

Approved Meeting notes, Town Facilities Working Group meeting
January 2, 2020, 4 pm, Tracy Hall

Attending: EEI Services - Mike Davey, James Harrington, Steve Marshall; Selectboard - John Langhus, Mary Layton; Energy Committee - Charlie Lindner, Linda Gray, Aaron Lamperti; Finance Committee - David Barlow (until 5:00); Town staff: Herb Durfee (until 4:40)

Public: Linda Cook

Aaron Lamperti facilitated, Linda Gray took notes. The draft agenda was approved by consensus; the notes from the 12/16 meeting were approved by consensus; there were no comments from the public.

The group reviewed the summary of the working group process that Mary Layton drafted to accompany (in the Selectboard packet) the technical report from EEI. There was consensus that it was well-written and accurate.

Mike Davey walked the group through the "Energy Audit Report." A correction to the total cost on p 5 was noted; Mike pointed out that the total does not include funds for a clerk of the works; his recommendation is that Town staff or an Energy Committee volunteer function as project liaison. EEI guarantees the energy usage impacts that are included in the Report, i.e. both the reductions in kWh and fuel oil, and the projected kWh usage associated with the geothermal system.

Discussion details included that the liquid in the geothermal system is a water-glycol mix; the general construction equipment (pumps, fans) typically have a 1-yr warranty; the compressors typically have a 5-yr warranty; the geothermal system would typically be depreciated over 20 yrs.

The current back-up generator for Tracy Hall needs replacement; while the EEI proposal does not include that, the question was raised whether any of the specs of the generator would need to be revised because of changes in Tracy Hall due to this project. Mike will analyze this for the Selectboard meeting. Other points: the propane tanks for the back-up generator can be located where the current oil tank is buried, or on the north side of the building where equipment will be removed; the proposed LED office lighting for Tracy Hall would be dimmable for the benefit of employees; EEI recommends open-source direct digital controls (DDC) such as Distech; because it is not possible to make Tracy Hall a super-tight building, alternative electric heating is required for periods when temperatures are below 0 degrees F. The current proposal does not include replacing windows in Tracy Hall; there was agreement on this approach since the energy impact is acceptable and the project does not include work that creates uniquely favorable timing; replacement can be considered as a separate project at a future date.

There was discussion of the nature of energy performance contracting, highlighting that the selection of qualified contractors takes place through the RFQ. Vt statute (16 VSA sec 3448F) governs energy performance contracting for school districts.

There was discussion about financing options (lease, bond, loan) with consensus that the method doesn't have to be specified in the article presented to voters, although estimates of the tax impact on voters will indeed be expected. Linda Cook (public) raised concerns about exterior doors being left open by outside users of Tracy Hall; alarms when doors are propped open and locating thermostats away from the doors might help.

John Langhus offered to draft a cover memo for the Selectboard packet; it was agreed that Question 1 in the process memo be clarified to "If the Select Board decides to employ EEI, Inc to move forward with this proposal, are we complying with town purchasing policy?"

The meeting adjourned at 5:15.

submitted by Linda Gray