



# Foxborough Regional Charter School

## Finance & Facilities Committee

Published on March 10, 2025 at 5:28 PM EDT

Amended on March 10, 2025 at 6:39 PM EDT

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### Date and Time

Thursday March 13, 2025 at 8:00 AM EDT

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### Meeting Format

Whether in person or online, the public is welcome to attend Board/Committee Meetings and have access to meeting minutes. Meetings are held once a month and additionally, as determined by the Board/Committee Chair. All meeting Agendas are posted on the school website at least 48 hours in advance of each public meeting.

During the meeting, the Board and its committees follow the published agenda. Gallery members are not part of the formal discussion or deliberations. Those wishing to speak at a meeting are asked to follow our [Privilege of the Floor Policy](#). To request to speak at a meeting, please complete the following [google form](#) before the start of the meeting.

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### Agenda

	Purpose	Presenter	Time
<b>I. Opening Items</b>			<b>8:00 AM</b>
<b>A. Record Attendance</b>		Matthew Yezukevich	1 m

	Purpose	Presenter	Time
<b>B.</b> Call the Meeting to Order		Matthew Yezukevich	1 m
<b>C.</b> Approve Minutes	Approve Minutes	Matthew Yezukevich	1 m
December 12, 2024 January 23, 2025 February 7, 2025 March 7, 2025			
<b>D.</b> Vote to Authorize the Chair to Approve Executive Session Minutes Vote	Vote	Matthew Yezukevich	5 m
<b>E.</b> Consent Agenda Chair to Approve Executive Session Minutes Vote March 14, 19, 22, 28 April 9 May 29 June 11 and 12	Vote	Matthew Yezukevich	5 m
<b>II. Finance and Facilities</b>			<b>8:13 AM</b>
<b>A.</b> Facilities update	Discuss	Lesly Michelot	29 m
<b>1. FRCS Campus Master Plan Update</b>			
<ul style="list-style-type: none"> <li>• Review of proposed campus improvements</li> <li>• Discussion on phased investment strategy</li> </ul>			
<b>2. Solar Project Discussion</b>			
<ul style="list-style-type: none"> <li>• Financial comparison of ownership vs. PPA</li> <li>• Potential savings and long-term benefits</li> </ul>			
<b>3. Elementary School Boiler Replacement</b>			
<ul style="list-style-type: none"> <li>• Review of budget proposal and project scope</li> </ul>			
<b>4. Cafetorium Split System Replacement</b>			
<ul style="list-style-type: none"> <li>• Budget and project scope discussion</li> </ul>			
<b>B.</b> Finance update	Discuss	Matthew Yezukevich	
FY26 operating budget			

	Purpose	Presenter	Time
<b>III. Other Business</b>			
<b>IV. Closing Items</b>			<b>8:42 AM</b>
<b>A. Adjourn Meeting</b>	Vote	Matthew Yezukevich	1 m

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The listed matters are those reasonably anticipated by the Chair to be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may be brought up for discussion to the extent permitted by law.

# Coversheet

## Facilities update

**Section:** II. Finance and Facilities  
**Item:** A. Facilities update  
**Purpose:** Discuss  
**Submitted by:**  
**Related Material:** Facilities Packet 3-13-25 .pdf

## FRCS Campus Master Plan Update

### Introduction

Ensuring facilities meet the growing needs of students and staff. This plan focuses on strategic facility improvements that enhance learning environments, infrastructure, and operational efficiency while remaining financially responsible.

### Campus Master Plan: Vision & Goals

- Expand facilities for current and future students
- Upgrade aging infrastructure (HVAC, electrical, utilities)
- Improve traffic flow, parking, and safety
- Enhance student experience (modern dining, recreational spaces)
- Ensure financial sustainability through phased development

### New Administration & Student Facilities

- New 15,125 sq. ft. building
- Admin Offices, Outreach & Welcome Center
- High School Cafeteria (400 students capacity)
- Kitchen Expansion

Estimated Cost: \$12 - \$14 million

### Traffic & Infrastructure Enhancements

- New traffic flow patterns for drop-off & bus lanes
- Dedicated bus lanes
- Upgraded sewer, gas, and electrical infrastructure

Estimated Cost: \$2 - \$3 million

### High School & Middle School HVAC Upgrades

- Updating aging HVAC systems
- Improve air quality & energy efficiency
- Compliance with school air filtration standards

Estimated Cost: \$5 - \$6 million

### Recreational & Athletic Facilities

- New Baseball & Soccer Fields
- New Field House & Operations Building
- Playground & Outdoor Recreation Enhancements

Estimated Cost: \$4 - \$5 million

### Total Investment & Phased Approach

Phase 1 (0-2 Years): \$14 - \$17M (Admin/Cafeteria, Traffic)

Phase 2 (3-5 Years): \$5 - \$6M (HVAC Upgrades)

Phase 3 (6-10 Years): \$4 - \$5M (Athletic & Recreational Expansion)  
Total: \$23 - \$28 million

### **Funding Strategy**

- State & Federal Grants
- Bond Financing
- Public-Private Partnerships
- Reserve Funds & Budget Planning

## Solar Project Side-by-Side Financial Comparison

<b>Factor</b>	<b>Purchase (Ownership)</b>	<b>PPA (No Upfront Cost)</b>
<b>Upfront Cost</b>	<b>\$1.35M</b> (before 30% incentives)	<b>\$0</b>
<b>Annual Savings (after maintenance)</b>	<b>\$219K–\$290K</b>	<b>\$150K–\$220K</b>
<b>20-Year Total Savings</b>	<b>\$4.5M–\$4.8M</b>	<b>\$3.0M–\$4.4M</b>
<b>Payback Period</b>	<b>5.7–6.1 years</b>	<b>Immediate, but lower savings</b>
<b>Maintenance Costs</b>	<b>~\$18K per year + \$200K inverter replacement (Year 15)</b>	<b>\$0 (covered by provider)</b>
<b>Electricity Rate Stability</b>	<b>\$0 cost after payback period</b>	<b>Locked into rate, may increase annually</b>
<b>Who Owns the System?</b>	<b>FRCS</b>	<b>PPA Provider</b>
<b>Who Gets Tax Incentives?</b>	<b>FRCS (via direct pay option)</b>	<b>PPA Provider</b>
<b>Property Value Increase?</b>	<b>Yes (~\$2M+)</b>	<b>No</b>



**Arden Engineering Constructors, LLC**

505 Narragansett Park Drive  
 Pawtucket, RI 02861  
 Phone: (401) 727-3500  
 Fax: (401) 727-3540

January 10, 2025

Foxborough Regional Charter School  
 131 Central Street  
 Foxborough, MA 02035

Site Address:  
 Elementary School

Attention: **Mr. Kevin Heayden**  
 Director of Maintenance

Project Name: **Hot Water Heating Boiler Replacement Budget**

**Dear Kevin:**

Arden is pleased to present you with a budget proposal to furnish and install a replacement boiler to serve the Elementary School. The current boiler is a cast iron sectional boiler, is original to the building, 70% efficient, and is not utilizing the current technology in heating. Our recommendation is to replace the boiler with a new condensing boiler to match the existing as manufactured by Fulton, and our proposal consists of the following:

**New Equipment**

Equipment	Manufacturer	Area Served	Model #	Size
Condensing Boiler	Fulton	Elementary School	Endura EDR+3000	3,000 mm BTUh

**Scope of Service**

Furnish a replacement chiller as part of a turnkey project encompassing the following trades and services:

- **ENGINEERING** – Mechanical Design and Drawings.
- **EQUIPMENT** – Air-Cooled Chiller as listed above.
- **RIGGING and SETTING** – Removal/Disposal of old boiler and installation of new condensing boiler.
- **DIRECT DIGITAL CONTROLS** – Tie into existing direct digital control system.
- **MECHANICAL** – Piping required to disconnect / re-pipe old and new systems; running new flue.
- **INSULATION** – Fiberglass pipe wrap with aluminum weatherproof jacketing, if necessary.
- **GENERAL CONSTRUCTION** – Wall penetrations and Concrete Pad.
- **ELECTRICAL** – Power and Control Wiring.



- **TESTING, STARTUP, and BALANCING** – Water flows across boiler and pumps.
- **PROJECT MANAGEMENT and TRADES COORDINATION**
- **Mechanical and Electrical Permits**

**Total Budget Price.....\$235,000.00**

**Notes/Clarifications/Exclusions:**

1. Proposal excludes taxes.
2. Any service not listed is excluded.
3. Work is quoted as being performed during normal business hours.
4. See attached sheet below for additional terms and conditions.

Thank you for the opportunity to bid your mechanical service needs. I am available at (401)-727-3500 to address your questions.

Sincerely,

*Joe Hoey*  
Joseph Hoey  
Account Manager  
**Arden**

This proposal is valid 90 days January 10, 2025.  
**This agreement is subject to the attached Terms and Conditions.**

**CUSTOMER ACCEPTANCE**

***Arden Engineering Constructors, LLC***

*Joe Hoey*  
Joseph A. Hoey

\_\_\_\_\_  
Authorized Representative

\_\_\_\_\_  
Authorized Representative

\_\_\_\_\_  
Title

Account Manager  
\_\_\_\_\_  
Title

\_\_\_\_\_  
Acceptance Date

\_\_\_\_\_  
Signature Date

**505 Narragansett Park Drive, Pawtucket, Rhode Island 02861 Tel (401) 727-3500 Fax (401) 727-3540 www.ardeneng.com**  
*An Equal Opportunity Employer*

**Rhode Island**  
Master Mechanical #105 & #1409  
Fire Sprinkler Contractor #327  
Master Plumber #1094  
Refrigeration & Pipefitter Journey #RJ1 & #PJ1  
NEBB #2807  
Master Electrician #A-003439 & #B-007513

**Massachusetts**  
Master Pipefitter #8590  
Master Plumber, Plumbing Contractor #6780  
Sprinkler Contractor #002774  
Refrigeration Contractor #689

**Connecticut**  
Heating/Cooling Unlimited Contractor #302950 & #302953  
Plumber Unlimited Contractor P-1 #202296

## Arden Engineering Constructors General Provisions for Service Projects

Services provided under this agreement will be performed during normal working hours.

The guarantees and services provided under the scope of this agreement are conditioned upon Customer operating and maintaining systems/equipment. Customer will do so in according to industry-accepted practices and in consideration of our recommendations.

Customer will provide and permit reasonable access to all covered equipment. Arden Engineering Constructors will be allowed to start and stop equipment as necessary to perform its services and be permitted use of existing facilities and building services.

In the unlikely event of failure to perform its obligations, Arden Engineering Constructors' liability is limited to repair or replacement at it option, and such shall be Customer's sole remedy. Under no circumstances will Arden Engineering Constructors be responsible for loss of use, loss of profits, increased operating or maintenance expense, claims of Customer's tenants or clients, or any special, indirect or consequential damages.

The agreement does not include responsibility for system design deficiencies, such as, but not limited to poor air distribution, water flow imbalances, etc. It does not include responsibility for system, equipment and component obsolescence, electrical failures, unserviceable equipment, and operating the system(s).

Arden Engineering Constructors will not be liable for delays or failure to obligate due to fire, flood, strike, lockout, freezing, unavailability of material, riots, acts of God, or any cause beyond reasonable control.

Arden Engineering Constructors is not responsible for the removal or disposal of any hazardous materials including but not limited to asbestos or medical waste or any cost associated with these materials unless otherwise noted in this Agreement.

Arden Engineering Constructors shall not be required to furnish any items of equipment, labor, or make special tests recommended or required by insurance companies, Federal State Municipal or other authorities except as otherwise included in this Agreement.

In the event either party must commence a legal action in order to enforce any rights under this contract, the successful party shall be entitled to all court costs and reasonable attorney's fees as determined by the court for prosecuting and defending the claim, as the case may be.

Arden Engineering Constructors shall not be liable for the operation of the equipment nor for injuries to persons or damage to property, except those directly due to the negligent acts or omissions of its employees and in no event, shall it be liable for consequential or speculative damages. It shall not be liable for expense incurred in removing, replacing or refinishing any part of the building structure necessary to the execution of this Agreement. It shall not be held liable for any loss by reason of strikes or labor troubles affecting its employees who perform the service called for herein, delays in transportation, delays caused by priority or preference rating, or orders or regulations established by any government, authority, or by unusual delays in procuring supplies or for any other cause beyond its reasonable control.

Only Arden Engineering Constructors' personnel or agent are authorized to perform the work included in the scope of this Agreement. Arden Engineering Constructors may, at its option, cancel or waive its obligations under this Agreement should non-authorized individuals perform such work.

This Agreement and all rights hereunder shall not be assignable unless approved by Arden Engineering Constructors.

In the event of additional freight, labor, or material costs resulting from a Customer's request to avoid delays with respect to equipment warranties, or accelerated delivery of parts and supplies, the Customer agrees to pay these additional costs at Arden Engineering Constructors' currently established rates.

Arden Engineering Constructors' scope of work shall not include the identification, detection, abatement, encapsulation or removal of asbestos or products or materials containing asbestos or similar hazardous substances. In the event Arden Engineering Constructors encounters such material in performing its work, Arden Engineering Constructors will have the right to discontinue work and remove its employees until the hazard is corrected or its determined no hazard exists.

This Agreement contains the entire Contract and the parties hereby agree that this Agreement has been agreed to and the entire Agreement is then accepted and approved by an authorized person for both parties, and no statement, remark, agreement or, understanding, oral or written, not contained herein, will be recognized or enforced.

This agreement does not include the disposal of hazardous waste; any charges incurred for their proper disposal will be borne by the customer as an extra to the contract price.

The Customer acknowledges and agrees that any purchase order issued by Customer, in accordance with this Agreement, is intended only to establish payment authority for Customer's internal accounting purposes. No purchase order shall be considered to be a counteroffer, amendment, modification, or other revision to the terms of this agreement.

Arden Engineering warrants labor on all service installations for thirty days after installation or beneficial use of equipment or service. Warranty on all material provided and / or installed shall equal that as provided by the specific individual equipment manufacturer.

Should the contract be canceled without due cause, the Customer shall pay Arden Engineering Constructors 25% of the total sum price in addition to any previous amount paid.

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## Foxborough Regional Charter School

131 Central Street

Foxborough, MA

March 7, 2025



### CAFETORIUM: Aeon and Trane Condenser Unit Replacement Project

Trane Technologies offers the unique capabilities to internalize HVAC and building needs to creatively meet customer requirements with a working solution that not only remediates the underlying issues but also fits within budget and business operations. After completing an initial walkthrough and having an overview conversation with the customer, the following was outlined as key items for discussion:

- Increase operational satisfaction with reliable comfort heating, cooling, and ventilation for Cafeteria
- Reduce operational/maintenance costs and increase asset value
- Newest available technology for sustainability, reliability, and energy savings
- Limited disruption to operations with planned installation
- Streamlined project to ensure on time and on budget delivery
- Include and manage all work by Rigging, Sheet Metal, Gas Piping, Electrical, and Structural trades to ensure proper execution
- Turnkey responsibility including installation, project engineering, and project management through a single point of contact with Trane

The rest of this document is meant to serve as a guideline for what Trane suggests. Please feel free to contact Trane with any questions or comments regarding the findings of the walkthrough or the recommendations for improvement.

#### **1) Replace (1) Existing Aeon Gas Fired Unit and (1) Existing Trane DX Cooling Coil/Condensing Unit with (1) Trane Horizon™ Packaged Rooftop Unit**

- (1) 30-Ton Packaged Rooftop Unit w/ 500 MBH (Input) High Efficiency Indirect Fired Natural Gas Burner & DX Cooling
- R-454B Next Generation Low-GWP Refrigerant
- Factory Engineered Controller & Factory Installed TD7 Touchscreen Color Display
- 1-Year Factory Parts Warranty w/ Certified Commissioning (Extended Warranty Options Available)
- 5-Year Compressor Warranty, 25-Year Heat Exchanger Warranty
- Manufactured in Lexington, Kentucky
- Factory Direct Equipment Pricing



#### **Budget Estimation: \$225,000**

Note: Should this preliminary budget estimation align with your anticipated project costs, please reach out to your Trane Account Manager to request a formal proposal.

#### Clarifications:

- Budget assumes work during normal business hours.
- Budget includes a structural analysis of existing building to accommodate new unit. If structural reinforcements are deemed necessary, any additional costs associated with new design and/or reinforcements are not included.
- Budget assumes fire protection/alarm/override by others.

Please reach out with any questions. Regards,

Tom Barone | Account Manager | (781) 779-9700 | Tom.Barone@tranetechnologies.com

Dave Rapp | Comprehensive Solutions | (508) 361-0056 | David.Rapp@tranetechnologies.com