



Medfield State Hospital Development Committee

MEETING OF:
January 27, 2020

MINUTES

Members Present: Johnny Martinez, Todd Trehubenko, Ken Richard, Gus Murby

Staff present: Nicholas Milano

Attendees: Jean Mineo, Randy Karg, Bill Stack, Jim Nail, Fred Davis, Osler Peterson, Michael Metzler, Tricia Pembroke, George Whiting, Brendan Giza- Sisson

Location: Training Room, Department of Public Works

The meeting was opened at 7:10 pm by Chair Todd Trehubenko. Chair Trehubenko said the meeting was being recorded.

Committee Update

Mr. Gus Murby said the BoS were in unanimous agreement that the MSHDC should expand. The BoS said the MSHDC should expand to 7 members. Mr. Murby said the MSHDS has 5 members currently and asked members for recommendations. Mr. Murby said the BoS has endorsed the idea of the MSHDC expanding and agreed that the ideal number is 7 members. Mr. Murby said the new members with Real Estate Development/Construction experience would be ideal. Chair Trehubenko said members are appointed by the BoS and he is concerned about the pace of members getting approved. Mr. Murby said the timing should not be a problem. Martinez agrees that the Committee needs to expand. Mr. Richard agrees that the Committee needs to expand and feels the emphasis on Real Estate Development/Construction is key. Mr. Richard said individuals with good intention but no experience would not be helpful to the Committee. Mr. Richard believes there should be no more than 7 members. Mr. Murby said if anyone has a recommendation for a potential member; they should bring the name to the existing Committee. Mr. Murby said the draft the announcement for new committee members needs to be finalized.

Technical Services contracts- status

Mr. Milano said Pare tasks are nearly completed complete and Ms. Sarah Raposa, Town Planner is in the process of following up with Pare to wrap up the outstanding task. Mr. Milano said the Committee will be updated once Ms. Raposa has been informed by Pare of the status. Mr. Milano said the invoice from Hillman has been receive and is in the process of being closed out. Mr. Milano said Environmental Partners has some outstanding issues regarding the water system. Mr. Milano is waiting for more information. Chair Trehubenko said the Environmental Partners contract was with the Town not the MSHDC regarding capacity.

RFQ process and timetable

Chair Trehubenko said there is an open proposal from Kathy McCabe regarding RFQ supported dated from last spring. Chair Trehubenko said he is interested in getting different proposals from other companies regarding the RFQ to understand pricing. Chair Trehubenko said he will follow up with Mr. Milano and Ms. Raposa on the RFQ proposals. Chair Trehubenko is hoping to have proposals to review at the next meeting and noted that the

Committee does have some funds remaining from ATM. Mr. Richard agrees that multiple proposals should be received from qualified vendors. Chair Trehubenko said he doesn't believe the RFQ process needs to be a long, drawn out process because a lot of the case has already been built. Chair Trehubenko believe the discussion needs to be focused on what aspects of the MSH Master Plan need to be emphasized to verify qualifications. Chair Trehubenko said most of the RFQ have about 60 days to respond and the committee needs to be aware of the timing when thinking about the calendar. Mr. Johnny Martinez said the Committee members should receive the proposals prior to the next meetings so the members can come to the meeting with comments. Chair Trehubenko said the target is to have the RFQ published by the spring.

Medfield Energy Committee

Chair Trehubenko introduced Mr. Fred Davis, Medfield Energy Committee. Mr. Davis said the Medfield Energy Committee has established a subcommittee for the Medfield State Hospital project. Mr. Davis referred to the "Resolution" document distributed to the MSHDC members. Mr. Davis introduced Mr. Bill Stack and Mr. Brendan Giza-Sisson from Eversource. Mr. Stack said Eversource has helped other communities in energy efficiency and would like to assist Medfield in this process. Mr. Stack said he can assist with language in RFP/RFQ's and can outline programs that have money available for energy efficiency. Mr. Giza-Sisson said Eversource can offer incentives and technical assistance. Mr. Giza-Sisson would like to have an idea of the knowledge that the MSHDC has about MassSave incentive programs. Mr. Trehubenko said he has some knowledge in the multi-family space on financing. Mr. Trehubenko said the audience for this project is developers and in the MSH Master Plan aspires for sustainable housing. Mr. Trehubenko feels developers would be designing sustainable housing if they are looking for tax credits. Mr. Giza-Sisson said Eversource launched a passive house incentive this past year; the incentive can be offered to any project that achieves passive house certification is approximately \$3,000 per unit. A study was completed with developers to get the incremental cost of building passive housing; the answer was approximately \$4,000 per unit. Mr. Giza-Sisson said the incentive is covering approximately 75% of the incremental cost. Mr. Giza-Sisson said within the last 6 months of offering this incentive, Eversource has got 38 projects enrolled as pursuing passive housing. Mr. Giza-Sisson doesn't know how many projects will receive certification but developers have hired passive housing specific consultants. Mr. Giza-Sisson said a passive housing is primarily for residential housing; they are for new construction that are tight envelope, heavy insulations and above code energy requirements. Passive housing gives designers and contractors very explicit energy efficiency that need to be achieved in order to qualify. Mr. Giza-Sisson said the certification requires a high level of testing to make sure the qualifications have been met. Mr. Murby said the MSH is predominantly rehabs. Mr. Giza-Sisson said the MSH Master Plan includes some reconstruction that could qualify for passive housing incentives and Eversource could assist with RFP/RFQ language. Mr. Murby said the majority of the buildings are a brick shell and asked if it is feasible to obtain passive housing for all of the buildings at the MSH. Mr. Giza-Sisson said he is not sure. Chair Trehubenko said passive housing has become part of the discussion in development overall, but the concept is fairly new. Mr. Davis said everything in energy efficiency is changing rapidly; this conversation about passive housing would not have happened 6 months ago. Mr. Giza-Sisson said Eversource could assist in the correct energy target for the RFP/RFQ.

Mr. Giza-Sisson said Eversource can get started on language but is looking for confirmation of a working relationship with the MSHDC. Mr. Jim Nail, Medfield Energy Committee, said Energy information is changing very quickly. Mr. Nail believes the future is high energy efficiency. Mr. Martinez said the information from Eversource seems very useful however; the MSHDC needs to partner first with their consultant and see how all of these pieces fit together. Chair Trehubenko agrees but would like information from Eversource to share with the RFQ consultant. Mr. Giza-Sisson can provide sample language, extracts of energy models and information of passive house incentives. Chair Trehubenko asked what the relationship is between the Medfield Energy Committee and Eversource. Mr. Davis said Eversource is the local utility company of Medfield and the Vice President of Eversource is a member of the Medfield Energy Committee.

Minutes (10/30/19) - Chair Trehubenko said under the Special Town Meeting paragraph; there is a reference to ongoing studies regarding water, sewer and traffic. Chair Trehubenko said there is no traffic study so that needs to be omitted from the minutes. Chair Trehubenko noted a typo in the Pare water and sewer update; hydraulic is spelled incorrectly. Mr. Milano said he would make the changes. Mr. Richard made a motion at approve the minutes with the corrected edits. Seconded by Mr. Martinez. The Vote: 5-0.

Adjournment- At approximately 8:05 pm, Mr. Richard made a motion to adjourn the meeting. Seconded by Mr. Murby. The Vote: 5-0.

Respectfully submitted,

Marion Bonoldi, Recording Clerk