. There was no special financing for the Acton-Boxborough project solar panels, only a Power Purchasing Agreement with a solar vendor.
2. The negotiated rate was \$0.84/Kh supply price.
3. Their LCCA was based on \$0.18/Kh which is the usual all-in cost for Eversource.
4. The projected annual fuel costs for gas and electricity were the same given how efficient the building envelope was.
5. A battery will be installed (as part of the PPA package) to further reduce their energy costs by moderating spikes in energy use. The costs of batteries have come down.
6. While Kate C. does not know of any school projects with Geothermal systems running for at least 10 years, she is aware of multiple projects with this system as far as 4 years ago and has not heard of any maintenance or temperature swing issues. The geothermal system has a 50-year life. Given the efficiency of the building envelope and

the nature of the system with radiant heating, the building is very stable and does not experience large temperature swings.

7. Finding a geothermal vendor could become challenging given the increasing demand.
8. The building was occupied 10 months ago the system is still being tweaked to try to hit the target EUI of 23.1 in order to qualify for the incentives. They will hire a commissioning agent extending to year 2 and potentially year 3. The anticipated cost for this is around \$23k of which Eversource will pay \$10k.
9. The HVAC system provides simultaneous heating and cooling through a 4-pipe distribution system.
10. The HVAC system in the classrooms consists of radiant panels with displacement ventilation which has been an enormous success. The radiant panels provide both heating and cooling.
11. A building walkthrough with Green Maynard will take place on 6/22/23. Jerry C. indicated that an email was sent to the SBC members.
12. They have a total of 65 wells. The school opted for an electric boiler in-lieu of the last 6 wells to manage the coldest days. Marty V. stated that this could be an option for the Green Meadow Elementary School and the decision would come down to a cost-benefit analysis.
13. In their life cycle costs analysis the geothermal and gas-fire systems had similar 50-year costs, with geothermal having higher upfront costs but lower operating costs and this was before the current MASS Save/IRA incentives.
14. There is no feedback on operating costs yet due to how recently the building opened.
15. Their 12-month verification process will start 7/1 (10-months behind occupancy).

Additional discussion points:

1. The energy target goals would need to be met during that first year and include a cost for submeters and a commissioning agent.
2. The terminal components for the geothermal system such as chilled beam versus radiant heating and displacement ventilation can be decided later given that they are similar from a cost and operation point of view.
3. The Citizens Petitions for a Net Zero School and to implement the Opt-In Energy Stretch Code both passed and the Net Zero School is non-binding.
4. The decision to install a battery with the solar system will be coordinated with the solar vendor at a later date.
5. The HVAC system vote at tonight's SBC meeting does not include any language relative to increasing the PV scope to full offset. That's discussion and a decision that can happen in the future.

Nick K. made a motion that the project's HVAC system is to be a geothermal heat pump system. Brian H. seconded. The motion passed 12-Yes and 1-No via Roll Call.

Community Outreach Update

Phil P. presented the plan for community outreach going forward. Discussion items included:

1. Phil P., Mary B., Jennifer G., Anthony M., Mark A., and Jerry C. will meet separately to establish the community outreach schedule.
2. Anthony M., Jennifer G., and Mary B. attended a community event at a local playground and will follow up with a coffee talk with several of the families at Mark A.'s house.
3. Additional community outreach opportunities include the Boys and Girls club, farmer's market, the BASEC program, and past attendees from Town Meetings.
4. An overwhelming amount of Maynard residents are not aware of the project and many of them do not have Facebook.

Project Timeline

Phil P. presented the Project Timeline. The next SBC meeting will be scheduled for 7/10/23.

Jennifer G. reminded the SBC that the debt exclusion vote will be on the same day as the national election.

New / Other Business

Orian G. indicated that those interested in attending the 6/22/23 Douglas & Gates Elementary School walkthrough send an email to her at oriang375@gmail.com.

Next Meeting Dates

Monday, July 10th, 2023, at 5:00 PM, SBC Meeting.

Meeting Adjourned via Roll Call at 6:18 PM.