

Approved 12/12/23
Minutes of the Facilities Maintenance Committee
8/10/23

In Attendance: Greg Pachico, Pat Mitchell, Jennifer Rand, Joe Tierney, Louis DeGeofroy, Kate Warner, Scotty Young, Richard Andre, Roger Harris, Hossam Mahmoud, Alexandra Pratt

Minutes: *S. Young motioned to approve the minutes of 7/11/23. G. Pachico seconded the motion. The vote on the motion was unanimous in favor.*

Library HVAC:

The committee discussed the report by Rise Engineering about the HVAC system and their recommendations. Among the critical issues noted was the fittings that were used in the original installment are no longer used and do not hold up to long term use. The report did note that in the short term refrigerant sensors with an audible alarm should be installed.

In terms of the three options that could replace the current system, the air to water system, while expensive was noted as the preferred option. It is not a proprietary system, meaning anyone can work on it, and its easier to fix.

The committee discussed the possibility of Green Communities money helping fund the project. It is unclear if the project will qualify, so the Committee said they wanted to keep moving on parallel tracks to get the project going and also pursue grant funding.

The Committee determined they would like RISE Engineering to develop the bid specs and assist with bid review.

P. Mitchell motioned to choose option 3:

*Install a new **Air to Water Heat Pump (AWHP)** system incorporating the existing ERV units but using new hydronic wall units where possible. The use of a hydronic system would allow for the elimination of all electric EDC, EUH and EWH units from the building. Hydronic heating/cooling coils to replace the electric heat post conditioning EDCs would aid in the elimination of most of the ducted fan coil units. The building would then have a complete and efficient mode of electrification. New outside AWHP units would replace the three (3) VRF units and new inside units would replace the existing units.
for the repair to the system*

S. Young seconded the motion. The vote on the motion was unanimous in favor.