

Police-Fire Facility Committee
Thursday, December 19, 2013, 4:00pm
Selectboard Meeting Room
Minutes

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

Absent: John Allen.

Staff Present: Patrick Moreland, Mike Bucossi, Peter Lynch, Gene Wrinn, Michael Fitzgerald, and Sue Fillion.

Others Present: Steve Horton, Ray Giolitto, John Wilmerding, Pete Dunnigan (DEW), Gary Swindler (Efficiency VT), Chuck Clerici (Efficiency VT), Tad Montgomery, Lester Humphreys (Brattleboro Energy Committee) (Brattleboro Energy Committee), Mark Vincello. (WV Engineering)

- A. Sweetapple called the meeting to order at 4:02pm and confirmed that the meeting was warned.
- B. Project Update - Horton turns the floor over to Fillion to describe progress at the Church Street Property. Fillion explains that testing has begun with building materials testing, including 29 samples for asbestos, 2 samples for leaded paint, and 2 samples for PCB. Results should be returned very soon. Site analysis including soil and ground water sampling should begin next week. A report is expected in January.
- C. Public Participation - None.
- D. Minutes of 11-19-13 - Dowd moved to approve the minutes of 11-19-13 with 2 corrections. Insert the word "not" between would and receive in the fourth paragraph of D. On the last page the next meeting should be warned for 4:00 and not 4:30. Farnum second. The motion passed unanimously.
- E. Project Update - Horton turns the floor over to Giolitto to lead a discussion into opportunities to increase energy efficiency in the project. Giolitto described that they see the role as one of trying to determine the point of diminishing return.

Giolitto noted each location and described its standard and/or unique features. West Brattleboro Station 2 is basically a large house, wood framed. The building will employ R23 sprayed insulation to provide a continuous air barrier. Sky lights will be employed to make use of natural lighting. Central Station is a cavity wall with exterior brick, thus a critical issue is to manage the dew point so that outside water stays out and internal moisture does not penetrate the insulation. Aluminum glazed windows will likely be employed. The existing boiler should be replaced. At Central and at the Municipal Center, roofing insulation will be closed cell and applied to the top of the structure so that the insulation can be continuous. The new police facilities will likely make use of a separate boiler and air handling system than from the remainder of the Municipal Center. Wood pellets, geo-thermal and solar were also discussed. Solar may not be financially beneficial if tax credits are required to make that element feasible.

Gould asked about sources of additional funding, such as Homeland Security. Gould also specified that air source heat pumps might work out well. Lester Humphreys noted that installing mounts into the roofing system now would dramatically reduce the cost of installing solar arrays later. Tad Montgomery noted the value of building to best practice and not merely to code. Chuck Clerici spoke to the value of a radiant heated slab and a heat recovery model of ventilation. Tad Montgomery encouraged the use of non harmful insulation. Gary Swindler made it clear that Efficiency Vermont could help the design team with consultation.

Mark Vincello from WV explained that his company employs software that assists in measuring the heating and cooling loads and supports them in comparing the effectiveness of different systems. The facilities are in use 24 hours per day so it may prove to be the case that more expensive systems will be cost effective.

All locations will likely employ LED lights coupled with occupancy sensors. A series of other system types were discussed, including heat; air conditioning; boiler types; low temperature water distribution; heat pumps; ventilation systems with carbon monoxide sensors.

Phillips discussed the potential of relocating the Police portion of the project to the VY facility on Old Ferry Road. The committee discussed the full range of past potential project locations and recommended consideration of the cost effectiveness of renovating the Municipal Center as compared to starting with a new building or a different location.

Next meeting will be held on January 16th at 4:00pm.

F. Adjourned at 6:00 by a motion from MacKinney. Motion carried.