

**Sharon School Building Committee
Sharon Town Hall
90 South Main Street
Sharon, Massachusetts 02067**

**SBC Meeting Minutes
6/11/19**

SSBC Members

Gordon Gladstone, Chair	Marty Richards	Colleen Tuck
Deb Benjamin, Vice Chair	Richard Slater	Sara Winthrop
Matt Grosshandler	Steve Smith	
Rick Rice	Roger Thibault absent	Matthew Baldassari (TH)

Special Members

Ken Wertz		
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SBC Attendees and Others

Emily Burke - SBC absent	Kevin Nigro - PMA
Amy Garcia - SBC absent	Matt Gulino - PMA
Victoria Greer - SBC absent	Chris Blessen - Tappe
Jose Libano - SBC absent	Charlie Hay - Tappe absent
John Marcus - SBC absent	Judy Crosby - absent

Administration

- The meeting of the SBC was called to order by Chair Gladstone at 6:31 PM at the Public Safety Building.
- Future scheduled meetings dates include: 6/25

Minutes

Ms. Benjamin moved to approve the minutes of 5/14/19. Mr. Smith seconded the motion. The Committee voted in favor of approval.

Invoices

Mr. Slater moved and Mr. Smith seconded the motion to approve the invoices below. The Committee voted unanimously in favor of approval.

PMA - \$20,263.00

Tappe - \$86,966.00

Sharon High School Project

- Chris Blessen from Tappe introduced the solar energy specialist with hopes to have direction on how to proceed with solar and geothermal to continue in schematic design.
- Present information that was sent out via email today to committee members. Discuss how the estimates were arrived.
- Questions from the audience- the estimates seem to be low.
- There are variables in the calculations and some improvements in the installations can be made.

- Premium product is factored into the analysis.
- Energy Advisory Committee members stated the costs used for estimates seem to be quite high. The Consultant commented that yes, it is for estimates and the payback would be sooner if the cost is lower.
- Consultant said we had an estimator do the work for us, including premium customized product.
- In summary- it is difficult to show a full NET zero with solar. Net zero would require 94% of the roof covered by solar panels.
- Mr. Blessen questioned what needs to be included in the energy model? These are very high level models that will be tuned down over time with the project. These numbers will get better as the scope is refined. What if the classrooms were net zero? It might work for the classrooms at about 56% roof coverage.
- Mr. Rice said what about canopies in the parking lot?
- Mr. Blessen said this adds structure and cost to the project. Focus on putting things on the building.
- Mr. Rice asked should this be in the construction cost? Should we carry this in the project or do you want us to make the building solar ready and then it can be done by a third party?
- Chair Gladstone said do we have the roof capacity on the roof 78,000 square feet to offset the full electricity needs?
- Consultant said yes, but will not offset the remaining energy costs such as gas.
- Mr. Wertz said if we did geothermal we would be adding electrical costs so, there would be an increase to start.
- Chair Gladstone said ROI on geothermal is over 100 years. If combined with solar this would be a political issue to sell such a long payback.
- Mr. Grosshandler asked is VRF a more efficient option?
- Consultant responded yes- but how do we provide the energy to support them? Geothermal. There will still be areas for big spaces instead of VRFs for the classrooms such as, the gym. Geo is very expensive and the decision is an environmental decision not a financial decision. Other options to reduce the amount of geothermal? Not done yet.
- Mr. Rice said this is a \$10M decision that will have to be rolled into the project costs.
- Chair Gladstone said Town Meeting- how do we advocate for a new building and the added \$10M to approach Net zero? Can we separate them?
- MSBA says no because the vote must be all inclusive into the PFA.
- Mr. Smith said let's revisit the budget. Are we comfortable where we are? Can we fit anything else in?
- PMA- we have not made significant changes to affect the budget. \$152.5M
- Geo has issues around phasing. There is nowhere to fit a big well field with the existing building taking up the space. Football field is possible but, would add a logistical issue. Solar can come or go but Geo is all in or not.
- Mr. Grosshandler said closed loop systems are much better than open loops and the temperature effects of the lake would prove to be problematic.
- Mr. Wertz said let's ask the energy committee. The Energy Committee said t costs seem quite off from what they have found in research.
- There may be vendor interest to provide the solar services. We could make is solar ready and covered under the MSBA project- the solar portion would go above the cap, regardless, and the Town will cover the rest.
- Mr. Wertz said solar ready and canopies- can we make the building and parking lot solar ready? Yes. The Energy Committee said there will be an extra area in the Ames St parking lot which we know is not included in the MSBA budget.

- Direction from the SBC- move ahead on the project to be solar ready building and solar ready parking lot to accept canopies. Do not plan on installation of the solar equipment with the project. Please work with the energy committee going forward.
- Mr. Nigro said we can even be flexible and do a change order if the project comes in under and there is \$ left in contingency or, we can do it with the Town by third party.
- Geothermal- NO
- Mr. Blessen - do not consider geothermal as part of the base- will ask the engineer to do a high level estimate on something smaller and different to have it for discussion purposes. Assume that it is not there and continue on with schematic. Work on making the building solar ready only.
- Lots of discussion about what smaller areas could be geothermal- It might only be \$1M but there are first costs that we cannot see from the summary. The reality is that there is still a 100year payback because our base building will be much more efficient already.
- Mr. Smith asked can you break down option the HVAC options? High level about what is the included equipment vs what is added for Geo.
- Updated site plan- District is aware of what will be displaced (sports fields, etc.) See that the tennis courts are lined up differently. Will there be 5? NO, if won't fit. Ok with all to maintain the original 4 because there are 5 at the middle school.

Adjournment

Through unanimous consent, the meeting adjourned at 8:02 PM.

Attachments

SHS Schematic Design dated 6/11/19

Architectural Engineers Sharon PV Analysis June 11, 2019

Submitted:

Rachelle Levitts

Sharon Standing Building Committee

(Gordon Gladstone) Signature of Chair

Date of Acceptance