

MEMO OF MEETING NO. 16

ARCHITECT DESIGN DEVELOPMENT

PROJECT: Chilmark Firehouse and EMS Headquarters
DATE: October 28, 2020
LOCATION: Zoom

ATTENDING: Bill Rossi, Bldg. Committee Chairman
Chief Ben Retmier, EMS
Chief Jeremy Bradshaw, Fire Dept
Skipper Manter, Bldg. Committee
Tim Rich, Bldg. Committee
Clark Goff, Architect, Guest
Robert Hannamann, Solar Panel Committee
Amanda Sawyer, OPM, CHA Companies
Joe Sullivan, OPM, CHA Companies
Jerry Thiboutot, K+K Architects
Antonia Kenny, K+K Architects

NOT ATTENDING:
Chuck Hodgkinson, Bldg. Comm. PM
Will Parry, Bldg. Committee
Jim Newman, Bldg. Committee

The following is a record of the above referenced meeting:

NEW BUSINESS

- 16.01 Review of meetings in Oct. since last full Committee Meeting on Oct. 9:
- a. K+K met with MEP/FP engineers on Oct. 6 to review building and site requirements
 - b. K+K, Amanda and Chiefs Jeremy Bradshaw and Ben Retmier met via zoom on Oct. 14 to review equipment and furnishings requirements.
 - c. Building Committee, K+K and Amanda had an abbreviated meeting on Oct. 23:
 - 1) K+K showed examples of renderings produced previously for other projects and the Committee approved them as a basis for renderings of the Chilmark buildings.
 - 2) Solar panels will be planned for on the roofs of both buildings. K+K were requested to provide square footage calculations of all roof areas and verify with the structural engineer that the roof trusses would be designed for the additional load.
- 16.02 Current drawings were reviewed briefly for updates to the Committee:
- a. Site Plan: EMS – Verify depth of “Rain Garden” for drainage from parking/access road areas when grades are provided on civil plans. Joe noted that standing water can become a safety concern. The Public Parking has been relocated a few feet toward the south with retaining walls on each end to accommodate the larger EMS Building site. There was discussion of what would be used for “visual screening” that was to be provided for the neighbors on all three sides – perhaps local contractors would provide a better cost, but this should be covered in the estimate. Eastern Red Cedar was shown on the drawings – Committee noted that deer were a big issue and that plantings should be deer resistant.
 - b. Site Plan: Fire Station – Revised location was reviewed with new planting area and bollards shown at columns in front of the Fire Station Public entrance, Town Hall parking remains at 17

parking spaces. K+K noted that the Code Consultant stated that the bulkhead into the crawlspace under Town Hall will not need to be rated, so existing can remain. Fire Station will have a rated exterior wall, but the Town Hall will not need to have shutters for their window openings. Joe noted that electric requirements need to be confirmed with what is being installed, verify size of electric conduits.

- 16.03 Plan review of Fire Station: heating in the Apparatus Bay is by suspended gas fired heater for quick recovery after the doors are opened and closed. K+K noted that the gas fired heaters will require a propane tank (also at the EMS App Bay). K+K to verify size and location with consultants. The compressor for the Vehicle Exhaust System should be sized to also allow for high pressure tires and tools (typical also at EMS App Bay). App Bay support rooms were reconfigured with equipment as discussed with Jeremy at the Chief's zoom meeting on Oct. 14.
- 16.04 Plan review of EMS Facility: Ben noted that the Ambulance Apparatus Bay should be kept at 65°, K+K to review with consultants. K+K asked if Hi-Low drinking fountain (ADA requirement) should also include a bottle filler, both Chiefs agreed that should be include for their buildings. Note: Joe recommended to provide access to back of unit to change filters and requested that the pull-down stair access be reviewed as acceptable (for HVAC equipment maintenance). Both Fire Station and EMS have a BDA Closet shown if required by testing during construction. Network/IT Room can be enlarged if required, no feedback yet from Town consultants. Review of furniture plans laid out by WB Mason was accepted by both Chiefs.
- 16.05 Antennas on Fire Station and EMS Facility: Jeremy noted that the Sheriff's Dept. is in charge of Island Communications and suggested speaking with Anthony Gould. There was discussion that a conduit between the two buildings may cost more than installing antennas at each building – to be reviewed with Anthony Gould.
- 16.06 Long Term Schedule was discussed: Groundbreaking Fall 2021
100%DD Drawings and Specifications are due on Nov. 4 to be sent to the Cost Estimators. After Town Meeting, if projects are approved at April 22 Town Meeting, Construction Documents are 4 – 6 months (May thru August min. 4 months), Public Bid is 5 - 6 weeks (Sept – Oct), Contract and Insurance – 2 weeks min, late Nov. start. Joe suggests moving forward with demo earlier although all of the schedule needs to be reviewed, place the foundations early.
- 16.07 Rob Hannemann attended the meeting to recommend provision of solar panels on both buildings, a Power Point Presentation is attached to these meeting notes. He discussed the possible costs, (\$80 - \$100 K), Cape Light Compact incentives, break-even at 7 years, and the arrays are useful for 25 years. He noted that the Town would need someone to manage the system. A consultant would be required to lay out the panels and they would need to know the electrical consumption of the buildings. They would also require space in the electric rooms for panels for array/transfer connections (Rob est. 10 SF. Min?). The Committee thought that the inclusion of the solar arrays would have a positive reception from the Town.
- 16.08 The Chairman noted that the DD 100% Cost Estimate will provide a better number, but the original estimates of around \$6 million are now looking at closer to \$10 million. They have been receiving some positive feedback, but they know they will need to prepare the voters.
- 16.09 The next meeting is on Dec. 11 (to be confirmed) to review the 100% DD Estimates.

SUBMITTED BY:
Antonia Kenny
KEENAN + KENNY ARCHITECTS, LTD.

cc: Chuck Hodgkinson, Bldg. Comm., Amanda Sawyer, CHA, Joe Sullivan, CHA

Solar PV for the public safety complex

- Early plan was for “solar ready” construction – a good idea
- The Chilmark energy committee has investigated grants, etc. – such grants for municipal buildings are not readily available
- There are three paths forward
 - Install solar arrays as part of the project construction
 - Petition to participate in the next CVEC (Cape and Vineyard Electric Cooperative) solar program
 - Do nothing (not appropriate in my opinion)
- **Added context: proposed MVC energy policy**
 - No fossil fuels (exceptions: backup generators, stoves)
 - On-site renewable generation matching building electricity consumption (or equivalent non-site approaches)

Option 1: Town-owned arrays

- Install solar panels during construction
 - Cost has declined significantly in recent years – now ~ \$4000/kW in MA
 - Quick estimate: about 20 kW is needed – added project cost ~ \$80K
 - Incentives available from Cape Light Compact (value tbd)
 - Break-even on investment ~ 7 years
- Advantages
 - Installed cost less than post-construction costs (?)
 - Array useful life ~25 years means significant life cycle savings for town in utility bills
- Disadvantages
 - Town needs to manage the system, or contract for this (low cost; Vineyard Power?)

Option 2: CVEC Round 6

- CVEC program model
 - CVEC identifies projects from Cape and Islands member towns
 - CVEC negotiates volume pricing from developers
 - Developers own the arrays and income from off-takers
 - Town gets lower electricity costs – savings on electric bills
 - CVEC manages construction and operation, including billing, etc.
 - At contract's end, town takes ownership of arrays for rest of life
 - Oak Bluffs is in Round 4; Aquinnah is part of Round 5 (closed)*
- Advantages
 - No / minor up-front cost
 - CVEC manages construction and operation
- Disadvantages
 - Smaller overall life-cycle benefits to town
 - Round 6 will likely be 2023; we have no guarantee that we will participate

** Note that these are for arrays on existing buildings*