

MASCONOMET REGIONAL SCHOOL DISTRICT
20 Endicott Road, Boxford, MA 01921

District Capital Investment Task Force Meeting
September 18, 4:30 p.m. - Masconomet Middle School Principal's Conference Room

MINUTES

Present: David Rivers—Chair; members Kosta Prentakis, Susan Givens, Doug Batchelder
Not Present: members John Spencer, Dot Flaherty

David Rivers called the meeting to order at 4:41 p.m.

David Rivers asked if there were any significant projects that were not in the Habeeb report.

Doug Batchelder said that rooftop unit #16 (out of 18 units) needs significant repair, and not worth repairing based on the age and condition of the unit. First estimate is \$100-150K to replace. Waiting for a second opinion, should have it in time for next DCI meeting.

Susan Givens said we will have the option of replacing the unit with similar technology, or perhaps it's time to consider replacing all of the HVAC systems.

David Rivers recapitulated the need for replacing the roof and all of the rooftop equipment and asked if the most prudent approach, long term, would be to remove the existing roof and equipment, and then replace with a new roof and new HVAC equipment. Susan Givens and Doug Batchelder agreed. Kosta Prentakis stipulated that taking that approach would be contingent upon getting the needed financial support from the towns.

Susan Givens pointed out that any existing roof needs to be at least 20 years old to be eligible to apply for reimbursement from the state. The roof is currently 18 years old, and the application process places higher priority on the oldest, most needy schools, which Masconomet is not. Each year, the pool of applicants is considered, so that needy cases get bumped to the top of the wait list, which means that Masconomet could take many years to become eligible.

David Rivers asked if the current reimbursement rate was about 40 percent; Susan Givens confirmed, but stipulated that the rate varies based on available funds from the state.

Doug Batchelder added that HVAC unit replacements are not eligible for state reimbursement. Boilers are eligible, however.

Doug Batchelder said that he's about to get a report in the next couple of weeks from Gales Associates on how to repair roof to hold us over, until we can replace the entire roof, and how much it will cost.

Kosta Prentakis estimated that the state reimbursement for the roof portion of the project would be in the neighborhood of \$2.8M, if we were to become eligible. Susan Givens said that Masconomet could easily end up spending that much over the next few years just to keep repairing and patching the old roof and old HVAC systems.

Doug Batchelder said that in total, 18 rooftop units will need replacing, and that we could save money by doing them in batches, rather than one at a time.

David Rivers asked about how the HVAC setup works now. Doug Batchelder explained that we have rooftop units for cooling the auditorium, libraries, and isolated areas throughout the building. For the classrooms and many other areas, we have individual units located in the rooms with blowers and heat exchangers that provide only heat, and are controlled via pneumatic thermostats located in each room. These systems are highly inefficient, and cannot be put on any schedule; they also cannot be controlled remotely.

Susan Givens said that control systems in general are undergoing a major shift in the industry, and that within two years, even the current electronic control systems will be outdated.

David Rivers posited that the shift will be to IP-based wireless systems which will work using our existing WiFi network, and be much cheaper to install and maintain.

Doug Batchelder explained that new HVAC systems are engineered with gas-fired heat, and compressor-based cooling from rooftop units, where heating pipes and coolant lines distribute to each ventilation unit in the [class]rooms, which ultimately eliminate the need for main boilers, and be far more efficient to operate, as each one will only come online as needed and scheduled.

Susan Givens spoke to the need for an Energy Management System that balances heating, cooling, and electrical loads throughout the building - something that would save a lot of money, and should have been incorporated into the building long ago. Kosta Prentakis expressed concern for the additional energy cost of adding cooling to the rest of the building. Susan Givens postulated that the efficiencies gained from the EMS would likely equal the additional energy consumption.

Kosta Prentakis reminded that Masconomet has two 20yr bonds that will roll off and proposed doing non-reimbursable repairs in a first bond (that would replace the first bond rolling off), and that we need to figure out what set of work that would include - probably the roof and HVAC.

David Rivers asked for clarification of how to orchestrate funding the work. Susan Givens said that we can take short term loan and then bond a few years out, offering some flexibility in the timing of the work.

Kosta Prentakis anticipated that the first new bond would need to start up in 2020, and the second in 2022, as the second current bond rolls off. Kosta Prentakis suggested that it might be appropriate to establish a new, additional funding mechanism for funding capital projects and repairs.

The task force created a milestone list for the upcoming months:

- Gayle report - review and get a roof walkthrough at next meeting, Oct. 9
- HVAC and roof structure - Carlos (engineer from Habeeb) should discuss engineering needs at the following meeting, Oct. 16

- FY20 projects: need to develop this list in time for budget discussions in subsequent meetings from Oct-Dec.

David Rivers proposed that the task force needs to request from MSC a Strategic Programmatic Plan that outlines the committee's programmatic objectives over the coming years so that the appropriate capital projects can be planned to support them in the second bond.

Susan Givens estimated that Masconomet will need to take \$400-500K this year out of stabilization just for repair projects - mostly roof and HVAC. Susan Givens briefly reviewed energy efficiency measures that have been requested by the town of Boxford as part of a grant process that they and Topsfield are applying for (and that Middleton cannot apply for, due to having its own electric utility company). Task force members agreed to confirm cooperation with the towns.

Upcoming meetings:

Oct. 9, 2018 4:00 p.m. Administration Building

Oct. 16, 2018 4:00 p.m. Administration Building

David Rivers adjourned at 6:12 p.m. – KP-motion, DB-second

minutes recorded by David Rivers

approved 10/16/2018