

Town of Carlisle
Municipal Facilities Committee
Minutes
Virtual meeting
March 24, 2022 at 8:00AM

In attendance: Steve Hinton, Christine Lear, Jerry Lerman, Carrie Patel, Kate Reid, Bill Risso

Guests: Steve Bastek (Town Facility Manager), Steve Connearney (School Facilities Manager), Paul Hanbury (Guardian) until 8:30, Charlie Ehl (Guardian) at 8:22 - 8:30, John Lavery, Cynthia Sorn (Carlisle Mosquito)

- 1) Meeting called to order at 8:01

- 2) Approve minutes of March 10, 2022. Steve Hinton made a motion to accept the minutes of March 10, 2022, seconded by Kate Reid. All in favor.

- 3) Library
 - a) RTU – status of RTU order, discussion of controller
ARPA funds came through for MFC, \$125K.

Paul Hanbury, from Guardian, quoted for the gas fired unit. Jerry Lerman asked if heat pump units would be more easily available. Paul Hanbury doubts the lead time is different between gas and heat pump units. The gas fired unit, York is available in 20 weeks. The Trane Unit is available in 40 weeks. The RTU at Town Hall is a Carrier. Paul's company will service any brand unit. Kate Reid noted that the stretch code will change to all electric in 2035. The heat pump unit was dismissed because of the noise level. Jerry Lerman asked if the state would demand all units be changed out, Kate believes they will. Bill Risso noted that the chiller is a gas fired unit, it will also need modification or replacement in 2035. He feels the state will offer some assistance or leeway. However, if other work needs to be done on the building, the leeway may not hold. Paul noted that the heat pump would need a new electrical feed to the roof. Steve Hinton asked if the total electrical service in the building will need to be upgraded, possibly adding another service panel. Steve Bastek believes the current capacity can handle it as the greatest load in the library is the elevator. Kate Reid suggested the electrical could fall into another project, covered by ARPA funds. Steve Hinton noted that we had already decided on the gas unit, Kate said it is a new conversation because of the stretch code (stretch code says that all gas powered units will need to be replaced with electric units in 2035). Jerry Lerman is concerned that other major renovations may cause necessary changes to the gas system. Kate suggested that the payback of heat pump over electricity may be helpful too. Can we get the heat pump for the same price? Paul Hanbury noted that the electrical upgrade is the difference in price. They have submitted a complete proposal for those costs. There are rebates associated with the unit. Charlie Ehl said that the limitation to a \$100K offer is gone. Steve Hinton clarified that we need the quote for the heat pump from Guardian. Charlie says the quote will need to be reviewed because the costs may have gone up. There are new heat pump unit rebates (up to \$25K) available that were not available at the time of the original quote. Charlie noted that the unit will need to meet some requirements in order to qualify for rebates. Steve Bastek asked Charlie for the cut sheets. Paul will revise the heat pump quote.

- b) Roof study – 90% submittal from Gale

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Steve Hinton said we need to do something about the roof vents today. There are several issues that came to light when he met with the Historic Commission: can we use aluminum painted an appropriate color? Yes. Is the ridge vent available acceptable? Yes, only if we cannot find another version that is 'flatter'. The small bump should not be seen from the street, the sample would make this slightly larger. They want to hear from the architect, that they cannot find a better approach. They also want to approve the color of the roof shingles. The Historic Commission would like a site visit. Jerry Lerman will reach out to Gale to have them attend the April 20 meeting. They should bring a roofing material sample, we have the ridge sample. They also need to clarify that they have done due diligence for the ridge vent for the lowest profile.

4) DPW

a) Trailer status: sprinklers, use classification, certificate of occupancy

Steve Bastek shared that Gary did not like the ramp design, and an alternative was developed. They proposed to move the third door to the location near the gas pumps. The design passed building and fire department approval. So there will be two sets of stairs and one ramp. The ramp company is making the ramp. We have not received a timeline or quote for the ramp. Steve Bastek will forward as soon as he receives it.

Jerry Lerman is hoping to have the sprinkler analysis tomorrow from JS Consulting. John Lavery suggested we go back to the gentleman from Triumph to revise the design to reflect that the tank will not be inside the trailer. He also feels it would be cheaper to build a bump out then run the pipe to the garage. The size of the tank need only be 300 gallons, so the bump out would be small - about the size of a sheet of plywood.

There was a discussion about how the process went with Triumph, and that there is some thought that they may have made mistakes in initial designs. John Lavery is suggesting that we approach Triumph about doing the redesign. Kate Reid will speak with Tim Goddard to see how to approach this request. It is worth asking. Ultimately, it would have been helpful if Gary Davis had been at these meetings. John Lavery will send Kate his notes.

Kate Reid suggested we should develop a list of reference experts.

5) Bog House maintenance issues – fire alarm system

Jerry Lerman is still working to schedule a site visit.

6) Continuing discussion of merging Town and School facilities management

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7) Reports from facilities managers

a) Town facilities - Steve Bastek

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Working with National Grid to get gas meters changed on all facilities. Only Highland building remains to be updated. Should be done by mid-April.

Costs of ramp at police station from two different vendors: \$20K. Kate Reid asked for layout. They don't have the job so they didn't do drawings. Ramp would be to the right of the entry door (opposite from the existing elevator) to the police station, and along the front of the building.

The pipe into the woods from the catch basins at the Library were buried. DPW cleared the end of the pipe. Asked if the DPW will include the basin clean out when they do the rest of the town. If they cannot they may need to have a pump brought out to clean these pipes. Perhaps the school has similar needs that could be done at the same time.

b) School - Steve Conneaney

Elevator emergency button immediately calls the police. For \$90 a month, all three elevators would send message to front office rather than the police. Bill Riso clarified that the police and dispatch office are already a fixed cost for the town, perhaps the dispatch can call the front office before sending out the police.

The fire panel has had three alerts. Simplex didn't have our address! Steve asked if the fire panel goes to the dispatch desk. Bill Riso encouraged Steve to call dispatch directly.

Hot water tank may need to be replaced and the circulator pumps are not working..

Elevator inspections are scheduled. Kate Reid asked if the town elevators will be inspected at the same time to align these inspections going forward. She suggested that Steve Bastek and Steve Conneaney get together to determine where their skillsets lie and who should oversee what. Bill Riso suggested that we do the School and Town Facilities Director reports at the beginning of the meeting.

8) Select date/time for next meeting: Friday 04/08/22 at 8AM.

9) Steve Hinton made a motion to adjourn the meeting at 9:19, seconded by Kate Reid. All in favor.

Submitted by: Christine Lear
Approved: 04/08/22