

The meeting convened at 6:30 pm in the Town Hall lower level meeting room. Present were Selectmen Neal Janvrin, Leon Holmes Sr, and Gene Cordes as well Building Inspector Bob Meade and Paul Powers of Ideal Temp HVAC. This was a work session and the agenda was to discuss:

- Ideal Temp's Town Hall HVAC replacement proposal
- Whether it would be possible to just replace the existing furnace for now and then in another season complete the HVAC system installation as well finalize the plan and install the design – build renovation of the basement area. Given the scope for work and the fact that the building is operational it is felt that it may be late in the year to start the entire project

Powers felt that it was possible to install one replacement furnace now and then relocate it when the final floor plan was created. He plans to verify the BTU rating of the proposed LP fired replacement furnace and determine if it would be adequate for heat the first floor and occupied portion of the lower level during the winter. There was some discussion about what was not included in Ideal Temp's scope of work. The cost of the propane storage tank and its installation is not included in the scope of work and proposed cost.

After some discussion there was a consensus among the Board of Selectmen they would like to work toward a contract with Ideal Temp for the entire scope mechanical work less Options A and C, the top floor heating and cooling, so long as Ideal Temp would agree to add those options at a later point at the proposed price. Everyone felt that it would be a desirable way to proceed and reconsider those options at a later point when total project cost was more firmly known and the available funds were confirmed.

Powers is planning to contact the design engineer regarding the BTU load in his calculations and confirm the equipment BTU ratings. Meade is going to contact local propane tank installers for the delivered and installed price for a 1,000 gallon underground propane storage tank. Leon Holmes Sr also offered to provide the excavation services for the tank installation.

Powers is planning to draft a contract with the mechanical scope of work and optional pricing discussed. Powers offered to be the general contractor for the renovations but would need additional information such as:

- wall and insulation detail
- door schedules including door hardware
- finish carpentry detail
- floor covering information
- lighting schedule
- ceiling detail
- electrical circuit / outlet detail and switching
- plumbing fixture schedule and bathroom fit up details

It was felt that coming fall and winter months could be utilized to develop this information. Powers believes that there are some financial incentives available through EverSource beginning in 2016 as it is likely their funding for 2015 is already committed.

At about 7:20 pm the group went outside to view potential tank installation areas and for Meade to show where the 2nd mean of egress exit door could be located when the renovation occurred. There was some preliminary discussion about finish grades and the need for a small retaining wall and a sidewalk given that this will need to be a handicapped accessible entrance / exit way.

With the discussion completed and the daylight diminishing, the meeting adjourned at 7:40 pm.

Minutes provided by Gene Cordes