

**Canton School Building Committee Meeting  
Galvin Middle School Library  
June 12, 2024  
Minutes**

**1. Call to Order:** Superintendent Folan convened the Wednesday, June 12, 2024 Canton School Building Committee at 5:01 pm.

**Attendees:**

Bob Benedetti  
John Connolly  
Derek Folan  
Mary Graziano  
Brian Lynch  
Bob McCarthy (left the meeting at 6:24 pm)  
Kristian Merenda  
Jonathan Mulhern  
Randy Scollins  
Sarah Shannon  
Andrea Stuart  
Public/Press

**Absent:**

Jennifer Carlson, LeftField  
Charlie Doody

**Guests:**

David Buccelli  
Linda Liporto, LeftField  
Alyssa Chatani, LeftField  
Jonathan Quell, Ai3  
Justin Thibeault, Ai3  
Bill O'Rourke, Consigli Construction  
Jeremiah Driscoll, Consigli Construction  
Mr. Ericson, Consigli Construction

**2. Project Approvals:** Alyssa Chatani of LeftField, confirmed the evening's agenda, then reviewed and requested votes of approval for project meeting minutes and professional invoices.

**a. VOTE to approve May 22, 2024, SBC Meeting Minutes:** Mr. Folan asked for a motion to enter into discussion and possible approval of the Minutes from

Wednesday, May 22, 2024. Mr. McCarthy made the motion; Ms. Graziano seconded. Hearing no requests for discussion of proposed minutes, Mr. Folan then called for a vote to approve the minutes. Ensuing roll call vote was recorded as 7-0:

Bob Benedetti	yea
John Connolly	yea
Derek Folan	yea
Mary Graziano	yea
Kristian Merenda	yea
Bob McCarthy	yea
Randy Scollins	yea

7 yeas      0 nays

**b. VOTE to approve LeftField, Ai3 and Consigli Invoices:** Ms. Liporto reviewed the May 2024 invoices from LeftField for Feasibility Study Services in the amount of \$17,300, from Ai3, invoices for Feasibility Study Basic Services of \$70,000, and Feasibility Study Extra Services within contract allowances in the amount of \$2,831.90 equaling \$72,831.90; and preconstruction services from Consigli for \$22,304.00. Total professional service fees for April 2024 equaled \$112,435.90. Mr. Scollins indicated that, after review, these invoices are within contractual agreements, and professional fees are as expected. Hearing no requests for discussion on these invoices, Mr. Folan asked for a motion to approve LeftField, Ai3, and Consigli invoices as written and presented. Mr. Scollins made the motion; Mr. Connolly seconded. Ensuing roll call vote was recorded as 7-0:

Bob Benedetti	yea
John Connolly	yea
Derek Folan	yea
Mary Graziano	yea
Kristian Merenda	yea
Bob McCarthy	yea
Randy Scollins	yea

7 yeas      0 nays

**3. Budget Overview:** Ms. Liporto reported that the Feasibility Study Project Budget is 99% committed and 83% expended. Uncommitted funds remain at \$11,632. Ms. Liporto reiterated that the project budget continues to be in a sound fiscal position for the remainder of the Schematic Design phase. Ms. Liporto noted that the listed budget does not include the geothermal system set up and cost nor the artificial turf and lighting for the three fields. Decisions regarding these items agreed upon at this meeting will be added to this number and move forward as the budget through construction. Mr. Folan

indicated that this budget does include contingencies. Ai3 representatives also noted that at every milestone, Ai3 will present the budget and contingencies available.

- a. **Discussion on Geothermal System Set-up and Cost: Members of the committee:** Mr. Erikson of Consigli Construction, explained that Geothermal reservoirs are naturally occurring areas of hydrothermal resources and are a renewable energy source. Reservoirs would be tapped to bring their temperatures near the surface of the earth to heat and cool the GMS building. There is an upfront cost for drilling and set up, but ultimately, as a free energy source, it is a more efficient system with little maintenance. Options for the Galvin project include:
- i. geothermal wells to support the public spaces only at a cost of approximately \$2.8 million;
  - ii. Geothermal wells to support the entire building at a cost of approximately \$14 million.

Mr. Scollins reviewed revenue streams to offset costs:

- a. Excluded debt tax;
- b. Adding tax levy funds;
- c. Pension assessment savings-Mr. Scollins did not recommend this source.

Members voiced concern over the high upfront costs. A discussion ensued in which members considered town priorities and other sources of sustainability (solar panels) as alternate options. It was determined that geothermal wells to support the public spaces only at \$2.8 million keeps the project in line with the town's financial picture. All members agreed.

b. **Vote to Approve Including Turf Fields and Sports Lighting into Final Budget:**

After a short discussion, a motion was made by Mary Graziano to include three artificial turf fields and Sports Lighting in the base construction budget. Bob McCarthy seconded the motion. Hearing no requests for further discussion, ensuing roll call vote was recorded as 7-0:

Bob Benedetti	yea
John Connolly	yea
Derek Folan	yea
Mary Graziano	yea
Kristian Merenda	yea
Bob McCarthy	yea
Randy Scollins	yea

7 yeas            0 nays

**c. Schematic Design Submission-Considerations for Budget Submission:** Three votes to be considered for Budget Submission included:

1. Exclude Geothermal in Budget while keeping it as an add alternative for a total project budget of \$238,722,157;
2. Include Partial Geothermal Scope for Public Spaces only in Budget, for a total project budget of \$241,584,835 (includes three artificial turf fields with Sports Lighting);
3. Include Geothermal Scope in Budget, for a total budget of \$252,731,553.

Mr. McCarthy made a motion to include option #2-Partial Geothermal Scope for Public Spaces only in Budget, for a total project budget of \$241,584,835. Mary Graziano seconded. Hearing no requests for further discussion, ensuing roll call vote was recorded as 7-0:

Bob Benedetti	yea
John Connolly	yea
Derek Folan	yea
Mary Graziano	yea
Kristian Merenda	yea
Bob McCarthy	yea
Randy Scollins	yea

7 yeas            0 nays

**5. Design Update:** Mr. Quell (Ai3), after hearing committee preferences for the exterior or the GMS building, introduced several views of updated exterior renderings that included vertical repetition, brick and naming scales reflective of the significance of importance of education for the residents of Canton. Mr. Quell commented that the redesign with brick had cost savings of approximately \$2.6 million. It was noted that the design will not be available to the public for safety and security purposes.

**6. Public Comment:** No public comment was heard.

**7. Next Meeting:** The next SBC meeting is scheduled for Wednesday, June 26, 2024 at 5 pm in the Galvin Middle School Library.

**Adjournment:** Hearing no questions or requests for further discussion, Mr. Folan called for a motion to adjourn the Wednesday, June 12, 2024 School Building Committee meeting at 6:46 pm. Mr. Benedetti made the motion; Mr. Connolly seconded. Roll call vote was unanimous at 6-0 and recorded as follows:

Bob Benedetti	yea
John Connolly	yea
Derek Folan	yea

Mary Graziano	yea
Kristian Merenda	yea
Randy Scollins	yea

6 yeas	0 nays
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**Documents Reviewed:**

Ai3 Packet for 6.12.24 Meeting