

**Town Center and Library Committee  
Minutes June 15, 2023**

**Present:** Laurie Dana, Jeff Forward, Dave Healy, Jake Marin, Amy Wardwell

**Black River:** Andrew McCullough; Dave Anderson & Ryan Roberts from Pierson & Associates

**I. Welcome and Public Comment - None**

**II. Additions or Deletions to Agenda - None**

**III. Items for Presentation or Discussion with those present**

**a) Black River Design report on meeting with mechanical & electrical**

Dave Anderson & Andrew started their presentation by presenting 3 options for HVAC in the renovated Town Center building. The options included 2 that utilize Heat Pump technology (VRF or HVRF) that would move the building toward less or no reliance on fossil fuels and a more traditional one using the existing boiler and natural gas system. Dave Anderson stated that the efficiency and choices will depend a lot on the building envelope (windows, insulation, etc). Jeff talked about the building envelope being better than one would expect with insulation in the attic and some in the walls. A blower test was done in the past but no information is available on that.

Dave described the VRF and HVRF options for heat pump systems for the committee and how they would work. He described the differences between the 2 systems and Jake also talked about the fact that the HVRF system might be a better long-term choice as it doesn't rely on chemical refrigerants that might be in the process of being phased out through regulations.

Dave also described the various considerations being taken into account as the system is zoned—for example the conference room(s) should be separate zones as they are not used during the work day or might be used at night. Police Department and Town Offices would be separate zones.

Dave & Andrew had prepared some options for the Post Office but Jeff clarified that the Post Office HVAC is part of the Town's responsibility. It should be included in the Town Center building system as a separate zone—Jeff asked if it could be metered separately for tracking purposes.

Laurie mentioned that her concern is that the building is comfortable to work in and that controls are easy to operate for the employees & tenants. Dave talked about controls being more complicated than they used to be due to issues with manufacturer's proprietary concerns.

The Committee was supportive of the HVRF option and Jeff asked whether Dave & Ryan could come up with a cost differential between doing the "baseline" (option 3 as presented) and the HVRF option (assuming new windows and other envelope sealing). We are hoping that this cost differential becomes the amount that the Committee will ask for from the Town's ARPA committee. Dave said that he could get something together in a couple of weeks on this.

There was some discussion about whether the building needs to have sprinklers. Andrew stated that they are not required based on the existing building and planned renovations and they would be costly. Laurie wondered if it would be prudent to do them anyway. Dave Healy said that we should consider what we are trying to protect—vault with Town records is fireproof. It might be good to talk with Karen Yaggy about what the Historical Society is storing in the

building. Andrew mentioned that he could put together a document that described the rationale & regulations around not adding sprinklers in the building to provide to members of the public who might question that decision.

Ryan presented a description of the required electrical upgrades to the building. He stated that there would be a need to run electrical from a new power pole across the street and then underground to a new electrical panel in the new mechanical room. He would upsize to 600 amps. The changes would allow for adding EV charging. He is assuming that all lighting would change to LED.

Ryan also provided a sketch of potential solar panels on the south & east roof of the building (he estimated about 48 panels and gave us some estimates of solar production. There was discussion about also putting solar panels on the roof of the post office that might almost double the number of panels. Jeff observed that the panels on the south & east would not be visible from the street, thus preserving the historic façade. Panels on the Post Office would also not be visible to the public.

**b) Black River Design Post Office design suggestions**

Tabled until next meeting

**c) Discussion of having an informational table at Fourth of July festivities**

The Committee felt that the July 4<sup>th</sup> celebration is not the appropriate venue for community members to focus on the project. We do feel that it is time to initiate an organized outreach effort to various segments of the Richmond Committee and will add that to the agenda for our next meeting.

**d) Approval of June 1, 2023 meeting minutes**

Dave moved to approve the minutes from 6/1 and Amy seconded. Approved

**e) Other business**

**f) Items for next agenda – June 15 meeting**

Post Office design suggestions

Planning for community outreach

**8:00 PM IV. Adjourn**