

Public Works & Capital Projects Committee

Regular Meeting Minutes

DATE & TIME: August 6, 2015, 6:00 PM
LOCATION: Karen L. Binder Library, 6th Floor, COB, Kingston, NY
PRESIDING OFFICER: Deputy Chairman Peter Loughran
LEGISLATIVE STAFF: Nettie Tomshaw
PRESENT: Legislators: Peter Loughran, Lynn Archer, Manna Greene
EXCUSED: Legislators: Dean Fabiano, Kevin Roberts
QUORUM PRESENT: Yes
OTHER ATTENDEES: Susan Plonski Commissioner Department of Public Works, Amanda LaValle Coordinator Department of Environment

Deputy Chairman Peter Loughran called the meeting to order at 6:00PM.

Motion No. 1 Resolved to Approve Meeting Minutes of July 9, 2015 & July 21, 2015
Motion Made By: Legislator Manna Greene
Motion Seconded By: Legislator Lynn Archer
Discussion: None
Voting In Favor: Legislators Loughran, Archer, Greene
Voting Against: None
No. of Votes in Favor: 3
No. of Votes Against: 0
Disposition: Carried

RESOLUTIONS

Motion No. 2 Resolved to Approve Resolution No. 315
Text of Motion: Authorizing The Chairman Of The Ulster County Legislature To Enter Into A Lease Agreement With Ulster Savings Bank For Office Space For The Public Defender's Office – Department Of Public Works (Buildings And Grounds)
Motion Made By: Legislator Manna Greene for discussion
Motion Seconded By: Legislator Archer

Discussion: Deputy Chairman Loughran was contacted by Public Defender Andrew Kossover who expressed people are having problems finding his office, thus the request to relocate to the second floor of the Ulster Savings Bank at 280 Wall Street - also in close proximity to the UC Courthouse. Although the cost is \$14/SF - \$56,700 annually, it includes all utilities and taxes, lease term five (5) years with SOP escape clause. The office previously was located in the Family Court building and more recently on Golden Hill Lane. Discussion ensued as to cost comparisons of other leased office space by the county, courtroom space and public defender employee head count.

Voting In Favor: Legislators Loughran, Archer, Greene
Voting Against: None
No. of Votes in Favor: 3
No. of Votes Against: 0
Disposition: Carried

Motion No. 3 Resolve To Approve Resolution No. 316

Text of Motion: Establishing Capital Project Nos. 392 through 402 HVAC / Weatherization Project – Various County Buildings – Department Of Public Works (Buildings And Grounds)

Motion Made By: Legislator Lynn Archer for discussion

Motion Seconded By: Legislator Manna Greene

Discussion: HVAC Weatherization Locations: UC Courthouse, UC Office Complex on Ulster Avenue, UC Office Building, UC Mental Health Bldg., UC Records Storage, Trudy Resnick Farber Bldg., Carr Bldg., UC DPW Bldg., UC Probation Office, Welding Shop & Mechanics Complex, DPW Quarry Complex totaling \$2,500,000.00 for replacements/upgrades. The committee questioned/recalled HVAC work from 2014. Legislator Greene noted this will increase operational efficiency, energy conservation, improve ventilation and shouldn't be that difficult to actually project the savings for future work as well. The numbers for each project will be firmed up once an engineer designs the projects followed by the RFP. Legislator Archer confirmed we only bond for the amount needed – committee concurred. A discussion of the process savings – energy audit continued. Legislator Greene shared concern for desired energy savings equipment be specified during the design phase.

Deputy Chairman Loughran asked if the energy being generated from the solar projects will go to specific buildings or back into the grid. Legislator Greene explained if the land fill in the Town of Ulster moves forward it will be (remote net metering) which goes to the grid for credit usage – lease agreement. The college which has a (behind the meter installation) meaning the meter is on the premise -will actually use its own generated energy and all excess will then go to the grid for credit. The college can only receive an additional annual 10% maximum credit above its usage. Any additional energy generated reverts back to Central Hudson assets. The New Paltz system is owned out right. On the other hand the college solar program is a separate power purchase lease agreement with

Solar City. A power purchase agreement allows the customer to pay a set price over a set period of time. The customer doesn't own the installation or the equipment.

Voting In Favor: Legislators Loughran, Archer, Greene
Voting Against: None
No. of Votes in Favor: 3
No. of Votes Against: 0
Disposition: Carried

Old / New Business

Amanda LaValle reviewed and shared with the committee a copy of the Siemens Energy Audit Update - August 2015 facility improvement measures – energy savings and payback calculated by Siemens. (Report spread sheet below)

- 2010 Siemens energy audit – updated 2015 proposal
- Comprehensive facilities grade energy audit
- Same update provided to the Energy & Environment Committee
- Siemens is in the business of energy audits and implementing their recommendations through performance contracting – finance company
- Siemens stands behinds their audits – however Ulster County decided to part ways
- Siemens interests are to present their services as a performance contractor – not necessarily sharing Ulster County's best interest. State and Federal grant funding applied.
- No activity on the following locations: Community Corrections – Jail, Flatbush Annex, Information Services, Old Jail Storage Garage, and GHHC
- Interior lighting incentive monies available prior and current from Central Hudson
- Power purchase agreement can go out 15-20 years, system purchase after 6yrs. after they release the tax credit, is as good as it gets.
- The best bang for our buck is always at the core of decision making – payback in years, electric savings, natural gas savings, #2 fuel oil savings, LPG savings. On site renewables are good but at what cost.
- 12 – 13 million kwh = county consumption, 25-30% savings should be realized
- Development of micro grids vs. individual building installations will increase clean and resilient power for the community

Leg. Greene voiced the county needs to increase our energy independence by adding infrastructure – a much more aggressive effort to generate our own energy is needed.



Energy Audit Update August2015.pdf

Siemens Energy Audit -2010 Facility Improvement Measures

(6 Aug 2015)

Energy savings and payback calculated by Siemens

Green cell County has performed this upgrade

Purple cell Upgrade work is ongoing

Orange cell Work is planned/proposed

Blue cell Other note- see bottom of sheet

Building	FIM #	Facility Improvement Measure	Status	YEARS Payback	Electric Savings (kWH/yr)	Natural Gas Savings (CCF/yr)	#2 Fuel Oil Savings (gallons/yr)	LPG Savings (gallons/yr)
Carr								
	1	Replace Steam Boiler	Planned 2015 out of budget	93.9		1,910		
	2	DHW Heater Replacement		11.7		(215)		
	3	Weatherization Improvements		14.9	652	350		
	4	Lighting Upgrade	Proposed	13.8	2,237			
Community Corrections								
	5	Demand Control Ventilation		34.9	211			475
	6	Modify Electric Heat Controls	Otherwise addressed	1.9	7,742			
	7	Weatherization Improvements		16.5	1,471			603
	8	Lighting Upgrade		18	3,514			
Court House								
	9	Boiler Replacement		192		1,449		
	10	Cooling Tower VFD	Proposed Capital	14	13,735			
	11	Heat Pump Replacement	Proposed Capital	92.8	56,041			
	12	Weatherization Improvements	Proposed Capital	25.3	2,639	2,638		
	13	Lighting Upgrade	Completed/proposed	11.1	19,222			
Emergency Management								
	14	Replace Liebert		95.6	2,381			
	15	Weatherization Improvements		7.2	1,238	80		
	16	Lighting Upgrade	Proposed	8.8	992			
Flatbush Annex								
	17	Demand Control Ventilation	Building Surplused	13.7	27,710	564		
	18	Hot Water Reset Controls	Building Surplused	36.8		547		
	19	Boiler Replacement	Building Surplused	256.5		1,055		
	20	Cooling Tower Replacement	Building Surplused	218.5	2,664			
	21	Exhaust Fan Control Modification	Building Surplused	4		2,035		
	22	Pump Motor/VFD Replacement	Building Surplused	9.4	50,870			
	23	Weatherization Improvements	Building Surplused	14.4	1,046	744		
	24	Lighting Upgrade	Building Surplused	34.4	473			

Building	FIM #	Facility Improvement Measure	Status	Payback	Electric Savings (kWH/yr)	Natural Gas Savings (CCF/yr)	#2 Fuel Oil Savings (gallons/yr)	LPG Savings (gallons/yr)
Heavy Vehicle Maintenance								
	25	Infrared Heater	Otherwise completed/proposed	20.9	1,969	5,464		
	26	Weatherization Improvements		10		372		
	27	Lighting Upgrade	Completed/ongoing	14.1	41,717			
Information Services								
	28	AHU and DCV	Building Surplused	38.7	10,379	1,554		
	29	Weatherization Improvements	Building Surplused	11.7	1,402	664		
	30	Lighting Upgrade	Building Surplused	16.9	14,020			
Mental Health (now Health and Mental Health)								
	31	Demand Control Ventilation	Proposed Capital	39.5	14,628	863		
	32	Cooling Tower Replacement	Completed	91.8	14,208			
	33	Wind Turbine		62.1	33,875			
	34	Heat Pump Replacement	Otherwise addressed	99.4	48,157			
	35	Pump Motor/VFD Replacement	Proposed Capital	13.3	36,608			
	36	Weatherization Improvements		13.9	2,028	1,015		
	37	Lighting Upgrade	Completed/proposed	14.9	42,721			
Pool								
	38	Motor Replacement	Established Capital 414	15.3	3,378			
	39	Lighting Upgrade	Established Capital 414	12.3	2,357			
Probation Department								
	40	Demand Control Ventilation	Proposed Capital	75.3	465	848		
	41	Weatherization Improvements		41.3	2,139	1,040		
	42	Lighting Upgrade	Proposed	23.8	4,555			
Public Works								
	43	Replace AC Unit and Install DCV	Proposed Capital	49.1	19,246	648		
	44	Cooling Tower Replacement	Completed	286.5	4,066			
	45	Pump Motor Replacement	Proposed Capital	12.1	1,665			
	46	Weatherization Improvements		11.7	824	690		
	47	Lighting Upgrade	Completed/proposed	12.7	15,510			
Old Jail Storage Garage								
	48	Replace Unit Heaters		6	68,084			(3,016)
	49	Weatherization improvements		7.5				130
Trudy Resnick Farber								
	50	Boiler Replacement	Proposed Capital	32.8			1,345	
	51	Demand Control Ventilation	Proposed Capital	14.7	213		289	

Building	FIM #	Facility Improvement Measure	Status	Payback	Electric Savings (kWH/yr)	Natural Gas Savings (CCF/yr)	#2 Fuel Oil Savings (gallons/yr)	LPG Savings (gallons/yr)
	52	Lighting Upgrade	Proposed	11	11,439			
Dept of Environment								
	53	Boiler Replacement		86.2		354		
	54	DHW Heater Replacement		50.3	2,565	(107)		
	55	Weatherization Improvements		26.4	682	620		
	56	Lighting Upgrade	Proposed	50.8	1,491			
Ulster County Office Building								
	57	Demand Control Ventilation	Proposed Capital	10.4	1,856	5,672		
	58	Replace Electric Heat in AC-4	Completed	29.5	63,240	(2,372)		
	59	Boiler Replacement	Proposed Capital	81.5		5,743		
	60	Humidification Replacement		54.8	51,006			
	61	Pump Motor/VFD Replacement	Proposed Capital	25.4	37,876			
	62	Weatherization Improvements		12.7	1,476	1,148		
	63	Lighting Upgrade	Completed/proposed	12.1	53,279			
Records Storage								
	64	RTU and DCV	Proposed Capital	51.4	31,640	2,799		
	65	Humidification Replacement	Proposed Capital	16.9	113,359	(4,123)		
	66	Weatherization Improvements		19.3	2,288	1,048		
	67	Lighting Upgrade	Completed/proposed	19.9	42,021			
Ulster County Area Transportation (UCAT)								
	68	Demand Control Ventilation		13.7	6,279			
	69	Weatherization Improvements		31.3	12,668			
	70	Lighting Upgrade	Proposed	10.1	31,276			
	71	Remove Electric Heat		21.9	66,933	(2,456)		
Ulster Avenue Office Complex (DSS, BRC)								
	72	Replace RTUs	Proposed capital also see note below	94.8	51,552	791		
	73	Weatherization Improvements		17.3	2,742	5,000		
	74	Lighting Upgrade		8.8	1,606	612		
	75	Demand Control Ventilation		25.1	32,706			
Accord Substation								
	76	Lighting Upgrade		20.4	858			
Boiceville Substation								
	77	Bay Area Thermostat Replacement	Completed	0.8				862
	78	DHW Heater Replacement		22	2,565			(117)
	79	Office Area Thermostat Replacement	Completed	2				345

Building	FIM #	Facility Improvement Measure	Status	Payback	Electric Savings (kWH/yr)	Natural Gas Savings (CCF/yr)	#2 Fuel Oil Savings (gallons/yr)	LPG Savings (gallons/yr)
	80	Lighting Upgrade		1.7	2,982			
Saugerties Substation								
	81	Infrared Heater	Otherwise addressed	14.9			2,383	(1,947)
	82	Office Area Thermostat Replacement	Completed	0.3			253	
Ulster County Law Enforcement Center								
	83	Lighting Sensor Upgrade	Capital 456	5.7	127,985			
	84	Building Scheduling		0	162,854		4,664	
GHHC								
	85	Hot Water Reset Controls		10.7				
	86	Kitchen Exhaust Hood Controls		35.3	17,463		409	
	87	Boiler Replacement- NG		30.1		(53,292)	459	
	88	Instantaneous DHW Heater		13.7		(17,382)	49,485	
	89	Pump Motor/VFD Replacement		6.7	43,564		16,495	
	90	Weatherization Improvements		11.4	150,111			
	91	Lighting Upgrade		11.4	76,281		5,027	
	92	PTAC Replacement		9.7	457,496			

FIM 6 Replaced electric heat at community corrections with LP

FIM 25 Infrared heaters in Heavy Vehicle Maintenance Area
Replacing/Replaced oil fired hot air furnaces with gas fired ceiling hung unit heater and/or "infloor" radiant heat.

FIM 34 Heat Pump Replacement at Mental Health
Both ongoing and included in 2015 capital program

FIM 72 RTU replacement at DSS/BRC (29 units total)
Work is ongoing and units are replaced as they fail and included in proposed 2015 capital project

FIM 81 Saugerties Substation- Infrared Heater
Installed gas fired furnace and ceiling hung unit heaters

Additional Energy Improvements
Replaced electric hot water heater at Probation
Replaced gas fired water heater at County Office Building

Deputy Chairman Loughran asked Sue Plonski to look into the RFP for the security cameras for the parking lot – when will it be completed.

Adjournment

There being no further business, a motion to adjourn was made by Legislator Archer and seconded by Legislator Greene, all were in favor, and Deputy Chairman Loughran declared the meeting duly adjourned at 7:10 PM.

Dated the 20th of August, 2015
Nettie Tomshaw, Legislative Staff

Minutes Approved on: September 3, 2015