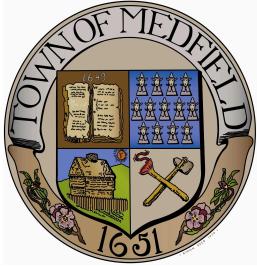




School Building Committee  
Meeting Packet  
February 4, 2026



# **TOWN OF MEDFIELD MEETING NOTICE**

Posted in accordance with the provisions of M.G.L. c. 30A, §§18-25

This meeting will be held in a hybrid format. The School Building Committee will attend in person and members of the public may attend in person. In addition, members of the public who wish to participate via Zoom may do so by joining by one of the following options:

1. To join online, use this link:

<https://medfield-net.zoom.us/j/89128196884?pwd=ZDkvZ1RObHZS1VKRDFkQlp1VU9Zdz09>

- a. Webinar ID: 891 2819 6884
- b. Password: 898514

2. To join through a conference call, dial 929-436-2866 or 312-626-6799 or 253-215-8782 or 301-715-8592 or 346-248-7799 or 669-900-6833
  - a. Enter the Webinar ID: 891 2819 6884
  - b. Enter the password: 898514

Meeting Packet Link:

<https://town.medfield.net/2201/SBC-Meeting-Packets>

## **School Building Committee Board or Committee**

<b>PLACE OF MEETING</b>	<b>DAY, DATE, AND TIME</b>
1st Floor Training Room, Public Safety Building Also available remotely on Zoom	Wednesday, February 4, 2026, 7:00 pm

### **Agenda (Subject to Change)**

1. Call to Order 7:00
2. Approval of meeting minutes for January 7th 2026
3. Presentation by Andrea French from Eversource
4. OPM hiring update
5. Communication update
6. Future agenda topics
7. Public Participation

# **Town of Medfield**

## **School Building Committee**

### **Meeting Minutes**

**Date:** Wednesday, January 7, 2026

**Time:** 7:00 PM

**Location:** 1st Floor Training Room, Public Safety Building

**Format:** Hybrid (in person and via Zoom)

#### **Members Present**

Ms. Carolyn Casey, Co-Chair

Mr. William C. Werner, Co-Chair

Mr. John Messina

Mr. Robert Meaney

Mr. Peter Michelson

Mr. Anthony Papantonis

Mr. Leo Brehm

Ms. Michelle Kirkby

Mr. Robert Worth

Ms. Meredith Chamberland (School Committee appointment)

Ms. Teresa James (arrived after meeting started)

Dr. Jeffrey J. Marsden, Superintendent of Schools (ex-officio, non-voting member)

Ms. Eileen Murphy, attending as a Select Board member (ex-officio, non-voting member)

Mr. Stephen Grenham, Principal Dale Street School (ex-officio, non-voting member)

## **1. Call to Order**

Ms. Carolyn Casey opened the meeting at 7:00 PM. The committee confirmed that the meeting was being recorded using the Town's new recording system. Technical issues with the in-room video feed were noted, and the meeting proceeded without video.

**MOTION:** To open the January 7, 2026 School Building Committee meeting.

**SECONDED:** — Mr. Robert Meaney

**VOTE:** Ms. Carolyn Casey, yes; Mr. William C. Werner, yes; Mr. John Messina, yes; Mr. Robert Meaney, yes; Mr. Peter Michelson, yes; Mr. Anthony Papantonis, yes; Mr. Leo Brehm, yes; Ms. Michelle Kirkby, yes; Mr. Robert Worth, yes

**MOTION CARRIES:** 10-0

## **2. Approval of Meeting Minutes for December 3, 2025**

Ms. Casey reviewed two corrections made to the December 3, 2025 minutes after distribution: a correction to a misattributed name related to meeting with Ms. Eileen Murphy and Ms. Rebecca Rausch, and a clarification that Mr. Worth's comments regarding year-round school use referred to the Foxborough School where he is the Principal.

No additional corrections were raised.

**MOTION:** To approve the December 3, 2025 School Building Committee meeting minutes, as amended.

**SECONDED:** Ms. Kirkby

**VOTE:** Ms. Carolyn Casey, yes; Mr. William C. Werner, yes; Mr. John Messina, yes; Mr. Robert Meaney, yes; Mr. Peter Michelson, yes; Mr. Anthony Papantonis, yes; Mr. Leo Brehm, yes; Ms. Michelle Kirkby, yes; Mr. Robert Worth, yes Ms. Meredith Chamberland- abstain

**MOTION CARRIES:** 9-0

## **3. Editing and Finalizing the MSBA OPM Document; Selection of OPM Subcommittee; Timeline Discussion**

Ms. Casey introduced the MSBA Owner's Project Manager (OPM) procurement template included in the meeting packet and explained that it had been submitted to MSBA in placeholder form to preserve eligibility for an upcoming MSBA panel meeting. She stated that the committee's goal was to finalize edits and resubmit an updated, tracked-changes version.

Committee members discussed edits to the document, including clarification regarding the modular classrooms' expected lifespan, emphasis on experience with both new construction and addition/renovation projects, sustainability weighting, communication and community relations experience, and correction of minor typographical errors.

The committee reviewed the proposed evaluation criteria and point allocations, discussed MSBA requirements, and considered adjustments to reflect local priorities.

**MOTION:** To accept the draft MSBA Owner's Project Manager procurement template, subject to edits discussed and completion of committee membership information.

**SECONDED:** — Mr. Robert Meaney

**VOTE:** Ms. Carolyn Casey, yes; Mr. William C. Werner, yes; Mr. John Messina, yes; Mr. Robert Meaney, yes; Mr. Peter Michelson, yes; Ms. Meredith Chamberland, yes; Mr. Anthony Papantonis, yes; Mr. Leo Brehm, yes; Ms. Michelle Kirkby, yes; Mr. Robert Worth, yes

**MOTION CARRIES:** 11–0

Mr. Werner then reviewed the proposed OPM procurement timeline, including posting requirements, site walkthroughs, question-and-answer periods, scoring, interviews, and anticipated MSBA submission dates.

The committee discussed availability and participation and proceeded to establish an OPM selection subcommittee.

**MOTION:** To establish the OPM Selection Subcommittee as presented.

**SECONDED:** — Mr. Robert Meaney

**VOTE:** Ms. Carolyn Casey, yes; Mr. William C. Werner, yes; Mr. John Messina, yes; Mr. Robert Meaney, yes; Mr. Peter Michelson, yes; Mr. Anthony Papantonis, yes; Mr. Leo Brehm, yes; Ms. Michelle Kirkby, yes; Ms. Meredith Chamberland, yes; Ms. Teresa James, yes Mr. Robert Worth, yes

**MOTION CARRIES:** 11–0

#### **4. Potential SBC Warrant Articles**

Ms. Casey explained that this agenda item had been included as a placeholder while awaiting guidance from Town Counsel regarding whether a warrant article would be required to pursue feasibility options involving Park & Recreation land on the Dale Street property. She stated that she had since confirmed that no such warrant article is required at this time.

No action was taken.

#### **5. Park & Recreation Update**

Mr. Werner summarized a recent meeting between the School Building Committee and the Park & Recreation Department. He described Park & Recreation's near-term plan to pursue funding for a permanent prefabricated structure at the Hinkley campus, as well as their longer-term vision for a community center supported by survey data and feasibility work.

Committee members discussed coordination between Park & Recreation planning and school site feasibility work, including potential efficiencies and future care-and-control considerations.

## **6. Communication Subcommittee Update**

The committee discussed current communication strategies, including the SBC Facebook page, email distribution, neighborhood captains, and coordination with Park & Recreation and school communications. Members expressed concern about misinformation and public perception in certain online forums and emphasized the importance of reaching Medfield residents through trusted channels.

Ms. Casey and Ms. Michelle Kirkby discussed reconvening neighborhood captains to provide updates, gather feedback on how residents receive information, and prepare for the next phase of the project.

## **7. Future Agenda Topics**

Future agenda topics discussed included continued school site visits, coordination of transportation for tours, possible SBC outreach materials, and additional communication strategies. The committee agreed to revisit timing and logistics at a future meeting.

## **8. Public Participation**

Mr. Andrew Gerald of the Energy Committee addressed the committee and expressed interest in coordinating energy efficiency expertise with the project. The committee discussed the value of future educational sessions and coordination with the OPM once hired.

Mr. Chris Potts provided public comment praising the committee's work and advised continued clarity in communications regarding the evaluation of both new construction and renovation options to avoid public misperception.

## **Adjournment**

**MOTION:** To adjourn the January 7, 2026 School Building Committee meeting.

**SECONDED:** — Mr. Robert Meaney

**VOTE:** Ms. Carolyn Casey, yes; Mr. William C. Werner, yes; Mr. John Messina, yes; Mr. Robert Meaney, yes; Mr. Peter Michelson, yes; Mr. Anthony Papantonis, yes; Mr. Leo Brehm, yes; Ms. Michelle Kirkby, yes; Ms. Meredith Chamberland, yes; Ms. Teresa James, yes; Mr. Robert Worth, yes

**MOTION CARRIES:** 11–0

**Meeting adjourned.**

February 4, 2026

# Town of Medfield Dale Middle School



**Presented By:**

Andrea French

**EVERSOURCE**



# Agenda

## We are Here to Help

Our processes complement what you are already doing

1

2

3

## Set Goals Now

Plan early and set an energy budget up front

## Benefits & Costs

Healthier schools, program support and post occupancy



## NATION LEADING

#1

**ACEEE and CERES**  
#1 Energy Efficiency Provider  
in the Nation



**CNBC**  
America's Most Just  
Companies 2020-2025



**NEWSWEEK**  
America's Most Responsible  
Companies 2025



**U.S. DOE Housing Innovation awards – Grand Prize**  
Hartford Habitat ZERH –  
Affordable category



**PLMA Pacesetter**  
ConnectedSolutions



**ACEEE Champions of Energy**  
Prestigious industry recognition  
for Research & Development



**Utility Communicators International**  
11 Customer Communication  
Awards



**AVA Digital awards**  
14 Customer Communication  
Awards



Together, we make good  
happen for Massachusetts.

Your local electric and natural gas utilities and energy efficiency service provider are taking strides in energy efficiency: Berkshire Gas, Cape Light Compact, Eversource, Liberty, National Grid and Unitil.

As one, we form Mass Save®, with the common goal of helping residents and businesses across Massachusetts save money and energy, leading our state to a clean and energy efficient future.

**WE ARE MASS SAVE®:**



**EVERSOURCE**

 **Liberty**

**nationalgrid**

 **Unitil**

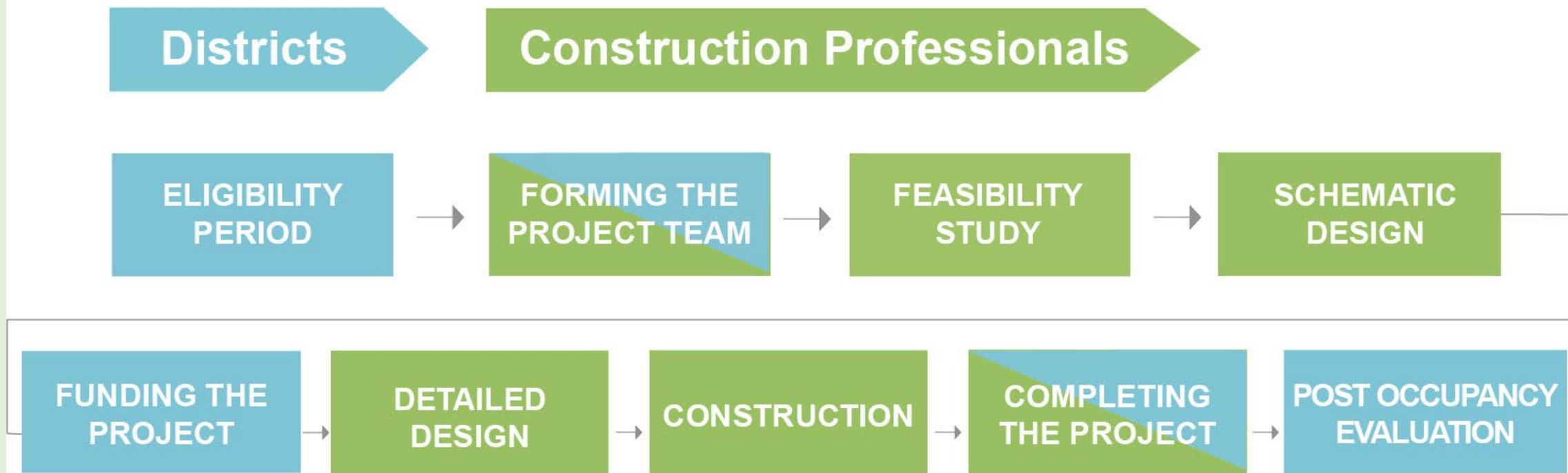


**We Are Mass Save®**

# Our Process Fits Well with the MSBA Process

## MSBA Building Process

*Steps primarily for:*



# Request for Services (RFS) Help – Set Your Goals Now!

## Suggested Enhancements & Goals

Consider adding language on **Zero Carbon and Low Energy Use goals**, including post-occupancy training to maintain performance.

Under Project Objectives, **reference Base, Stretch, and/or Specialized Energy Codes**, and note alignment with the Massachusetts Specialized Stretch Code and Passive House standards.

Include **Net Zero Energy options and PHIUS** in feasibility and schematic design evaluation and encourage firms to demonstrate experience with these approaches.

Under scoring criteria, **call out experience achieving low Energy Use Intensity (EUI)** targets—either explicitly or as a parenthetical note under relevant sections.

Add mention of **embodied carbon considerations** in material selection.

# Request for Services (RFS) Help – Set Your Goals Now!

## Suggested Enhancements & Goals

Encourage **grid-interactive and demand response capabilities** for HVAC and building systems to support electrification and resilience.

Promote **all-electric building design** and discourage fossil fuel systems.

Suggest early planning for **Mass Save Path 1 participation and IRA tax incentives** to maximize rebates and funding opportunities.

Note **submetering and verification requirements** for Path 1 projects to ensure these are integrated from the start.

Recommend **early engagement with the electric utility** regarding PV and battery storage interconnection to avoid delays and optimize renewable integration.

# New Building/Major Renovation Pathways



# Definitions

## ZERO NET ENERGY BUILDING

**Buildings that produce as much energy as they consume over a year**

Heat pumps, LED lighting, improved insulation – lead to lower building energy needs that can be offset by solar energy production

## EUI (Energy Use Intensity)

**A measure of a building's total annual energy use divided by its square footage (Annual kBtu/sf)**

Similar to a miles per gallon metric, but for buildings

# Energy Use Intensity (EUI) Review

Total annual energy use (in kBtu) divided by building SF

**CONSUMPTION = EUI**

- 💡 Lighting
- ❄️ Space Cooling
- 🔥 Space Heating
- 💧 Hot Water
- ✳️ Fans & Pumps
- 💡 Appliances & Electronics

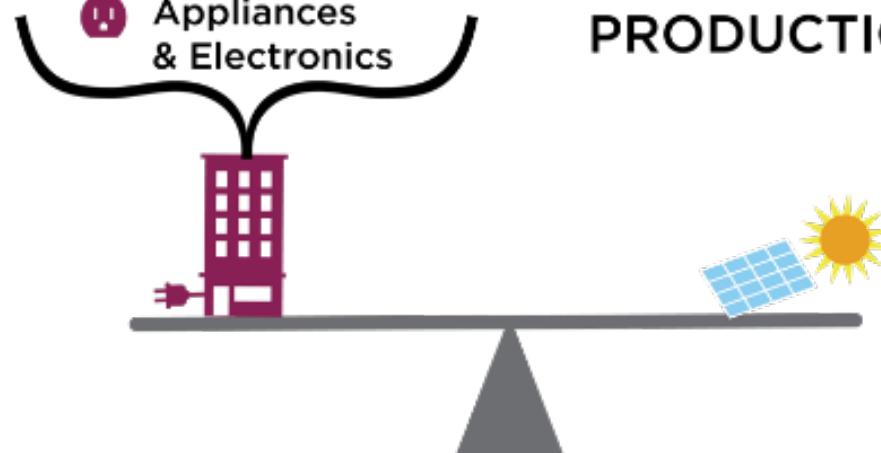
**PRODUCTION**



**CONSUMPTION = EUI**

- 💡 Lighting
- ❄️ Space Cooling
- 🔥 Space Heating
- 💧 Hot Water
- ✳️ Fans & Pumps
- 💡 Appliances & Electronics

**PRODUCTION**



# Set an Energy Budget and Stick to It



Centers team on a clear goal



Serves as a touchstone for decision making throughout design



Encourages thought about building operations considerations



Prevents value engineering of energy-saving equipment and systems



Allows owner to check performance against the target over time (and relative to other buildings)

# Why Decarbonize Your New School?

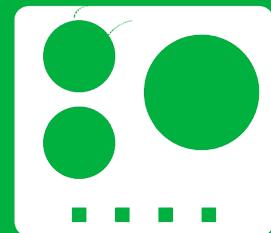
## Incentive Programs



## Advancing Technologies



Heat Pumps



Induction Cooking

## State & Local Policy

Energy Codes/Stretch Codes

MA Climate Act and Other State Legislation

Building Perf. Standards

## Sustainability

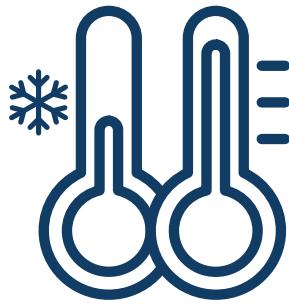
Clean Energy

Clean Air

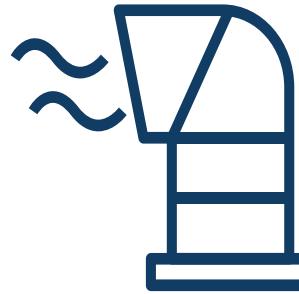
Reduced Emissions

# Healthy Schools = Happy Students

## Six Benefits of All-Electric, High-Performance HVAC Systems



Adapts to new cooling needs



Improves air quality and eliminates combustion pollution



Enhances efficiency



Minimizes health and safety concerns



Builds energy resilience



Mitigates climate change

Source: RMI and UndauntedK12

# The Writing on the Wall

## What is LBER?

Massachusetts' Large Building Energy Reporting (LBER) is a law that requires Department of Energy Resources (DOER) to publicly disclose the Energy Usage of Buildings over 20,000 square feet. It offers transparency to Building stakeholders like tenants and municipalities about Building Energy Usage. The law was signed in 2022.

The law requires electric, gas, and steam utilities to report the information they have on behalf of Building Owners and requires Building Owners to report any additional Energy Usage, like fuel oil, propane, wood or on-site solar generation.

Source: [mass.gov/info-details/large-building-energy-reporting-policy#what-is-lber](https://mass.gov/info-details/large-building-energy-reporting-policy#what-is-lber)

# Mass Save Path 1 School Enrollments to Date

Electrification Type	Projects
Ground Source Heat Pumps	24
VRF	8
Air Source Heat Pumps	3
Hybrid Heat Pump Systems	5
Undecided	1
Total	41

# Looking at Ground Source Heat Pumps (GSHPs) is Encouraged

- Geothermal outperforms all other heating types and helps get you a low EUI
- IRA Tax Credits can cover up to 50% of costs (plus incentives) even when you aren't a tax paying entity
- If you are unsure about GSHPs, the MSBA Feasibility Study can help you explore this
- Drilling companies will normally do a quick “desktop review”

## The Financials

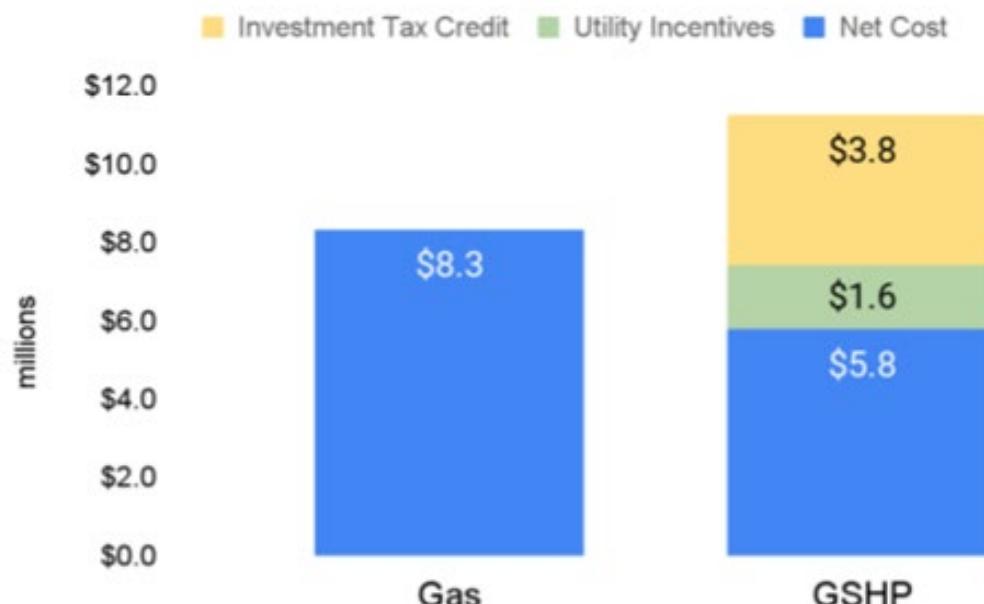
“Of the building types studied, all can be Zero Energy Ready for upfront costs of 0-7% and when zero energy, all types break even in 8 years or less.”

- Built Environment +

The least costly time to decarbonize your building is when it's being built. Decarbonization retrofits are more expensive.

Work with Eversource to receive technical assistance and financial support and investigate IRA tax credits.

First costs for HVAC w gas boiler vs. ground-source heat pump (GSHP)



Source: [undauntedk12.org/massachusetts/our-schools-cant-afford-fossil-fuels-lets-spread-the-word](http://undauntedk12.org/massachusetts/our-schools-cant-afford-fossil-fuels-lets-spread-the-word)

# Heat Pump Incentive Rates

Heat Pump Incentive Rates (\$/Ton)				
Tier	System Size (Tons)	ASHP	VRF	GSHP
1	First 300 Tons	\$800	\$1,200	\$3,600
2	Tons 300-800	\$800	\$1,200	\$2,700
3	Tons 800-1,600	\$800	\$1,200	\$1,800

Incentives for each tonnage tier are paid at the respective rate and applied incrementally.

# Post-Occupancy & Verification Incentives

## What Gets Measured Gets Managed

- Having an EUI target with a post occupancy component helps us verify success
- As we offer a post occupancy incentive, verification helps insure your post-occupancy incentives (also available for Path 2 projects)
- You can **get the students involved**
- We have seen up to \$150,000 in utility bill overspend get corrected in post occupancy period

# Three Key Takeaways



We are here to help you and want to complement your efforts.



Set your goals, budget and targets early and build a project around those.



Healthier schools, happier students with programs to support you getting there.

# Questions





# Commercial new construction or major renovation program overview



## Choose your path to generate energy savings and reduce carbon

The Sponsors of Mass Save can help make your new construction or major renovation project a high-performing, energy efficient and low carbon building. We have technical experts and financial incentives to help bring your project to the next level of energy efficiency. Whether your goal is to design an all-electric Net Zero building, or to simply incorporate more efficient systems into the design of your building, we have a pathway for you.

## The earlier you engage, the deeper the energy savings potential

Connect with the Sponsors of Mass Save early in your project's design timeline to unlock opportunities for cost savings, technical support and optimal energy efficiency. Building owner incentives are available to help cover the incremental construction and design service costs associated with including energy efficient equipment and systems in your project.

By starting with us in your project's feasibility or conceptual design phase, your project team can achieve deep energy savings, and even net zero status, minimizing future energy use and carbon emissions. We can also help you set an energy use intensity (EUI) target, much like a "miles per gallon" metric. It helps keep the project on an energy budget and can be used to evaluate your building's actual or predicted performance over time or compared to other, similar buildings.

## There is a pathway for every project

**Mass Save Sponsors offer the highest incentives for projects with the lowest EUIs and greatest levels of decarbonization.**

### **Path 1. Net Zero and Low EUI Buildings (10,000 sf or greater)**

Receive expert net zero building technical assistance and the highest new construction/major renovation project incentives available. Set an ultra-low EUI and save. We provide support through a post occupancy period to help you make sure the building performs at the level you expect.

### **Path 2. Whole Building Energy Use Intensity (EUI) Reduction Approach (50,000 sf or greater)**

In this path for larger, complex building projects, your incentives will be greater with the lowest design EUIs. We offer technical support and energy modeling services to help you succeed.

### **Path 3: High Performance Buildings**

For whole building projects of any size where customers do not wish to set and pursue an EUI target, projects that are not whole buildings (e.g., tenant fit outs, open air parking garages), projects that are process-load heavy buildings (e.g., cannabis, industrial), and projects where customers are only interested in one-off measures.

Receive technical assistance and financial incentives for implementing energy efficient technology and equipment.

WE ARE MASS SAVE\*:

## Summary of path incentives

Path 1: Net zero/low EUI buildings		Path 2: Whole-building EUI reduction approach	
Customer incentives		Customer incentives	
Customer Incentives	Up to \$1.25/sf	Incentive rate range (based on EUI % reduction)	\$0.50/sf-\$1.00/sf
Post Occupancy Incentive	\$1.50/sf	Technical Assistance	up to 75% cost share (capped at \$20,000 per Sponsor)
Technical Assistance For Net Zero Expert Consultant Services	50% of fee up to \$10,000	Verification Incentive	50% of fee up to \$10,000
Verification Incentive	50% of fee up to \$10,000		

Path 3: High performance buildings	
Customer incentives	
Custom: Envelope, lighting controls, unitary HVAC (RTU, AC), high efficiency chillers, energy recovery, demand control ventilation, variable flow kitchen hoods, DHW heaters, low flow water fixtures and other custom measures	\$0.35/kWh saved \$2.00/therm saved
Prescriptive: Variable frequency drives	Current program rate

Heat pump incentive rates (\$/Ton) <sup>1, 2</sup>				
Tier	System Size (Tons)	ASHP	VRF	GSHP
1	First 300 Tons	\$800	\$1,200	\$3,600
2	Tons 300-800	\$800	\$1,200	\$2,700
3	Tons 800-1,600	\$800	\$1,200	\$1,800
4	Tons 1,600 and Above	\$500	\$500	\$500

Incentives for each tonnage tier are paid at the respective rate and applied incrementally.

<sup>1</sup> Refers to nominal heating capacity (btu/h) at AHRI conditions divided by 12,000. The heat pump adder is available for equipment that transfers heat from a source outside of the building (i.e., outside air or a ground loop) for space heating purposes. For ground source heat pump projects, the capacity of the ground loop is used instead of the capacity of the heat pump. Equipment must be used as a primary heating source to qualify.

<sup>2</sup> Equipment must be used as a primary heating source to qualify. The heat pump adder is only available for equipment that transfers heat from a source outside of the building (i.e. outside air or a ground loop) for space heating purposes. In order to maximize the benefits of electrification designs, supplemental electric resistance must be limited. Projects not achieving an average annual heating system performance greater than a COP of 2.0 will be considered on a case- by-case basis. The incentive calculation is based upon the nominal heating capacity (btu/h) at AHRI or ISO conditions divided by 12,000.

All incentives, including construction, post-occupancy, and heat pump adder incentives, will total to no more than \$3,000,000 per project.

Go to [MassSave.com/newbuildings](https://MassSave.com/newbuildings) to learn more about the pathways.

Go to [MassSave.com/find-your-sponsor](https://MassSave.com/find-your-sponsor) to enter your zip code and identify your Mass Save Sponsor.

### About Mass Save

Mass Save® is a partnership between Berkshire Gas, Cape Light Compact, Eversource, Liberty, National Grid, and Unutil. We work together to help residents, businesses, and communities across Massachusetts save energy.

Mass Save programs and incentives help people across the commonwealth reduce energy use, lower energy bills, and contribute to a cleaner, more sustainable future.

### WE ARE MASS SAVE®:



EVERSOURCE



nationalgrid

