

INFRASTRUCTURE COMMITTEE MEETING MINUTES
CITY OF TYBEE ISLAND
April 14, 2011
5:00 P.M.

Attendees: Paul Wolff, Bill Nicholson, Jennifer Oetgen, Bill Garbett, Joe Wilson, Barry Brown, George Reese, Kathryn Williams and Diane Schleicher.

Approve the minutes of the previous meeting

Bill Garbett moved to approve the minutes from the last meeting. Paul Wolff seconded.

New Business:

- I. Geothermal Proposal
 - A. Paul Wolff states we are partnering with the County. The way this grant is written, this will be phased in. We knew we were not going to be able to do everything in the proposal without using rolled over energy savings. What we are doing, thanks to the County's contribution, is doing the ground loop system which will serve both buildings. It will be one continuous system that serves the Library and City Hall, which is going to work to our advantage.
 - B. Paul states the bid that Water's Mechanical put in was \$173,298, including the bond. That will provide the entire ground loop system and the mechanical change over for the Library only. City Hall's change over will be phased in. We can use a hybrid system, we can run part air source, part ground source, (heat pump) until we can convert all of the equipment. The idea is to convert the older systems first. What they are going to try to do is combine several of the systems. They are going to re-do some of the duct work to make the entire building more efficient for flow. And then try to combine some of the existing heat pumps into one or two larger units which will also make it more efficient.
 - C. Paul states the competing bid from Catamount is about \$43,000 higher, exclusive of the City Hall change over. They wanted \$143,000 to change out all of our mechanical systems at City Hall and Waters Mechanical bid was \$78,900. Overall, there's about a \$97,000 spread between these two bids. So that's why the folks reviewing the bids are recommending going with Waters Mechanical along with experience, references and prior jobs.
 - D. Barry Brown asked what the projected savings would be between the two buildings. Paul states that Cullen told him, the system he had put in for the 3 Keeper's Cottages had saved him about two thirds on his heating and cooling bills. Paul states everything he has read and learned through the Green Building Council, over the last 7 years, projected savings could range from 40-60%. Sometimes better, sometimes worse. Since we've already done the insulation in the ceiling, we should get a really good bang for the buck. I'm estimating and confident that we will save 50% on our heating and cooling bills. Bill Garbett asked how much? Paul states according to 2008 (base line) City Hall paid \$15,000, which was before the Georgia Power

increase. So a ballpark estimate would be between \$7000-\$8000 savings per year. To be honest, we're looking at a 20-25 year payback. The good news is the ground loop system lasts virtually forever. As long as this building stands (City Hall), that ground loop system will serve to heat and air. So, once we get these mechanical systems switched over to ground source, all we're going to have to do is replace those as they go out. It will be a very modest expense. Twenty years from now we will be saving a fortune on heating and cooling.

- E. Barry Brown asked what the life expectancy of the equipment above ground is for salt water conditions that we have around here. Jerry from the audience states that the life expectancy for a conventional heating and air-condition system (air source heat pump) is anywhere from 10-15 years. The estimated life expectancy for a ground source heat pump is approximately 20-25 years. Barry states Paul had projected the savings to be 50%. Barry asked what you could guarantee the savings to be. Jerry states that Farmers (? audible) Engineering will actually produce for you an evaluation based on your current utility bills as well as over a period of time. A lot of discussion back and forth with audible being a problem from audience.
- F. Paul states that they have done a preliminary engineering overview. Once they get into this further and crunch some numbers, they will know exactly how many tons we will need. Bill Garbett asked when this project has to be completed. Paul states the original proposal, unless we file for an extension, the money from GEFA is supposed to be spent by July. Paul read the engineering summary of what is included.
- G. Kathryn Williams asked what the time line is on replacing the HVAC system in City Hall so that we start realizing savings. Paul states that for one thing it depends on engineering. We may be able to do one of the heat pumps right up front. We don't know until engineering comes in and looks at it. Exclusive of the Library, we had energy usage of \$55,000 in 2008 which is our baseline. We are projecting to save, before the geo-thermal goes on line, about 30% between the 6 buildings that the City owns. There again, that will depend upon behaviors of the people operating the buildings, including the YMCA and the City. I'm hoping that we can get our Green Team involved. It's going to take some education. Just the changes that we have made between the lighting, occupancy sensors, spray foam insulation, the air lock in the Gym and the large fan in the Auditorium will save us roughly 30%. Catamount has guaranteed us 25%. We are probably looking at 2-3 years worst case scenario, to replace all these systems.
- H. Paul Wolff asked for a motion. Kathryn motioned to recommend to City Council that we go with Waters Mechanical bid of \$173,298, with the understanding that is the absolute maximum bid, with no change orders for increases. Bill Garbett seconded.

Old Business:

- I. HISTORIC BUTLER AVENUE PEDESTRIAN SAFETY PROJECT

- A. Design Variance – Bill Nicholson states that we have successfully obtained a variance for the amended plan. It involved reducing the number of median breaks between the streets from 3 to 2 and reducing the width of some of the median of the 2 that were there down so the access is more restricted. Paul asked if that change was reflected on the plan layout. Yes...they discussed the changes while looking at the updated plan on the table.

Paul asked if we are fully approved by the DOT. Bill states we have also received comments on our submittal of the preliminary construction plans. Even though there are 3 pages, it is mostly the result of the person looking at it not understanding the scope of work. She's actually treating it like we're rebuilding the entire block instead of just putting in a median. Kathryn asked for a copy of the comments.

1. Approval received on March 29th
2. Comments Received April 11, 2011
3. Comments addressed and resubmitted week of April 18th

B. Schedule

1. Status
 - a. Paul asked if we are still good to go the day after Pirate Fest. Bill states that is still the way we are moving. The driving thing right now is that we have to be able to show that the utilities have been dealt with. This does not impact any utilities but we have to get letters back from the utilities to include in the final packet. (No impact letter) We've received one from Georgia Power, we have been promised one from AT&T and we need one from the City for the water & sewer.

III. NPDES (WASTEWATER DISCHARGE) PERMIT

- A. Draft Permit Reviewed and comments submitted – Jennifer Oetgen states we received a draft permit in December, sent comments back and received a revised permit from EPD, just this week. Kathryn asked if we were able to get clarification. Jennifer states yes we did get clarification. We were able to get all of the Mercury testing, characterization, and the potential Mercury Plan removed.

1. Mercury Testing is biggest concern.
2. Requested confirmation of ocean discharge – Jennifer states they did acknowledge that you are an ocean outfall, associated with the Savannah River, but you are outside of the TMDL Study. This is really the main issue of changing the classification.

3. Requested that EPD recognize the same tests for multiple requirements (cost savings) – Jennifer states that EPD has also agreed that we do not have to submit anymore wet tests for 2011, which saves you one more test.
4. Watershed Protection Plan is due June 12, 2011. Watershed Assessment not yet approved. – Jennifer states they are asking for 2 more things. One is the Watershed Protection Plan which was in our old permit. I talked with EPD today and they have not yet reviewed the Watershed Assessment. George Reese asked why. Jennifer states they are short staffed and behind. However, we can pull together that Watershed Protection Plan in draft form and go through the motions so that we are not in violation.

IV. Belt Press – Currently In Requested FY 12 Budgets

- A. Kathryn Williams asked if we have to wait until the new budget cycle to order the Belt Press. Are there any funds that we could advance the money for the Belt Press out of, prior to the new fiscal year?
- B. Diane Schleicher states that everything comes from Water/Sewer and it is at break even right now.
- C. Jennifer Oetgen states the only comment she would add is, once you order the Press, you're still looking at probably 12-16 weeks for delivery.

IV. McKenzie and Hwy 80 Cross-walk Status

1. Permit Approved by GDOT
2. Project Out to Bid and Bids are due to City on April 9th, 2011.
 - a. Diane Schleicher states the bids are due on April 19th, 2011.

VI. TYBEE GREENWAY/BIKE TRAIL TE GRANT

- A. Grant Application Submitted and Awaiting Notice

VII. OTHER PROJECTS

- A. Watershed Assessment
 1. Submitted December 2010
 2. Watershed Protection Plan due June 12, 2011
- B. Projects on Hold

No change from last month

With no further discussion, Paul Wolff asked for a motion to adjourn. Kathryn Williams so moved.

“A quorum of city council members may be present which would constitute a meeting.”

Respectfully submitted by Karen Reese on 05-11-2011