

Police-Fire Facility Committee
Thursday, March 27, 2014, 4:00pm
Selectboard Meeting Room
Minutes

In attendance: Philip Chapman, Kathy Dowd, Dave Emery, Sr, Steve Phillips, Prudence MacKinney, Tony Farnum, Eli Gould, and Robin Sweetapple.

Absent: John Allen

Staff Present: Patrick Moreland, Mike Bucossi, Peter Lynch, Gene Wrinn.

Others Present: Steve Horton, Ray Giolitto, Tad Montgomery, Tim Heinlein (DEW), Jeff Davis (DEW), Paul Cameron, Chuck Clerici, Edmond Whitikar, Lester Humphreys, Mark Vincello (WV), Joseph Pineau, Julia Grover, Jason Cooper.

- A. Sweetapple called the meeting to order at 4:06pm and confirmed that the meeting was properly warned. Introductions followed.
- B. Public Participation – None
- C. Approve Minutes of 2-27-14 and 3-4-14 - Dowd moved to approve the minutes of 2-27-14. Dowd indicated that John Allen and David Gartenstein were in attendance on 2-27-14. Emery second the motion and the motion passed unanimously. Dowd moved to approve the minutes of 3-4-14. MacKinney second, and the motion passed unanimously.
- D. Project Update – Horton explains that design process is ongoing. The project is now beyond the design development stage. Final design should be expected in May. Moreland described a request that was discussed at the Selectboard meeting of 3-24-14. The request was to identify what would be lost if \$500,000 or \$1,000,000 was removed from the construction project. Moreland confirmed that the request was specific to construction cost, and a response that merely contemplated a reduction in the project cost was not sufficient response in terms of scope. Reducing the contingency, for example, would not satisfy this specific request.

Several committee members expressed concern about the timing of the request. MacKinney noted that the request was inconsistent with the current direction of the project. Emery noted that he has heard of concern among the community. Emery also noted that cost savings has been a consistent focus of the committee. Giolitto makes it clear that programming would have to be diminished. Horton asked which space we should cut, PD or FD. Dowd indicates that final cost estimates have yet to be produced, perhaps the query is too early. Gould notes we should be respectful to the amount of dissent, and suggests we focus on operational savings.

Horton states that we are 70% of the way through design, and we have been operating with a specific understanding of the budget. If a change is to be made, we should do so quickly. Maximizing value is an ongoing concern of the committee, and it will save costs. Horton acknowledges that the state has notified the project team that certain code requirements will need to be made at the Municipal Center, including a sprinkler system and other egress improvements. A meeting should be held within a week to review some cost cutting options.

Energy Efficiency – The goal of the discussion is to come to an agreement on which HVAC system is best for the town. Mark Vincello of WV Engineering has modeled a variety of systems and will walk the committee through some options. Vincello describes two systems in particular. One system is defined by an air to air heat pumps. Heat pumps consume electricity to create heat. System two is based on a gas fired boiler. Each system will make use of the same heating distribution and air ducting. Vincello has entered the proposed building envelop calculation into a computer system that then defines how large a system is needed to heat and cool the space.

System 1	Heat Pump	\$23,000 per year	233 pounds of Co2
System 2	Gas Boiler	\$21,400 per year	209 pounds of Co2

The upfront cost for the heat pump system should be expected to be 10%-15% more expensive than the propane system. Another consideration is the complexity of the systems. Moreland notes that being able to use local contractors for repairs has real value. Gould asks if the heat pump is air to air or air to water. Vincello describes looking to systems that are easy to use and maintain.

Humphreys describes being keenly aware of price pressure on maintenance. Humphreys describes greater volatility in the propane market as compared with the market for electricity. In terms of cost per BTUs, his figures does not match up with Vincello's numbers. Electric should cost \$13.30 per million BTUs, propane at 2013 prices was \$23.03 per million BTUs, and propane at today's prices is \$33.77 per million BTUs. How do we reconcile these numbers? Horton offers to walk the Energy Committee through the calculations. Gould inquires as to how much the analysis by Vincello has cost the town. Vincello reports that it is part of the fee, and that nothing extra is billed for this analysis.

Humphreys explains that the town has more control over the costs associated with electricity, due to the ability to contract for net metering projects. Such projects can stabilize electricity over a 20 year time frame, and he expects that this could tip the scale towards a heat pump based system as compared with a propane system.

Vincello described how his analysis compared specific systems, in a specific building, and includes consideration for 24 hour operations within those building. He suggests that other analysis may not be similarly informed.

Phillips explains that he had hoped for more solutions at this meeting and not additional disagreements. Emery suggests that a subcommittee be established to review options and to come back with specific recommendations. Several committee members express an inability to make a decision based on the information presented. The subcommittee shall be composed of Eli Gould, Lester Humphreys, Mark Vincello, Steve Horton and Chuck Clerici. The subcommittee will meet within the week and report back to the whole committee within a week.

Meeting adjourned at 6:00pm.