



**CITY OF SHELTON
ENERGY MANAGEMENT BUILDING COMMITTEE
SPECIAL MEETING
Thursday, June 21, 2007
7:00 PM Shelton City Hall Room 104**

Roll Call

Those present:

Alderman John Jack Finn, Chairman
Joseph Sewack
Joseph Ballaro, absent
Nancy Minotti,
William A. Cote from RCMS
Art Gaughran

Call of the Meeting to Order

Chairman Finn called the Regular Meeting of the Energy Management Building Committee to order at 7:00 pm. Everyone present stood and recited the Pledge of Allegiance.

1. APPROVAL OF MINUTES

Nancy Minotti MOTIONED TO waive the reading and approve the Minutes of May 17, 2007 with the following corrections as submitted with one correction William Cote from RCMS was not present at this meeting . Seconded by Joe Sewack. A voice vote was taken. Motion passed 4-0.

2. UPDATE OF RCMS CONTRACT

William Cote from RCMS states that we are doing a lot of the coordination behind the scenes. The initial building to be completed will be the Community Center, followed by the Police Department and Town Hall. Remaining builds to follow.

All **AUTOMATEDLOGIC** equipment for the Community Center has been n ordered and rec4eived by our office. We would like to deliver the equipment to the site next week. Please provide a secure location for its storage.

Units summary and preliminary point list are present.

We intend to begin on site work the first week of July (in the Community Center) and continue until its completion. After the first week, we will have a better idea as to duration but anticipate completion of the Community Center in three to four weeks.

On a previous site visit, a number of control valves were observed to be leaking and may require either retrofit of the electronic actuator or complete valve replacement, depending up on valve condition. This could potentially delay completion. We cannot be certain which (if any) valves require repair/replacement until they are actually under control of the **AUTOMATEDLOGIC** system. If there are valves that Shelton personnel are aware of that require repair or replacement, RCMS Controls should be advised so that they can be priced and ordered.

The **AUTOMATEDLOGIC** controllers will replace the existing Trane controllers on a one-for-one basis. Our intention is to retrofit one unit at a time and to disconnect the communications cabling, so that the units are operating in a standalone fashion. Once all units are installed, we will reconnect and verify the communications cabling. If faulty, it may require replacement, however, we have assumed it to be operating properly.

Units will be programmed for occupied and unoccupied periods and setback/setup temperatures. City of Shelton and/or Consulting Engineer, Clough Harbor Associates, to advise RCMS Controls regarding setpoints and occupancy schedule on a unit by unit basis.

Ice storage system – we recommend that this system be delayed until the fall to prevent any potential for loss of cooling during summer months.

Specification indicates that ten Air Handling Units are to have return air CO2 sensors installed for demand based ventilation. However, in reviewing the documentation (which was confirmed during our site visit), on AC-20 and AC-21 serving the Library (and possibly some Trane units factory equipped) actually have the capability for modulating dampers. For the most part, the dampers are two-position control bringing in minimum outside air. Units that are to have CO2 sensors must be identified by City of Shelton personnel.

3. AIR CONDITIONING – PLUMB MEMORIAL LIBRARY – OLD SECTION.

The bid has been awarded to West State Mechanical and RCMS is involved in this also.

The permits and contracts for this project have been signed and applied for to start the work.

4. BOILERS – POLICE STATION & OLD SECTION OF PLUMB MEMORIAL LIBRARY UPDATE

Chairman Finn states I spoke with Hoffman Fuel and they state that the material for the Police Station will take up to twelve weeks to come in, just for the Police Station. They are in the process of dismantling the boiler at the Police Station as we speak. Library will be next.

If anyone wants to take a walk through at the Police Station you can contact the Chief of Police and schedule that and he will escort you down to the basement to take a look at this project.

ADD ON: COMMUNICATIONS.

Joe Sewack's resignation from the committee was read into record.

Nancy Minotti MOTIONED TO accept the resignation. Seconded by Art Gaughan A voice vote was taken. MOTION PASSED. 4-0

**Joseph Sewack MOTIONED to adjourn the meeting. A voice vote was taken
MOTION was passed. 4-0.**

Meeting adjourned at 7:45pm.

Discussion is on tape and filed with the City Clerks office.

Respectfully submitted,

Denise M. Domorod,
Clerk