

Nauset Regional High School Building Committee Meeting Minutes
Wednesday, December 16, 2020 Virtual 4:00 pm

I Call to Order/ Agenda Changes

Greg Levasseur called the meeting to order at 4:30 pm. In attendance: 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, Richard Marks, Joe Sullivan, Tom Fitzgibbons, Sarah Vaughn from Vanderweil, Chuck Stellberg, Chelsea Vollmer, Martin Culik, Zach Mang, Adam Lange, Rihanna Hastings, Colin Odell from Brewster Energy Committee

II Citizens Speak None

III Priority Business

A. Flansburgh and Vanderweil energy efficiency of HVAC analysis presentation

Kent Kovacs and Sarah Vaughn, Project Manager for Vanderweil reported back and presented their latest analysis of energy efficiency choices for our project. The presentation is based on the source we will use for heating and cooling. Kent noted many schools have been rethinking the way they look at their mechanical systems with sustainability concerns. Sarah gave a brief recap of the options presented to us from the last meeting, showed us the energy analysis, and concluded with a recommendation.

On December 8th, the design team and OPM met with Margaret Song and her Cape Light Compact Team. An overview of the project and the electric options we are considering were discussed. When the project moves forward into DD, we would have another meeting to discuss the detailed energy conservation measures and make sure we're in the rebate program with them. Vanderweil also spoke to Eversource about the impact the primary electric infrastructure would have if we go all electric.

- All Electric- major impact on the electrical infrastructure. Service increases from 3,000 Amp to 4,000 Amp, new additional utility transformer and switchboard required. Generator increases. Does not use fossil fuel for HBC and reduces emissions and could connect to a future renewable power source to be net zero. Challenges are it's a higher first cost and does have an impact on the electrical infrastructure.
- Hybrid –Mostly the same as the all-electric option with similar advantages and energy efficient reduced emissions. The difference is the supplemental heating use for very cold days is gas. Instead of a supplemental electric boiler, there would be a small supplemental gas fire boiler. The hybrid model does not impact the electrical infrastructure. Challenges are a higher first cost and it still has higher annual utility costs on day one.

Sarah presented the cost estimates that PM&C, our project cost estimator, put together.

All Electric: between \$565, 000 and \$663,000. Hybrid between \$131, 000 - \$228,000 (above today's project cost).

Sarah walked the committee through a design option comparison using a series of models and discussed tracking with LEED Energy cost Savings, baselines, LEED Points, carbon emissions, and Mass clean energy. Sarah also presented what Kent and Flansburgh mapped out as potential roof zones for PV.

Sarah concluded her presentation by recommending the hybrid option if we want to reduce carbon emissions. We would need to offset our operational costs from a different means with this option.

B. Discuss presentation and possible vote to update current project program

Greg Levasseur raised concerns about the decision to vote today to update the current project program.

Greg suggested we meet with the regional school business office between now and February so they can

fully understand the potential change in project costs and digest what the operational budget impacts are going to be. Once the decision is made on the base design, the infrastructure cannot be converted after.

C. Project Updates:

Public Information Group: So far the group has met once and is meeting again on Monday, December 21st. They are in the process of putting together contacts and ways to meet with community members. Also getting feedback on what the community still wants to learn about the project. They will also discuss the change in the voting process. New Flyer update will be discussed as well.

Website updates: The website has the latest numbers that show the tax impact to the four towns based on a 25 year level funded project. Also updated on the website is the change in the voting process with the four towns.

Updated Bonding Information from Unibank is on the website and 2.46% is our final interest rate number.

D. Discuss Effects of NRSC Vote to Change Project Presentation to Voters

Discussion was had about a different timeline and different venues. Tom Conrad is getting together with the town clerks at the end of December to discuss. Our building committees may go live with call in questions.

E. General Project Questions

Time was allotted for general questions about the project including discussion on rebates, solar energy, current power purchase agreement, and weighing the impact on the environment vs the cost of the project.

F. Payment of Bills

Jim Nowack made a motion to pay two invoices to Flansburgh. The first invoice is for professional services for July 2020 for \$4,910.18. The second invoice to Flansburgh is for professional services for September 2020 in the amount of \$8,800. Giovanna Venditti seconds the motion. A roll call vote was taken by Chair Greg Levasseur. The committee voted yes unanimously.


IV. APPROVAL OF MINUTES

John O'Reilly motioned to approve the minutes from the meeting on October 28, 2020. Dave Telman seconds the motion. Greg Levasseur takes a roll call and the committee votes unanimously to approve the minutes.

V. ADJOURNMENT

Chris Easley motioned to adjourn the meeting. Peter Wade seconds the motion. Through a roll call he committee votes unanimously to adjourn by a roll call. Meeting adjourned at 5:17pm

Minutes submitted by Wendy Spampinato

<u>GREGORY LEVASSEUR</u>	<u>CHAIR</u>
Print Name	Title
<u></u>	<u>2/18/21</u>
Signature	Date