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MAR 22 2018

**COLEBROOK  
TOWN/SCHOOL BUILDING COMMITTEE**

COLEBROOK TOWN CLERK

**Regular Meeting – March 6<sup>th</sup>, 2018**

COMMITTEE MEMBERS PRESENT: Tom Corvo, Jon Gray, Chris Johnstone, Steve Seiser, Hope Carfiro, Shayne Young

COMMITTEE MEMBERS ABSENT: None

OTHERS PRESENT: Dani Thibodeau, Ken Eldridge, Jeff King

1. Meeting Call to Order: Chairman Chris Johnstone called the meeting to order at 5:00 p.m.
2. Mechanical Room Project:
  - A. Ken Eldridge (S/P) discussed the VRF system and explained that this is a combined system which will provide heat and air conditioning. Equipment cost is \$1,225,000. He further explained that the VRF system is designed for cold climates and effective to -5 - 7 degrees. System is designed for zero-degree operation and will maintain a 68-degree heat temperature. System is designed for current state of Connecticut heating/cooling requirements. Estimated life expectancy is 35 years.
    - a. Question/answer session:
      - Q. Is there one of these systems in use in the local area?
      - A. Yes, S/P is currently installing one of these systems in Kent, Ken will find if there is in operation closer to Colebrook.
      - Q. Are these systems noisy?
      - A. No. The VRF system is quieter than conventional home units and compressor units would be placed where they would have a minimal impact on classroom and neighbors.
      - Q. Will the current propane tank need to be replaced?
      - A. The current propane tank may be suitable for use, however the current tank will need to be evaluated for future use.
      - Q. Will we need to retain the current oil tank?
      - A. No. The new system is all electric and will require a 3 phase 208-volt electric Service.
      - Q. How efficient is 3 Phase service vs existing 2 phase 120V electric service?
      - A. More efficient, requires smaller gauge wire, lower amperage draw to power VRF system.
      - Q. How does electric rate consumption compare, 2 phase 120V vs 3 phases? 208V?
      - A. Ken discussed that overall electrical consumption will increase due to cooling costs, but that electrical cost for heating should be comparable to the cost for heating oil which will no longer be required. Ken recommended that an energy analysis for a more accurate estimate of annual energy costs.
      - Q. Will the current generator and solar panels need to be replaced?
      - A. Phase inverters would need to be installed to continue use of current Generator and solar panels. This needs to be evaluated further, it may be Cheaper and more effective to replace generator due to the age the generator.

Solar panels could be isolated and used for a specific 120V application.

- Q. What are the maintenance requirements for the VRF system?
- A. Compressor units utilize a washable microbe filter and need to be replaced every five years. Air Handler units utilize a filter that would need to be replaced on an annual basis. No other scheduled maintenance is required.
- Q. Will specialized technician be required if these unit need to be repaired or serviced?
- A. No. Local HVAC contractor should be able to service these units.
- Q. Will the loading dock need to be replaced?
- A. Yes. A new dock is included in the proposal.

B. Geo-Insight – Jeff King: Discussed the topography of school property, water run-off from the road, existing catch basins and the gutter system and tunnel system. He discussed recommendations for moving forward and what has been done up to now. With reference to their proposal he stated that tasks 1-4 have been completed. He recommended eliminating the following tasks; 5B, 5D, 5E, and 8. Recommend completing the following tasks; 5G, installation of monitoring wells and excavation of soil samples. The cost for this task could be reduced if town could supply excavator and operator. Johnstone will investigate if town personnel and equipment could be utilized for this task. Jeff also recommend that tasks 6 and 7 also be completed.

a. Question answer session:

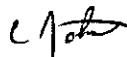
- Q. What is the time-line for completion?
- A. Jeff would like to have the monitoring wells installed late March early April, testing should be completed by late June.
- Q. What is the overall cost for completion of all completed and recommended tasks?
- A. Jeff will total the cost and supply an answer to Johnstone within the next few days.

3. Secure Entrance: Ken Eldridge handed out a proposal for a Secure Entrance design, stating that he had just received this earlier in the day. The cost for this project is \$6,500. Further discussion was tabled, Johnstone will send copies of the proposal to all members for review and discussion at the next meeting.

4. On a motion by Hope Carfiro to accept the minutes of the October 15<sup>th</sup>, 2017 meeting, seconded by Shayne Young, minutes were approved, motion passed.

5. Meeting adjourned at 7:25PM on a motion by Hope Carfiro, seconded by Steve Seiser. Motion passed.

Respectfully submitted,



Chris Johnstone, Chairman  
CCS Building Committee