

Community Center/Library Committee Meeting Minutes for Monday, November 7, 2022

Mike called the meeting to order at 5:30 p.m. upstairs in the Town Hall.

Members present were Mike, Rich, Paul, Roger, and Audrey. John attended virtually. Others on the call virtually were Peter (Architect) and Bryant (CCI).

Minutes from the Oct. 13th meeting were reviewed and approved by the committee.

Project Bid Review: Mike had two sets of detailed plans to share with the committee (general overall and electrical). Mike spent approx. twenty minutes doing an overview review with questions back and forth to Peter and Bryant from the committee. Both plans are a work in progress. General plans show the design development plan; windows, doors, accesses, mechanical, basement overhead door, lobby entry, meeting room, etc. and all were discussed and need more committee review. The electrical plan also needs input from the committee.

The committee voted to move to bi-monthly meetings going forward. Peter will send a detailed list of the items the committee needs to address. The hope is to have plans available for contractors shortly after Nov. 22nd.

Bryant (CCI) requested that someone meet his team at the Old Fire Station Building on Thursday, Nov. 10th at 10:00 a.m. to calculate the scope of work necessary to move the large portion of the building and adjoin it to the Public Safety Building. Audrey volunteered as she had keys.

Peter (Architect) would like a face to face meeting with the committee on Dec. 5th during our regular meeting. It was agreed upon by the committee members.

Heating and Cooling: Charlie (HVAC Engineer) submitted two budgetary estimates to the committee.

GAS: High efficiency gas furnace with split systems (three units) \$148,150.00. The building will already have propane available because of the emergency generator. It would mean increasing the size of the propane source and ductwork installation in the building.

VRF (variable refrigerant flow) system consists of ductless mini-splits which use refrigerant for heating and cooling. Estimated cost \$279,870.00. This system would give you individual room control but needs a dedicated ventilation system to deliver the outside air to various zones. It is 100% efficient down to zero degrees and 70% efficient down to 18 degrees below zero so it might require a supplemental source of heat for the winter.

SOLAR: John and Mike spent an hour on the phone with David Webb from ReVision Solar. The estimated cost to supply and install solar panels on three sides (east, west, and south) is \$150,000.00 which should give us a return of 48,000 kilo watts of energy with the possibility for selling any excess power back to Eversource. Alternatively, the town might enter into a power purchase agreement (PPA) with a third-party investor. The investor would arrange to have a supplier install the whole system and the town and the investor would enter into a PPA with a term of twenty-five years (also the expected life span of the panels), with a buy out option in five years. Under a PPA, the town would be obligated to purchase all of the power generated by the solar panels at an estimated rate of 20 cents per kWh (the current commercial rate from Eversource is 26 cents per kWh). The initial rate paid by the town would increase by 2% per annum over the life of the PPA. This project is too small for ReVision, but there may be others who would have similar offerings.

Similarly, solar agreements could also be reached by only putting solar panels on the south side of the building's roof which should generate an estimated 16,000 kilo watts.

If we were to use the solar option, we might qualify under the Inflation Reduction Act which would rebate the town 30% of the solar installation cost. However, installation must be completed and go live in 2023. The application forms are not yet available but Rich and John will keep track of the issue. If we were to proceed with a PPA, the rebate would be captured by the investor.

Kitchen: Audrey reported that our kitchen source checked with his designers and the two he had in NH went out of business during COVID. Bryant said he has some sources and would follow up with them. Bryant (CCI) said he already had the design plan and a list of the kitchen equipment we previously sent him. He will get back to us at the next meeting with a report on folding the kitchen design in with the rest of the building plans.

Furnishings and other Soft Cost Items: Before our next meeting on Dec. 5th, Peter (Architect) will send us a list of all the architectural, mechanical, electrical and plumbing soft cost items the committee will be responsible to make decision about.

Moving the Old Fire Station: Bryant (CCI), will try again to reach the Geddes Building Movers to get a firm price to move the building over the road one-tenth of a mile west to the new location.

Design Schedule: Peter (Architect) informed the committee that the design schedule on the building is a little behind and asked if the final schedule could be pushed back to the end of January 2023. The committee agreed that doing so was fine but no later because the committee needs all the figures back three weeks prior to the deadline for town warrant articles in April.

Peter and Brant signed off the virtual meeting and the committee continued to address the following item.

USDA Mortgages: Paul spoke with Misty at USDA and she stated: "In order to begin to qualify for a possible mortgage USDA must have a copy of a written agreement that states CCI has only been hired for the preliminary work necessary to put the building out to bid in May and in no way has been hired as our General Contractor." John has assumed the lead in accomplishing execution of an agreement with CCI for submission to the USDA. This mortgage product is attractive because it could be for thirty years, at a low fixed rate, and prepayable at any time without a penalty.

Philanthropy: Roger reported it is still early to set a firm plan but he is quietly working in the background to have a plan ready to go.

Other Business: The oil tank in the ground behind the old fire station has been removed. It was empty and in good condition. Test pits on the old fire station site have all been dug with the great outcome of mostly sand. Audrey will schedule the meeting room for the bi-monthly meetings and notify the committee members of the dates.

A motion was made, seconded and unanimously voted to adjourn. The meeting adjourned at 6:45 p.m.

Respectfully submitted,
Audrey Johnson