

Whitman Middle School Building Committee
Meeting Minutes
Time: 4:30 PM
Place: Whitman-Hanson Regional High School
Date: Tuesday, December 19, 2023

Frederick Small, *Chair*
Kathleen Ottina, *Vice Chair*
Beth Stafford
Robert Curran
George Ferro
Brandon Frost
Crystal Regan
Rich Pulkinen
Jeffrey Szymaniak
Mary Beth Carter
Justin Evans
Don Esson
John Stanbrook
Josh MacNeil

Absent: Alisa Santos, OPM – Colliers Project Leaders (CPL), Christopher Scriven (SBC)

Building Team Present: Mike Carroll, OPM – Colliers Project Leaders (CPL), Troy Randall, Principal Architect – Ai3 Architects (Ai3), Julie Rivera, Architect – (Ai3), Wayne Mattson, Mechanical Engineer (President) – (Griffith & Vary, Inc.)

Call to Order:

Mr. Fred Small, The Committee Chair, opened the meeting by calling it to order.

Pledge of Allegiance

The Chair asked if there was anyone for public comment.

I. Public Comment

No public comment from attendees.

II. OPM Report

Mr. Mike Carroll presented to the Committee a high-level project schedule which incorporated information, milestones and dates that Ms. Julie Rivera presented at the November 9th School Building Committee meeting. Mr. Mike Carroll explained that the schedule will be distributed electronically to the Committee, Wednesday, December 20th.

Mr. Mike Carroll explained that in the short term, the Designer and OPM are working on finalizing Amendments and the design team to finishing the design development package. From a financial standpoint, Mr. Mike Carroll will make a project cash flow document available to the Committee. The project cash flow document includes the OPM fee and Designer fee with the current contracts and extensions. In general, the project is on budget and on schedule.

Ms. Kathleen Ottina commented on coming up with information to include explaining Whitman taxpayers that come January 2024, they will not be faced with a 22% tax increase.

Ms. Kathleen Ottina attended several public meetings where some senior citizens expressed stress on their taxes increasing so suddenly. Ms. Kathleen Ottina suggested to dissipate anxiety for Whitman residents, in the near future, provide as much real information as possible.

The Chair explained that the cash flow document is a good roadmap to use and suggested that any anticipated or estimated costs be shared with Whitman citizens. From that perspective, Mr. Mike Carroll explained that the projections are based off reasonable projections and the team has taken an appropriate, but conservative approach to the project's cash flow.

III. Colliers Designer Report

Ms. Julie Rivera started off the presentation explaining that this evening, Ai3's slides were centered around the HVAC analysis that was mentioned at the November 9th School Building Committee meeting. The slides included schedule overview, energy efficiency goals, HVAC analysis, and Design Update.

Schedule Overview

Ms. Rivera explained nothing has changed in terms of the dates that the team has been forecasting prior to now. As mentioned, Mr. Carroll will be sending out a more detailed schedule to the Committee. In terms of the current design phase, the project is currently in Design Development Module 6, which includes the project funding being finalized contractually behind the scenes. For the design team, the focus is on informational meetings, which includes working with administration to set up meetings related to Safety and Security, technology, facilities, etc. Ms. Rivera explained that the team will be able to share at the next School Committee meeting, or the following, how those meetings went. Also, the design team is planning to have all cost estimates done by mid-February. Much of the documentation at that point will be to inform the Committee, and subsequent School Building Committee meetings in the Spring will be to review energy efficiency goals.

Energy Efficiency Goals

After Ms. Rivera presented the LEED scorecard and explaining what the project will be aiming to attain (Silver, Gold, Platinum) with the Committee, the Chair asked the Committee if there was interest in writing to our congressman as well as Federal Senators, asking if there's any availability in federal funds for the project.

The Chair asked Mr. Jefferey Szymaniak if he would write the letter. Mr. Jefferey Szymaniak agreed to do so.

HVAC Analysis

Before introducing Mr. Wayne Mattson, Ms. Rivera brought up a spreadsheet that was asked of the Administration to fill out and return. The spreadsheet was to describe the anticipated use of the new building. In general, it's anticipated that the school building will be used from 6:00 a.m. to 10 p.m. Monday through Friday school week um slightly less during the summer and slightly less on Saturdays and Sundays. With the summertime, they'll be limited use which helps the design team to zone the new middle school building.

Ms. Rivera briefly went over how the project was enrolled in the Mass Saves Program, and on how that one incentive of the program is to keep the EUI (energy use intensity) under 25. Steps were listed on how to achieve a low EUI building, and the goal for the meeting is to review those options.

The Chair asked if the EUI target was increased, would additional funds be available. Ms. Rivera explained that it wouldn't affect the reimbursement for the MSBA but would affect the dollar value that was associated with hitting the target. Mr. Mattson stated the dollar value being \$2 a square foot.

Ms. Rivera introduced Mr. Wayne Mattson., Mechanical Engineer and President and owner of Griffith & Vary, Inc. Mr. Mattson introduced himself as the Mechanical Engineer of Record, and his firm is responsible for the HVAC, Electrical, Plumbing, and Fire Protection for the project.

Mr. Mattson reviewed 3 alternatives for an All-Electric HVAC System, the following:

Baseline – Air – Source Heat Pumps with VRF (variable refrigerant flow)

- One outdoor heat pump, and many cassettes are inside the building. Cassettes could be ceiling mounted, wall mounted, or concealed fan coils. All of which can be mixed and matched, and all get pipe refrigerant piping back outside to a heat pump.

Alternative 1 – Geothermal + Air – Source (Hybrid) with VRF (variable refrigerant flow)

- Extracts heat from the ground or rejects heat to the ground depending on the season. Used in areas that have longer hours of operation hours like the library, media center, gymnasium, administration area, etc. Because they run year-round and can maximize the benefit of geothermal.
- Costly, more expensive than Baseline.

Alternative 2 – Air – Source Heat Pumps with Chilled Beam

- Extracts heat from the air to put into water that circulates around the building to conventional HVAC equipment. Makes chilled water in the summertime for cooling and hot water in the wintertime for heating. Chilled beams, which are induction units circulate air within classrooms or office spaces.

Alternative 3 – Geothermal Water to Water Heat Pumps with RTU's (roof top units)

- Water source heat pumps heat rejected to the water, water then goes to the ground, heat is then rejected into the Earth.

Mr. Mattson presented a monthly electric energy consumption graph created by their consultant, which showed how each system type would be consuming each month throughout the year. He then presented an annual electric energy consumption chart which showed the site EUI for each system type. Baseline System and Alternative 1 are both under the EUI target of 25. Alternative 2 and Alternative 3 would disqualify the middle school from the Mass Saves incentive.

Mr. Mattson then presented a life cycle cost analysis chart of each system. Alternative 1 showing the system will cost a million dollars more to go with that type of a system, then if the project were to go with Alternative 2 that'll cost the one and half

million dollars. The purpose of this tool is to help inform designers on what system is the most applicable and what can be applied to the project.

Mr. Carroll stated that to be sure everybody understood regarding rebates and incentives, that those are being paid upfront. Come bid day bid, the full cost is included in the budget. After the building is built and is performing to the level that was designed, that's when you potentially can get those incentives or rebates back.

Discussions were had about having some of the School Building Committee members join in on the informational meetings discussed by Ms. Julie Rivera. Mr. Josh MacNeil to join in on the Safety and Security meetings, and Mr. Robert Curran to join in on the Site Permitting and Zoning meetings.

Ms. Julie Rivera presented her last slide on Phase 2 Investigations & Reviews. The following:

Completed Investigations

- Hydrant Flow Testing
- Hazardous Materials Testing

Pending Investigations

- Geotechnical Investigation
- Site Survey
- Traffic Study
- Wetland Delineation

Pending Reviews

- Zoning Board
- Planning Board
- Conservation Commission
- DPW
- Historical Society (The Chair to confirm with Ms. Mary Beth Carter, if Historical Commission or Historical Society)

The Chair questioned if the test borings would be able to support the new building as there were concerns about it being built on wet areas. Ms. Rivera confirmed that the testing would alleviate those concerns.

IV. Negotiations Update

Mr. Jeffrey Szymaniak stated that he connected with Mr. Carroll, Ms. Mary Beth Carter, and Ms. Kathleen Ottina. The group is planning to meet on Thursday, December 21st, to discuss the contracts as the Committee had a few questions that needed clarification by Mr. Carroll. Mr. Szymaniak explained that the contracts will be presented to the Committee at the next School Building Committee meeting.

V. Payment of Invoices

The Chair entertained a motion of the approval of invoices recommended by Colliers to be paid.

Motion made by Ms. Mary Beth Carter.

Motion seconded by Mr. Jeffrey Szymaniak.

Motion passed unanimously.

Next School Building Committee meeting to be held on Tuesday, January 9th at 4:30pm.

Aside from the contracts being included as an agenda item for the next meeting, Mr. Troy Randall asked if the HVAC systems that were presented by Mr. Wayne Mattson at today's meeting, be included as well.

VI. Adjournment

The Chair entertained a motion to adjourn.

Motion made by Ms. Kathleen Ottina

Motion seconded by Mr. Josh MacNeil

Motion passed Unanimously.

To view the full recording of this meeting please visit: https://youtu.be/x65cloDUd6U?si=aDUZ0Kqdu_6ZKXI0