



**TOWN of BROOKLINE**  
*Massachusetts*  
**BUILDING DEPARTMENT**

Daniel F. Bennett  
Building Commissioner

To: Select Board  
School Committee  
Building Commission

From: Anthony Guigli, Project Manager

Date: 3 March 2020

Re: New Michael Driscoll School Project  
Request for Approval of Proprietary Item

M.G.L. c. 149 and 149a requires that material specifications for public bid construction projects be written to provide for full competition for each item of material required for construction. For every item specified, the specifications must either name a minimum of three brands of materials or provide a material description that can be met by at least three manufacturers or producers and must allow items equal to those named or described in the specifications.

However, if there are “sound reasons in the public interest” to restrict competition to one product, manufacturer or producer, the request to carry a proprietary item must be reasonably investigated and approved by the Awarding Authority. The decision must be stated in writing in the public records of the Awarding Authority or promptly given in writing by the Awarding Authority to anyone making a written request. The specifications also must notify the bidders that a proprietary product is required and must provide the general reason for the proprietary need and the date of approval by the Awarding Authority.

To comply with the requirements of M.G.L. c. 149 and 149a which govern the design and construction of the Driscoll School, the Project Team is requesting that the following item and manufacturer be proprietary.

- Rygan HPGX Geothermal Wells

Conventional closed-loop geothermal wells with U-bends are typically installed to depths of about 400 to 600 feet below ground surface. High-Performance Geo Xchange (HPGX) (aka RYGAN) closed-loop geothermal wells can be installed to deeper depths, and are more efficient than, conventional U-bends. They utilize proprietary high-strength, low-weight, low thermal resistance composite materials. The use of the RYGAN system will result in an increased capacity per well over a traditional U-bend well, which will decrease the total number of wells required and the overall footprint of the well field. Therefore, given the anticipated amount of space on site that will be available for the geothermal well field and the phasing of the project, the use of a RYGAN geothermal system is recommended for this project.

It is requested that the Brookline Select Board vote to approve this item as proprietary at your next scheduled meeting on 10 March 2020 and make record of the vote so that the Designers can incorporate the required language into the specifications that are in progress. Thank you for your consideration.

Please call or email with questions, thanks.

Cc: D. Bennett