

## **Facilities Committee Meeting**

### **Minutes**

**September 8, 2017**

Present: George Gardner, Ken Sullivan, Stephanie Taylor, Mike Davies from EEI, James Harrington from New England Air Systems, Erik Sandberg from EEI, Tom Borchert, JoAn Canning, Kristina MacKulin, and George Lawrence.

Tom Borchert called meeting to order at 7:34 am.

Mike Davies from EEI presentation on the preliminary phase of the Investment Grade Audit prepared by ENE Systems, Inc. and EEI, Inc. dated 9/8/17.

Decisions to make today/near future to move forward with the proposal:

1. Any or all additions to the three elementary schools
2. Fuel system for VUHS
3. Roof and solar to be included in the project

Discussion:

Three elementary schools have modular classrooms that are old and inefficient; the proposal would include security improvements; currently the VUES modular is leased.

Roof proposal - completely new roof w/ 600 solar panels; replace all roofs - AC Hawthorne. \$650,000 is solar cost - do we want more or less of a system? What % would the solar cover our costs? What could a ground system look like?

Fuel system at VUHS currently operates under different control systems; existing steam system has many issues; other parts of the building are heated with hot water. The following are possible options:

Option 1 (ECM2) - convert all steam to hot water; steam would be gone, remove all rooftop steam units; new pumps, install high efficiency condensing boilers; convert to natural gas in most places.

Option 2 (VUHS Alt 1)- woodchip biomass plant - funds available from the state of VT (up to \$100,00) for these types of systems; all new ventilation, all new piping; more maintenance required with this system long-term; \$3,000 a year to clean the boilers; ice/ash, etc; cost per year in Hardwick is \$28,000 for wood chips.

Option 3 - "VUHS Alt 2" - fix the steam system and reuse the existing boilers; convert to natural gas, fix the broken pieces and parts - if we do alt 2 it is recommended we do the controls upgrade; steam systems in general have a bigger swing regarding temperature.

Natural gas - VT Gas supports some of the maintenance aspects; maintenance costs are less.

From an economics standpoint: gas is preferred; from a renewable standpoint - a wood chip plant is considered a "green" project- what will our community support?

Items to consider: the status and tax implication of the current bond; if we want no tax impact and have the project pay for itself over the life of the bond; what is the longevity of each option, i.e. would we be set for 20 years, 30 years, etc.

To get the ball rolling for next year EEI would need fees up front as follows: \$20,000 for addition design work for the elementary schools and \$20,000 for boiler design work for the high school; this is all dependent upon when we are looking for the work to begin - 2018? 2019?

Other issues include the kitchens at FCS and VUES have stoves without exhaust fans; code requires an exhaust hood that surrounds the stove with a fire suppression system; at some point we will be required to address these issues.

FCS does not have ventilation in the gym; VUES does not have gym ventilation that is working properly; we could either repair the old unit or replace; noise issues.

The committee will meet on 9/15/17 @ 7:30 am to further the discuss proposal and make some decisions on next steps; Mike Davies can be available by phone.

Further discussion: huge maintenance savings in installing LED lights; cuts down on power usage; sensors not so important because of the low energy usage; the overall maintenance savings has not been factored into this proposal.

Mike Davies recommends doing the design work for the heating system at VUHS sooner than later because they do not think the boiler can go another winter after this upcoming one.

Ken Sullivan Updates:

VT gas is putting gas lines in Vergennes and could hook up us now; he has asked them to move forward with that; the elementary schools have very old oil tanks; Mike Davies recommends converting elementary schools to propane because the oil tanks are so old.

Discussion on cameras in high school which are not operational. Ken will move forward with replacing burned out lighting in the high school with LED fixtures.

Meeting concluded at 8:54am.

Respectfully submitted,  
Kristina MacKulin, Clerk