



TOWN OF FREETOWN

Police Sub-Committee

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J. Brown

Meeting Minutes - Wednesday, October 2, 2019

A meeting of the Police Sub-Committee was held on Wednesday, October 2, 2019, @ 5:30 p.m., at the Council on Aging, 227 Chace Road, East Freetown, MA @ 5:30 P.M.

PRESENT: Lisa Pacheco, Chairwoman; Town Administrator David DeManche, Chief of Police, Carlton Abbott, Sgt. Benjamin Levesque, Officer Mark Fornaciari, Mary Rezendes-Brown, Robert Jose, Paul Sadeck, Charlie Sullivan **ALSO PRESENT:** Taylor MacDonald (Pomroy Associates), Andy DiGiammo (CGA), Matt Shortsleeve, Vice President of Development, Solect Energy.

ABSENT: NONE

Meeting called to order at 5:30 p.m. Ms. Pacheco turns over meeting to Taylor MacDonald. Mr. MacDonald introduces Matt Shortsleeve, Vice President of Development at Solect Energy.

TOPIC: Solar Update

Mr. Shortsleeve has circulated a Commercial Solar Project Proposal for the new police station. Mr. Shortsleeve states the proposal outlines the development, installation and maintenance of a solar system on the roof of the new police station. The system would be under a 20 year contract, and the electricity would be sold to the town at a fixed rate with no pass-through charges. The town does not have to purchase the system, or pay to maintain it. As the Town of Freetown is a public entity, it must be done under a procurement.

Mr. Jose questions if this is an offer of a solar lease. Mr. Shortsleeve states Solect is leasing the roof space and would ask the town for an easement, but would not pay the town to lease the roof space. The solar system would offset 43% of the electricity cost. Once the system is operational, the cost of electricity would be 11.2 cents or 12.2 cents per kilowatt hour. Solect earns money by claiming the Federal tax credit, electricity sales from the town, and a State of Massachusetts incentive administered by Eversource.

Mr. DeManche questions if the procurement is done from a State Bid List. Mr. Shortsleeve states the organization, PowerOptions, which is a consortium, does the procurement and they have their own enabling statute under MGL Chapter 164, §137

Mr. MacDonald questions how the solar project would impact the 30 year Roof Warranty. Mr. Shortsleeve states Solect will contact the roof manufacturer to acquire a letter of warranty continuation. Solect will service and maintain the system and the solar project would not void the roof warranty, though the 20 year solar contract would expire prior to 30 year roof warranty. Mr. Jose questions if the prices given by Solect take into account the sunset federal tax credit of 30%. Mr. Shortsleeve stated the federal tax credit taken by Solect helps lower prices for consumers, but as of January 1st of 2020, the savings lowers to 26% from the current 30%.

TOPIC: Construction Update

Mr. MacDonald announces the site contractor has completed the segmental wall on the West end of the building and the work on the Retention Wall on the East side of the building is to begin tomorrow. The Special Waste Holding Tank for the Sally Port waste and the Fire Cistern Tanks have also been installed. The remaining site work consists of the tower pad, electrical, secondary and primary communication conduits, finish grading, curbs and binders and site finishes. The exterior wall framing is almost complete, work on the 2nd floor over the detention area is set to begin next week once the roof trusses arrive. The interior partitions will begin early next week, exterior trim and the roofing will begin in early October. The vapor barrier and installation is nearly complete around the exterior of the building, the main floor slab has been poured today, 2nd floor concrete panel slab has been poured, and only the slab for the detention area and sally port remain. Since the main floor slab has been poured, the mechanical, electrical and plumbing will be starting this week along with the framing.

TOPIC: Project Schedule

Mr. MacDonald states since the DEP has deemed the crossing on Chace Road as a true stream, a box culvert is to be installed in order to prevent contamination to a drinking water source. The price for the structure came in at \$108,000, which is not acceptable. He and Mr. DiGiammo will have a meeting tomorrow and update the committee of the results in the near future.

TOPIC: Budget Update

Mr. MacDonald states the one change is Line 1, under general construction, the amount of \$35,982 covers the first change order approved at the last meeting. The amount left in the contingency is \$882,000. The budget is strong and no issues are expected in the future.

TOPIC: Material Testing

Mr. MacDonald states material testing has been great, no issues with S.W. Cole out on site.

TOPIC: Change Requests

Cistern Tanks: There has been a change in the manufacture's recommendation in how to bury the Fire Cistern Tanks. The price has been lowered, though it is still under review and the recommendation is still pending.

Cruiser Port: On hold until the radio tower is ready. The plan is to break out the footings and conduits, so that the paving is not held up in that area. The committee may approve the infrastructure in the future.

Electric Charging Station: Provision that the town requested for a conduit under the paving for a potential charging area in the future. Mr. Jose stated that there may be an Eversource program available. Mr. MacDonald stated he will look into it.

RFI: Waiting on pricing due to an RFI that raised an issue in terms of where the condensers were located, and the addition of a chase causing length of piping to be added