

**TOWN OF CENTER HARBOR
BUILDING COMMITTEE
Meeting Minutes
Thursday, December 3, 2009**

Chairman Pete Loudon called the meeting to order at 7:00 p.m. Present were Steve Condojani, Police Chief Mark Chase, Trevor Chase, Selectmen's Rep Richard Drenkhahn, Bob Chance, Keith Mcbey and Gary Goudreau. Also attending was resident Dick Adams. Julian Shlager and Secretary Janet Kimball were absent.

Note: The following minutes are as relayed to Ms. Kimball by Chief Chase.

APPROVAL OF MINUTES:

Bob Chance motioned to accept the minutes for November 19 and it was seconded by Steve Condojani. All were in favor and the minutes were accepted.

NEW BUSINESS:

UNFINISHED BUSINESS:

Pre-Bid Update: Keith Mcbey presented the updated pre-bid price – building only – in the amount of \$1,199,456.88. Note: This does not include security, Data-tel or FF&E.

Bond: A Bond figure will be ready by the next meeting on December 17 for presentation to the Selectmen.

Heating System: The following e-mail was sent to Gary Goudreau from Richard A Parks III of WV Engineering Associates PA in Keene, NH.

Gary,

We have been weighing the pros and cons of tankless hot water heaters verses the system we currently have drawn and here is what we have come up with.

The indirect domestic hot water heater as shown has an approximate standby loss of 3 degrees F per day. Given the size of the tank, 30 gallons, and the efficiency of the boiler, 95%, we can calculate that the domestic hot water heater will require approximately 3 gallons of propane per year to cover the standby losses. At a standby loss cost of approximately \$6 per year using the indirect hot water heater it will take a considerable amount of time to recover the added cost of a gas tankless hot water

heater. Furthermore, in our experience, the gas tankless hot water heaters operate at a much lower efficiency, approximately 80% - 85%.

In order to achieve the desired flow and temperature rise through electric point of use hot water heaters the heating element has to be large, 5 kw and up even for a single lavatory. Given the number of plumbing fixtures we estimate needing 11 point of use electric hot water heaters each requiring additional wiring, panel space, and places to be located.

If the committee decides to go with electric point of use hot water heaters or gas tankless hot water heater we can show either system but we do not think either system is "better" or is cheaper to operate.

Based on the above information, the committee decided against instant hot water.

Park Update: Selectman Hanson and Atty Doug Hill are finalizing the park plan that will be filed with the Attorney General's Office.

ADJOURNMENT:

At 8:07 p.m. Steve Condojani motioned to adjourn the meeting. Bob Chance seconded the motion and the vote was unanimous.

The next regular meeting is scheduled for December 17 at 7 p.m.

Respectfully submitted,

**Janet Kimball
Building Committee Secretary**