

## 20080422 WT TOWN HALL RENOVATION COMMITTEE MINUTES

MEETING: 1700 at Town Hall.

PRESENT: Bea Phear, Kent Healy, Kate Warner, Jim Osmundsen, Chuck Hodgkinson, Virginia Jones; Kathy Logue Staff Liaison

ALSO PRESENT for all or part of the meeting: Dianne Powers, Ben Moore, Bruce McNelly, Ernie Mendenhall, Sue Hruby

ENERGY/HEAT SYSTEMS: Bea noted that we have received recommendations from Marc Rosenbaum for some changes and/or improvements in the proposed heat/ventilation system. She urged that we not consider shifting from the proposed system to a “ductless split system” (which was one of his options) for the following reasons, among others:

K & K reported: 1. installing one in the Falmouth High School; they found the performance to be problematic. 2. It would require a dramatic redrafting of the drawings, which would have to be resubmitted for cost estimates. 3. K & K would charge (up to \$60,000) to redraw. Further she is concerned that they will withdraw from the project.

Jim: Feels that we should stick with K & K.

Chuck: We have what we have: feels that there could be changes, as per Marc, which would make a significant improvement in energy/heat efficiency, at a reasonable cost.

Ginny: Agreed with Chuck and commented that there will be a negative impact to our ability to work with contractors if we cannot resolve our differences with K & K. We should attempt to defuse the hostility that currently exists by identifying the problem and working it through. The building “deserves the current project” and it should go forward.

Chuck: Feels that the history of the project is not good (reaching back to previous efforts) and we could have difficulty finding a contractor.

Kent: Concerned that K & K has ignored heat efficient system, and should add in a heat recovery system. He has found them to be very useful.

Kate: Presented a page from a current energy efficiency article which shows, in simple graphics and narrative, how a heat recovery system works. Kate noted that we did not make the specific choice of a system in December because we were (and have been) waiting for information. We agreed to the proposal pending receipt of detailed cost and efficiency analysis to validate the system chosen. The proposal must take into account that this building will be super insulated and thus must have a heat recovery system. We cannot go forward with a building that is not energy efficient; the Town and Townspeople were promised, and voted in favor of the project based on the premise of a very energy efficient building. Kate also noted that when we communicated to K & K

last fall that the building should be highly energy efficient (super insulated) they recommended that the committee visit (which they did, in December) the WH Research Inst. Building to observe and discuss that building's design and construction. That building was designed by Marc Rosenbaum who specified the systems. Because of that recommendation, and the visit, we decided, months ago, to submit the proposals for this project to him for his recommendations.

Ben and Bruce were asked for advice. They have read Marc Rosenbaum's recommendations. They feel that a heat recovery system could be added to the Town Hall proposal, and would provide significant improvements. Further the "system should be recalibrated. " They (as well as Kate and Kent) have noted that the duct work may be oversized – as the spec was based on incorrect assumptions of occupancy and use of the building – and could be reduced, which should not involve radical redrafting or additional expense for the materials and labor.

Sue: Here as a taxpayer; thinks we are going in the right direction, Operating costs are crucial. The system seems to be oversized, and thus operation would be more expensive than necessary.

Ernie: Feels that the heating system needs to be re-spec'd. We should size the system for a periodic maximum use of the building of 40 people with a normal use by 15 staff.

Ben and Bruce: Agreed that a smaller system will run more efficiently than a system which provides too much capacity for the needs.

Bruce: Recommends having the specs and Marc's recommendations analyzed by an independent Mech. Engineer so that we can be assured that of what needs to be done. We need to go back to K & K and the ME and note that there were inaccuracies in the assumptions and respectfully ask them to reconsider based on new information, and on current best practice guidelines for super insulated buildings.

Everyone agreed that we need to get K & K on board and we need to move forward with the project. The Town and the Building's best interests need to be protected. We need to attempt to work with K & K and they need to respect us and listen to our concerns. Kent commented that we cannot approve a system which wastes energy. It was agreed that Bea and Chuck will travel to Falmouth to meet with K & K to articulate our concerns (as outlined above and with specific talking points made by Kate), discuss the current situation, and attempt to resolve it.

LIGHTS: There will be separate zones for lighting (separate switches) for the N and S sides of the main building. We selected lights and sconces for the interior and bollard lights for the exterior – we also reduced the number of bollards which will be installed.

The meeting adjourned at 1830.  
Respectfully submitted, Virginia Jones

*Approved May 13, 2008*