



The Chairman called the meeting to order at 4:00 PM

Member present: Steven Stone, Chairman, Rob Sheppard, Linda Trouville, Rebecca Duda, Linda Trouville, Renee Young, Andy Graham, Barbara O'Connor, Dennis Piendak, Dave Martin, Phil Thibault,
Absent: Nick Botelho, Marybeth Veilleux, Mike LaCava, Stefanie Fields

Mount Vernon Group – Frank Tedesco, Al Cuevas, Bill Peters, Susan Taylor, Marty Vickey
LiRo-Hill – Paul Kalous, John Abbott

Minutes

Mr. Martin made a motion to approve the minutes of May 14, 2025 as presented. Mr. Sheppard seconded the motion. The motion carried unanimously.

Deed Update

Mr. Kalous noted that all the deeds found are in the packet. The MSBA is requiring a copy of them and a letter from Town Counsel verifying the deeds.

Lot 64 – Mr. Kalous stated that if the owner of this property intends to convey the property to the Town a memorandum should be done to Mount Vernon Group. There was a brief discussion on having Town Counsel engage the owner of the property. Ms. Trouville who is related to the owner of the parcel stated she would speak to them about conveying the parcel which didn't get done when the subdivision was built. They would need to get this done before any public forum where they would talk about what that parcel may be used for. Mr. Graham stated he spoke with Frank Gorman the owner of Lot 64 and he stated he will turn it over to the town. Mr. Thibault added again a caution of it being part of an open space subdivision and how that is to be made whole. Mr. Tedesco stated we find them another parcel equal in size. Mr. Thibault asked whether Town Meeting approval would be needed for a land swap.

Update on MSBA PSR Review

Mr. Kalous reported that there were some comments received back from the MSBA which are being worked on by LiRo-Hill and the Design Team which are due one week from today. Mr. Cuevas is incorporating them into the program.

Summary of Design Review

Superintendent Stone stated they went on a couple of site visits one to Easton, MA and one to Wareham Elementary which was a MVG Design. Susan Taylor Gave a quick overview of the academic plans that

have been modified. They have moved the cafeteria and gym closer to increase the play area. They have made the area more compact. They moved the café and have administration on one side of the building. There will not be all hard wall spaces so there are break out areas. Lower floor is pre-K. Separated from rest of the building which will have access to the play area south of that. There is a clear separation of community space from academic areas with direct access to play fields. The gymnasium will be above the cafeteria. They are working on the spaces on the third floor, the art rooms will have access to the roof area. Ms. Young asked if the administrative spaces will be sprinkled throughout the building.

Superintendent Stone talked about secondary remote access to the cafeteria. Ms. Duda echoed that with 900 students you need administration throughout the areas. Superintendent Stone stated that he has had numerous discussions with Mr. Botehlo and Mr. LaCava on handling the operational day to day of a building this size. Superintendent Stone stated they have three admin positions currently. He added that after visiting Wareham the neighborhood concept works well. It was also noted that in the Easton school design there was a ramp from the first floor to the second floor to the cafeteria which helped the flow of circulation of students. The overall design has been reduced by 3000 square feet to make it more cost effective. Mr. Sheppard asked about storage areas. Ms. Taylor responded there are two on each floor (office rooms) and non-program space. Superintendent Stone stated there is no waste in the building to present to the public.

Marty Vickey – Mechanical Engineer for Mount Vernon Group – presented four different systems to consider for the building and explained each one in detail. Ground Source Heat Pump – Geothermal – the system is very energy efficient, meeting EUI Goal and IRA tax credit, an all electric system. Hot and chilled water systems can be modified or expanded for future changes, heat pump is modular to provide redundancy.

Some of the cons on the system is it's a high initial first cost, and exterior space is needed for wells. It takes seventy to seventy-five wells. The second system discussed was a central air source heat pump and back up gas boiler – pros system is energy efficient, hot and chilled water systems can be modified or expanded for future changes, heat pump is modular to provide redundancy. Cons include uses fossil fuel under certain conditions, roof space needed for heat pumps, may reduce available space for PV panels. Variable Refrigerant Flow has multiple heat pumps located on the roof with interconnecting refrigerant piping to indoor units. System utilizes energy in the ambient air. Pros of the system is energy efficient, all electric system, heat pump is modular to provide redundancy. Cons of the system is refrigerant piping throughout building, components may not be interchangeable between manufactures, roof space needed for heat pumps, may reduce available space for PV panels.

Variable Air Volume Boilers & Chillers – Multiple roof mounted energy recovery units provide air at a constant temperature to VAV boxes in each space. Hot water is provided to by gas fired boilers and chilled water is provided by an air cooled chiller located at grade or on the roof. Pros of the system is lower initial cost, simpler technology. Cons are large main ductwork, fossil fuel, does not meet all the goals may not qualify for rebates. All systems provide full air conditioning for the entire building. Maintenance is a big item for the geothermal due to it being outsourced and a larger boiler room is required. Mr. Graham stated one site they visited had a person on-site to run the system and a much larger boiler room. The Committee went over the pros and cons of each system, the life cycle costs of each system, and incentives that may be available.

There was a brief discussion on tariff's affecting the project. Mr. Tedesco stated they wouldn't be going out to bid until a year from now. They would look for American products and they have three choices of product and components to choose. There was a brief discussion on the IRA credit being a lengthy

process for rebates. There was a question on whether two systems could be carried into the design. Mr. Tedesco responded that it is difficult to carry two systems.

Adjournment

Mr. Thibault made a motion to adjourn the meeting at 5:15 pm. Mr. Sheppard seconded the motion. The motion carried unanimously.