



Town of Reading Meeting Minutes

2016-09-22 LAG

Board - Committee - Commission - Council:

Permanent Building Committee

Killam School Building Committee

Date: 2024-11-20

Time: 7:00 PM

Building: Reading Town Hall

Location: Select Board Meeting Room

Address: 16 Lowell Street

Session: Open Session

Purpose: General Business

Version: Draft

Attendees: **Members - Present:**

Chair Carla Nazzaro, Vice Chair Pat Tompkins (remote), Shawn Brandt (remote), John Coote, Chris Haley, Ed Ross, Greg Stepler, Nancy Twomey

Members - Not Present:

Kirk McCormick

Others Present:

Town Manager Matt Kraunelis, Assistant Town Manager Jayne Wellman, School Superintendent Thomas Milaschewski (remote), Killam Principal Lindsey Fulton (remote), Facilities Director Joe Huggins (remote), Assistant Facilities Director Kevin Cabuzzi (remote), Chief Financial Officer Sharon Angstrom (remote), Colliers Project Manager Shirly Ng, Colliers Project Director Mike Carroll, LBA Project Manager Jenni Katajamaki, LBA Architect Leigh Sherwood (remote), CES Consultant Waseem Khoury, CES Consultant Matt Couceiro, Thornton Tomasetti Consultant Vamshi Gooje (remote), Colliers Consultant James Miller (remote), Jack (remote 7:56pm)

Minutes Respectfully Submitted By: Jacquelyn LaVerde

Topics of Discussion:

This meeting was held in-person in the Town Hall Select Board Meeting Room and remotely via Zoom.

Call to order:

Chair Carla Nazzaro called the meeting to order at 7:00 pm.

Roll call attendance: Pat Tompkins (remote), Shawn Brandt (remote), John Coote, Chris Haley, Ed Ross, Greg Stepler, Nancy Twomey, Carla Nazzaro.

Not present: Kirk McCormick.

Public Comment:

There was no comment from the public.

Liaison Reports:

Carla Nazzaro shared that she attended a geothermal conference at Pine Hill Elementary School in Westwood last Friday. She reviewed several action items she took away from the conference including having discussions on operable windows, hiring a tax consultant to help with Inflation Reduction Act (IRA) claims, having an energy policy, having a bid spec for on-call vendors for building maintenance, incorporating staff training requirements into bargaining agreements, and addressing other things that can be done during the design phase to help increase reimbursement numbers. Other topics addressed at the conference

include the IRA and its filing requirements and deadlines, lessons learned with geothermal wells, and building management systems.

OPM Update:

Financial

Colliers Project Manager Shirley Ng reviewed the project's budget and cost summary, highlighting that the budget is in good shape with no new changes. As mentioned at the last meeting, MSBA recommended adding a line item for LBA reimbursable expenses and removing them from the contingency line item. Ms. Ng also presented the latest invoice from Colliers in the amount of \$23,600, and noted that LBAs invoices were just received, and will be presented at the next meeting. Cash flow is still projecting in the positive.

On a motion by Nancy Twomey, seconded by Ed Ross, the Killam School Building Committee voted 8-0-0 to add a \$10,000 line item to cash flow expenditures.

Roll call vote: Pat Tompkins – Yes, Shawn Brandt – Yes, John Coote – Yes, Chris Haley – Yes, Ed Ross – Yes, Greg Stepler – Yes, Nancy Twomey – Yes, Carla Nazzaro – Yes.

On a motion by Nancy Twomey, seconded by Ed Ross, the Killam School Building Committee voted 8-0-0 to approve Colliers invoice 996167 in the amount of \$23,026.

Roll call vote: Pat Tompkins – Yes, Shawn Brandt – Yes, John Coote – Yes, Chris Haley – Yes, Ed Ross – Yes, Greg Stepler – Yes, Nancy Twomey – Yes, Carla Nazzaro – Yes.

Schedule

Ms. Ng. noted that the project is progressing into the Schematic Design (SD) phase. Mr. Coote questioned an apparent schedule change to the end date for the construction phase. Ms. Ng and Mr. Carroll clarified that this change was likely due to a spreadsheet calculation error, not an extension of the project timeline. They will investigate this error further and provide clarification at the next meeting.

Designer Update:

LBA Project Manager Jenni Katajamaki was joined by Consulting Engineering Services (CES) Mechanical Engineer Waseem Khoury, CES Electrical Engineer/Project Manager Matt Couceiro, Energy Sustainability Consultant Vamshi Gooje of Thornton Tomasetti (remotely on Zoom), and LBA Architect Leigh Sherwood (remotely on Zoom).

Community Meetings Update

Ms. Katajamaki noted that the Community Meetings for Site and Community Use, and Traffic went well. Because there is a lot to discuss this evening with HVAC, a more detailed update will be presented at the next meeting.

Energy Feasibility Study

Ms. Katajamaki presented an update on the project goals, coordination with site utilities, system options, reliability and operating costs, first costs and incentives, life cycle cost analysis, and potential addition of a solar rooftop array.

She presented a preliminary well plan with all site utilities included. Everything will fit, and should be doable. The Committee discussed the impact on learning during drilling and construction, and timing of the construction project, with a focus on minimizing noise during school hours.

Ms. Katajamaki presented a comparison of the five HVAC system options: full geothermal with 60 wells (1A), hybrid geothermal with 40 wells (2A), half geothermal with 44 wells (3A), all electric air-source (4A), and traditional gas-fired chiller-boiler (5A). Mr. Gooje outlined the Energy Use Intensity (EUI) of each system, and noted that the lower the number, the better the performance. The full geothermal ranks the best at 24.4, hybrid geothermal scored 26.5, half geothermal scored 25, air source scored 30, and traditional

gas-boiler scored 40.1. Waseem Khoury provided an overview of the operating efficiency of each different option and noted that there is less maintenance needed on the systems with fewer components.

Ms. Katajamaki presented the construction costs of the five different HVAC systems, and eligibility criteria. She outlined the many different MSBA policies and codes and IRA rebates that can be considered, which could increase the reimbursement of eligible costs. She also provided an analysis of the town's share of costs after considering the MSBA grants and IRA incentives. Mr. Tompkins expressed concern that the town's share calculations may not accurately reflect the MSBA reimbursement cap. The design team agreed to revisit the numbers, with and without the IRA incentives, as the MSBA reimbursement amount will likely remain the same regardless of which HVAC option is chosen.

The life cycle cost formula takes into account first cost, operating cost, energy costs, and maintenance costs. Ms. Katajamaki provided an estimate of the overall 40-year life cycle cost of each HVAC system option and noted that based on the updated numbers previously discussed, the analyses will need to be run again. The preliminary numbers showed the full geothermal system having the lowest annual maintenance cost, and overall life cycle cost of the all-electric options. Ms. Katajamaki also reviewed costs for adding solar PV, and the impact on the EUI of each option.

Following a lengthy discussion on the lifecycle costs, some Committee members favored full geothermal, some were undecided. Mr. Tompkins stated that he was leaning toward the hybrid geothermal system, but he would continue to ponder whether 60 wells for full geothermal would be feasible. The Committee will wait to vote on their HVAC selection at the next meeting, as they would like to see the updated numbers, and get a recommendation from the Sustainability Working Group. The design team will send the corrected numbers to the Committee as soon as possible.

Chapter 149 vs 149A Follow up:

The discussion will be carried over to the next meeting.

Meeting Minutes:

Greg Stepler noted that the roll call vote needed to be added to the first motion approving invoices.

On a motion by Ed Ross, seconded by Greg Stepler, the Killam School Building Committee voted 8-0-0 to approve the meeting minutes of October 21, 2024 as amended.

Roll call vote: Pat Tompkins – Yes, Shawn Brandt – Yes, John Coote – Yes, Chris Haley – Yes, Ed Ross – Yes, Greg Stepler – Yes, Nancy Twomey – Yes, Carla Nazzaro – Yes.

Next KSBC Meeting – December 16th, 2024:

The next Killam School Building Committee Meeting is scheduled for December 16th. The next Community Meeting, scheduled for December 9th, was intended to be held after the vote on HVAC systems. The Communications Working Group will discuss whether to change the topic or the timing of the Community Meeting.

Adjourn:

On a motion by Ed Ross, seconded by Greg Stepler, the Killam School Building Committee voted 8-0-0 to adjourn at 9:37 pm.

Roll call vote: Pat Tompkins – Yes, Shawn Brandt – Yes, John Coote – Yes, Chris Haley – Yes, Ed Ross – Yes, Greg Stepler – Yes, Nancy Twomey – Yes, Carla Nazzaro – Yes.