

## APPROVED

Minutes of Town Facilities Working Group meeting  
November 26, 2019, 5 pm, Tracy Hall

Attending: EEI Services - Mike Davey and James Harrington; Selectboard - John Langhus (until 5:30), Mary Layton; Energy Committee - Linda Gray, Aaron Lamperti, Charlie Lindner; Finance Committee - David Barlow, Cheryl Lindberg; Town staff: Herb Durfee

Public: Linda Cook

Linda Gray volunteered to take meeting notes, and proposed that Aaron Lamperti act as facilitator for the meetings, which was approved by consensus. Aaron had drafted an agenda for the meeting, which was approved.

Aaron outlined the background of the project, which prioritizes going fossil-fuel free not just pursuing energy improvements that pay for themselves within 10 years. Mike provided background on EEI Services; they have worked with many schools and towns in VT and NH, including Bennington schools, Addison NE, Mill River Unified School District, and BROCC Community Action. Mike said this stage of their process involves meeting with community representatives and finding out what they want. EEI's "recipe for success" is to combine what's important to the community with what the building(s) need. EEI only gets paid if the community chooses to pursue the facilities project.

He listed these issues for Tracy Hall: a lack of ventilation, sporadic air conditioning, baseboard heating with no electronic controls, an oil boiler that needs replacing. He noted that if the boiler is replaced with a new propane boiler, the facility will be committed to propane fuel for 30 years.

Aaron shared information about carbon emissions from Town buildings and fleet, showing that Tracy Hall accounts for 25% and the fleet for 55%. The preliminary options from EEI are A, geothermal, and B, variable refrigerant flow/volume. The cost elements of Option A are:

\$1.7 million - Tracy Hall  
\$.977 million - apparatus bay  
\$1.2 million - DPW  
+ 1% for payment/performance bond  
+ 3% contingency  
\$10,500 for analytics  
\$3.9 million total

Discussion included these points:

- a geothermal system will have a longer life, smaller impact re noise, visibility, and maintenance, will use the existing hot-water heater
- the geothermal option will rely on air-source heat pumps for ventilation and cooling (in the office spaces)

- Tracy Hall doesn't meet current code for ventilation
- the mechanical systems in Tracy Hall are at the end of their useful life (last renovation was 1994)
- doing all 3 Town buildings is a mid-sized project for EEI; they would be able to complete in a summer; staging will be required to maintain working functions for all staff
- the special benefit of a geothermal system is in air conditioning; it's the best fit for a building in which air conditioning is desired
- either a geothermal system or VRF system will mean a significant increase in electrical bill; the current solar contract with Solaflect does not allow the Town to add more solar with another provider and our current solar contract is maxed out
- payback period for an investment-grade project cannot be easily determined, because some items such as ventilation in Tracey Hall are intended to improve the building rather than save money, while others like LED replacement both improve efficiency and save money
- parking lot will likely be the location of the goothermal wells, so neighbors need to be consulted
- Town Manager offered current budget dollars to allow EEI to do some preliminary digging if necessary

Discussion of whether to propose the full \$3.9 million project to voters, or split out work on Tracy Hall for <\$2 million; on whether to target a vote at Town Meeting in March, or either of the later elections (primary in August, general in November).

The next meeting is scheduled for 12/16, 5 pm, at Tracy Hall.