



Project: Essex Elementary School
 Subject: MEP Working Group
 Location: Zoom
 Distribution: Attendees, Project File

Project No:
 Meeting Date: 5/4/26
 Time: 10:00 AM
 Prepared By: R. Rincon

Present	Name (* Voting Member)	Affiliation
	Michelle Cresta*	Director of Finance & Operations
✓	Pam Beaudoin*	Superintendent
✓	Theresa Whitman*	SBC Co-Chair
✓	Andy Oldeman*	Manchester Finance Committee / Mechanical Engineer
	Gordon Brewster*	Engineer, Sr. Proj. Manager, Owner's PM, former Member of MERMHS & Memorial building
✓	Tim McDonald	
	David Peraan	Resident / Plumbing & Fire
	Lisa O'Donnell	Design & Construction / Essex Planning Board
	Steve Hunt*	Facilities Manager
	Mike Burton	Project Director / Partner - DWMP
✓	Christina Dell Angelo	Project Executive - DWMP
	John Albright	Project Manager - DWMP
✓	Rachel Rincon	Assistant Project Manager - DWMP
	Jacob Greco	Assistant Project Manager - DWMP
	James LaPosta	Principal - JCJ Architecture
✓	Fawn Pellegrini	Senior Project Manager - JCJ Architecture
	Dustin Lombardi	Architect - JCJ Architecture
✓	Jeff Elliott	Project Architect - JCJ Architecture
	Emily Czarnecki	Principal (Interiors) - JCJ Architecture
	Mike Pirollo	Principal - MLP Integrated Design
✓	Eric Haggstrom	Sustainability Director - JCJ Architecture
	Kelley Tapia	Soden Sustainability
✓	Sean Strassell	GGD
✓	Matt Mendonca	GGD
✓	Raymond Vincent	Crowley Engineering

Notes	
<p>HVAC System Options Reviewed: Sean Strassel presented three HVAC system options under consideration for the new school building:</p> <ol style="list-style-type: none"> 1. VRF (Variable Refrigerant Flow) systems 2. VAV displacement systems with air source heat pumps 3. Geothermal systems with water-to-water heat pumps <p>For each option, the group reviewed:</p> <ul style="list-style-type: none"> • Energy efficiency and sustainability considerations • Long-term maintenance requirements • Initial and lifecycle cost implications <p>System Comparisons: The group discussed the differences between:</p> <ul style="list-style-type: none"> • Water-based systems • Refrigerant-based systems <p>Discussion focused on operational performance, maintenance complexity, and long-term reliability.</p> <p>Geothermal System Discussion: The working group reviewed the potential benefits and challenges associated with geothermal implementation, including:</p> <ul style="list-style-type: none"> • Energy efficiency advantages • Site-related concerns due to bedrock conditions • Feasibility and potential construction impacts <p>Energy Source Considerations: The group also discussed broader energy strategy questions, including:</p> <ul style="list-style-type: none"> • Whether to proceed with geothermal systems • Whether to permit gas-fired system options or maintain an all-electric approach <p>Action Items:</p> <ul style="list-style-type: none"> • Prepare and present a high-level synopsis of the HVAC discussion to the full building committee • Continue evaluation of geothermal feasibility • Seek additional direction from the building committee regarding gas-fired versus all-electric system preferences <p>Next Steps:</p> <ul style="list-style-type: none"> • Full building committee to review and discuss HVAC system direction at a future meeting • MEP Working Group to refine recommendations based on committee feedback 	<p>Record</p>

Project: Essex Elementary School
Meeting: MEP Working Group
Meeting No. 2 - 5/4/2026
Page: 3



Sincerely,
DORE + WHITTIER
Rachel Rincon
Assistant Project Manager

Rachel L. Rincon

Cc: Attendees, File

The above is my summation of our meeting. If you have any additions and/or corrections, please contact me for incorporation into these minutes.