

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

District Capital Investment Task Force Meeting
October 30, 5:00 p.m. - Masconomet Administration Building

MINUTES

Present: David Rivers—Chair; members Kosta Prentakis, John Spencer, Susan Givens, Doug Batchelder; engineering consultants Carlos DeSouza, Chris Garcia, Matthew Galuska

Not Present: member Dot Flaherty

David Rivers called the meeting to order at 5:07 p.m.

D Batchelder said that Joe Buttrick (our new HVAC technician) met with the engineering consultants and D Batchelder, the outcome of which was that Joe's ideas had merit, but there are less expensive options. They talked about controls, management systems to control the building, fire suppression systems and security systems.

S Givens said that we need to figure out how to structure a plan for the towns, and MSBA for reimbursement - our current thinking is that we would have two bond issues - but what would be in each one? She said that we've been struggling to deal with HVAC units failing - like popcorn popping - they blow unpredictably.

C DeSouza said that our existing HVAC rooftop units are probably not worth salvaging for whole-building use — it would not be a straight swap, because new units have variable speed fan and compressor, and entirely different control systems, and requires a new ducting system to deliver cooled air to building zones. The current state of the art control system is called Tritium Niagra, which uses a Java front end application control engine. We could add new control systems to existing rooftop HVAC systems that are used for our current building zones, however, so that they could be controlled using the same system as new HVAC units. He believes we could replace existing HVAC units with new, VAV [variable speed fan and compressor] and control systems, and reuse them later when need to redo roof - in the Middle School, for example.

D Batchelder said that we should plan to phase installations so that we replace some over the summer, others during the school year.

C DeSouza said that we could replace the boiler in May, when the heating season is over, but summer hasn't begun, for example. Our goal should be to avoid summer work as much as possible, because it entails workers being paid overtime, and second shift work - some contractors won't even bid, making the remaining contractors even more expensive. Summer projects are, in the industry, called "summer slammers".

S Givens said that fire, security systems are stand-alone, not HVAC dependent, and that we would want to replace them all at once. S DeSouza said that we could use our existing EST systems for fire alarms - just replace the panels when time to upgrade

C DeSouza said that need to change to speaker strobes in classrooms - our current PA system is not meeting ADA requirements now. These would need new wiring. If we continue to use Edwards as our vendor, we could keep some of our existing wiring. This system would allow us to have equipment behavior that is appropriate for different scenarios - shelter in place, fire, etc.

D Batchelder said that HVAC, controls, roof makes sense to do in one project; fire, and security for the campus in another project.

K Prentakis said that it depends on the amounts for the bonds - how we break up the projects needs to make financial as well as logistical sense.

S Givens proposed that we replace the High School roof, security in the first bond; Middle School and Link roofs and HVAC and in a second bond.

K Prentakis said that, based on what the engineers were saying, that HVAC and new roof for both buildings, would cost about \$10-10.5M give or take.

C DeSouza suggested using HVAC contractor as primary, roofer as subcontractor would yield better results and project management.

C DeSouza estimated that it would cost less than \$1M to do the plans - probably \$900K - that's part of the \$10M ballpark.

K Prentakis suggested that asking for the \$900K from the towns to do the design work up front would allow us to not lose time, as a warrant article [that doesn't pass] would, roughly \$300K per town.

K Prentakis said that possibly pursue MSBA funding for boiler replacement (albeit rooftop units). C DeSouza said that MSBA approval would not likely, because they're not old steam boilers, as is the case with most requests. Also, about 10% per year cost increase on roof and HVAC projects. If we wait to get MSBA reimbursement, dependencies can drag out the timeframe for a project, and result in higher project costs, such that reimbursement doesn't save money - possibly even adding to the cost.

K Prentakis said that we need to talk with the three towns about how to structure our financial requests - get input - on our plans.

J Spencer said that we will want to be able to ask the towns soon enough that escalation cost doesn't run away on us - it's a good way to convince the towns to support moving forward without delay.

D Rivers asked about the administration building. Consensus was that no matter where we site administrative facilities, it'll be difficult to get funding. C DeSouza said that about \$400/sqft. is the current bare-bones price per square foot. e.g. 5,000 sqft = \$2M.

Upcoming meetings:

November 13, 2018 4:30 p.m. Administration Building

November 27, 2018 5:30 p.m. Administration Building

December 11, 2018 5:30 p.m. Administration Building

January 8, 2019 4:30 p.m. Administration Building

D Rivers adjourned at 6:54 p.m. – K Prentakis-motion, J Spencer-second

minutes recorded by David Rivers

approved 11/13/2018