

Wallingford Police Station Steering Committee Minutes

SPECIAL MEETING

Thursday, April 26, 2022 @ 2PM
Town Hall, 45 South Main Street
Room 315

PRESENT: Alison Kapushinski, Town Engineer, Steering Committee Chair, Vincent Cervoni, Town Council Chairman, Jon Walworth, John Ventura, Police Chief, Anthony DeMaio, Deputy Chief of Police, Richard Heidgerd, Retired Fire Chief, William Wright, Retired Police Chief, Rob Baltramaitis, Director of Public Works, Tony Buccheri, Wallingford Electric Division, Beth Dighello, Recording Secretary, Nate Spear, IES, LLC, Andrew Whitehouse, Jacunski Humes, Jeff Anderson, Downes Construction, Alex Boutsoulis

Call to Order

The meeting was called to order at 2:00 p.m.

Agenda Items

1. Discussion regarding Mechanical, Electrical and Plumbing systems and energy conservation for 100 Barnes Rd.

Nate Spear, IES, introduced himself and explained that he would walk the committee through the first iteration of ideas for the MEP systems. His goal is a 20% increase over the minimum energy efficiency required by code.

The ventilation system will be a dedicated outdoor air system. It will provide outdoor air to every occupied space and exhaust it as well. It will be demand controlled ventilation. It bases the amount of outside ventilation on the occupancy level of each room. This will increase the energy efficiency.

The dispatch center will have a high efficiency rooftop unit. It is a 24/7 center, and this is the most reliable form of heating and cooling. The existing boiler will be replaced with two smaller boilers. This is for redundancy and for domestic hot water supply.

The lighting will be 100% high efficiency with occupancy sensors throughout the building. The lighting will also adjust according to the amount of daylight through light sensors. This will provide energy savings. Mr. Walworth stated that in the RFP, it was requested that glass treatments also be reviewed for cost effectiveness.

The plumbing system will include a high efficiency boiler with a single storage tank. There will be low flow fixtures, as well as, electronic flush valves and fixtures.

Mr. Spear discussed alternative renewable technologies. He explained that geothermal energy is the transfer of heat through the earth. It is energy efficient and is not dependent on fossil fuels. However,

it is approximately 80% more expensive than a conventional heating system. The payback period would be approximately 10 years. The vertical wells would go down 450 feet, and we would need about 20-25 wells.

Adelheid Koepfer, 35 Whiffle Tree Lane, asked about the possibility of making the wells horizontal rather than vertical. She asked if there would be a significant cost savings. Mr. Spear replied that the length of the pipe would be the same, so there would not be much of a cost difference. Chief Ventura asked Mr. Spear if he had an estimated cost for the geothermal system. Mr. Spear replied that it would be approximately \$2.25 million for the mechanicals without using geothermal, and increase to close to \$4 million with geothermal.

Mr. Spear explained that a cogeneration system would be another alternative. That system would include an engine that runs using natural gas. It creates electricity using heat from the engine. It could be used for heat and hot water. It would eliminate the need for outside electricity. However, this is even more expensive than a geothermal system.

Mr. Spear stated the third option is a photovoltaic system. This would include solar panels on the roof. This would mean less demand on the public utility. He said a disadvantage is that there may be limited energy efficiency funds. Mr. Buccheri replied that there may be funds available for municipal buildings. Mr. Buccheri asked about putting the panels on a carport. This would also provide shade and protection for the vehicles. Mr. Spear said the life expectancy is about 25 years. He stated there is also a program to lease the panels. Ms. Koepfer asked that the committee not only compare the payback period to the Wallingford Electric Division, but to also consider how gas prices may affect the decision.

The committee discussed the amount of voltage necessary to charge the cruisers quickly. A new 480v transformer may be necessary. Chief Ventura stated that it may be necessary to charge up to 20-30 cars.

Mr. Wright stated that there is currently some money bonded, and suggested that the committee go to the Town Council with the costs. Chairman Cervoni said there is a benefit to bonding in steps. Funding for demolition should be easy to ascertain. As we move forward in the process, we will go back to the Council.

Mr. Heidgerd stated that we need costs to provide to the Council in order to compare each option. Mr. Walworth asked Mr. Spear when the committee might receive a cost matrix as required in the RFP. Mr. Spear replied that he would provide the committee with one in approximately two weeks. Mr. Walworth said he would create a template for the cost matrix and send it to Mr. Spear. The cost matrix will compare utility prices for Wallingford which may affect payback periods.

The meeting was adjourned at 2:50 p.m.

Respectfully submitted,

Beth Dighello
Recording Secretary