

Nauset Regional High School Building Committee Meeting Minutes
Wednesday, October 28, 2020 Virtual 5:30 pm

I Call to Order/ Agenda Changes

Greg Levasseur called the meeting to order at 5:37 pm. In attendance: Jackie Beebe, Ron Collins, Tom Conrad, Jody Craven, Dave Telman, Chris Easley, Chris Ellsasser, Tom Faris, Greg Levasseur, Tony Nannini, Jim Nowack, John O'Reilly, Lisa Orlandella, Harry Terkanian, Kathleen Tringale, Giovanna Venditti, Peter Wade, Kent Kovacs, Christina Opper, Joe Sullivan, Richard Marks, Tom Fitzgibbons, John Kastrinos from Haley and Aldrich, Chris Schaffner from The Green Engineer, Sarah Vaughn from Vanderweil, Peter Dahl, Chelsea Palmer, Martin Culik, Dick Elkin, Kevin Galligan, Bob Renn, Allan Pollock, Carol Mageneau, Colin Odell from Brewster Energy Committee, Bill Dugan

II Citizens Speak

Orleans citizen Kevin Galligan spoke in support of the request from the Wellfleet and Brewster Energy Committees to revisit the design of the proposed new and renovated project. He urged the committee to take an integrated approach to substantially reducing the carbon footprint of the project.

A Review energy efficiency of proposed project/discussion concerns of Wellfleet and Brewster Energy Committees. Possible reconsideration of previous committee position

Kent Kovacs from Flansburgh started the presentation with introductions of mechanical electrical engineers from Vanderweil, The Green Engineer; our sustainability consultant, and representation from Haley and Aldrich. **John Kastrinos**, hydrogeologist with Haley & Aldrich. He leads the geothermal/ground source heat exchange practice. John works exclusively with commercial scale systems. John is not on our design team but came to respond to questions about ground source and heat pump conversation.

Chris Schaffner- Principal and founder of The Green Engineer, a sustainable design consulting firm based in Concord, MA. Chris has been in practice for over 30 years and is involved in many school projects for net zero and net zero ready.

Sarah Vaughn- Project manager for Vanderweil Engineers. Vanderweil is doing the MEP and FP design for the building. Sarah is a mechanical engineer and focuses on K-12 academic buildings with stringent sustainability goals.

Kent began by clarifying that Flansburgh specializes in sustainability and every public school project of theirs has achieved the 2% reimbursement by the state to become LEED certified, meeting and exceeding state and code minimums.

John Kastrinos gave a desk review of our project. He explained geothermal as a ground source heat pump, drilling to depth in order to exchange heat with the subsurface. The design work entails figuring out what makes sense for the grounds to cover in terms of heating and cooling and then designing the system accordingly. There are two main types of ground source systems, open and closed. Open systems circulate groundwater, equipped with their own pumps to extract water, and that water is run through heat pumps and then the return water is sent to additional wells exclusively used to recharge that thermally altered water. This system has to be sensitive to local watering sources and pirating water from other water systems. Closed systems do not pump groundwater. You drill to install loops that are closed piping that circulates fluids. It is up to the MEP as to whether those fluids include glycol. Some designs circulate just water, some with water and glycol. John further explained the open and closed ground source systems to the committee. Kent reminded us about the municipal water source on site in the multiple zones. John stated it would require 5-7 acres of a well field that would carry 100% of the load. Jackie Beebe, Eastham Town Administrator asked more about the glycol chemical used for a closed system and the concern for Eastham's main water system being so close. A special permit from the planning board would be required and documentation that the chemical would not affect the water system, ie: not leak or travel.

Chris Schaffner from The Green Engineer gave a presentation of what this project is currently designed for, reviewed the process of having a sustainable building with a MSBA project, and discussed the steps involved to achieve an efficient building. Our project is designed to meet the new Massachusetts energy code (amongst the most stringent energy codes in the country). The MSBA green school requirement needs to be LEED, and in order to get the 2% additional state funding we are required to be 20% more efficient than the existing stringent energy code. We are exceeding the minimum LEED requirements as well. Cape Light Compact is key, as they can provide technical and financial assistance to help us employ energy efficiency. Our decision is primarily based on reducing our life cycle costs. Life cycle costs include how much it takes to build the building, ongoing energy costs, and other operational and maintenance costs. Natural gas versus electricity was also discussed.

Sarah Vaughan discussed and explained the submitted schematic design. Sarah discussed the HVAC systems and the basis of design and the energy efficiency. Sarah also discussed an all-electric option including the impact of the electric infrastructure and generator. The last option discussed was a hybrid Reduced Gas Load HVAC System. A discussion surrounding air quality was had by committee and guests. OPM Richard Marks reminded everyone the plans have already been submitted and our maximum budget has been set by the MSBA. The four towns would be responsible for all additional costs.

Sarah addressed ventilation and COVID concerns and reminded us the new buildings will have newly mechanically ventilated spaces, all ventilated according to rates that meet code requirements. All of the air handling units are capable of air side economizer, providing fresh air into inside spaces. All outside air will go through MERV (minimum, efficiency recording value) 13 filters. The design high occupancy areas are zoned independently, so air is not being recirculated with any other spaces. They have their own individual units. The Nurse's stations will be exhausted.

B. Project Updates: Title Issue

Ben Zhender has filed paperwork with the land court in Boston for the land title. We are waiting for an update with where our request is at.

C. Discuss TimeLine for Public Information Group to resume scheduling outreach/forums and other media contacts

Greg Levasseur asked the committee to brainstorm new creative ways in which we can communicate with the community now that we are unable to meet in large group gatherings with in person public forums, etc.

D. General Questions about the Project

Time was allotted for the committee to ask questions about the project.

E. Payment of Bills

Jim Nowack presented three bills to be paid. One bill to Latanzi Spaulding & Landreth for title clearing issues in the amount of \$360 and two bills to Stony Brook Group in the amount of \$7,852 for various meetings, outreach strategies, and drafting documents. The total amount for both vendors is \$8212.00. Chris Easley motions to approve the payment of bills. Jody Craven second the motion. The committee votes unanimously by roll call except for Tom Conrad who was no longer present.

F. Date of Next Meeting

Our next building committee date is tentatively scheduled for Wednesday, November 18, 2020.

IV. APPROVAL OF MINUTES

Chris Easley motioned to approve the minutes from June 30, 2020. Jody Craven seconds the motion. The committee votes by roll call Jackie Beebe, Ron Collins, Jody Craven, Chris Easley, Chris Ellsasser, Tom

Faris, Greg Levasseur, Tony Nannini, Jim Nowack, Harry Terkanian, Kathleen Tringale, Giovanna Venditti, Peter Wade all voted yes. Lisa Orlandella, John O'Reilly, and Dave Telman abstained.

V. ADJOURNMENT

Harry Terkanian motioned to adjourn the meeting. Meeting adjourned at 7:11pm

Minutes submitted by Wendy Spampinato

GREGORY LEVASSEUR CHAIR
Print name Title

Wendy Spampinato 2/18/21
Signature Date