

**Town of Rehoboth  
Municipal Building Study Committee  
Notes of the Meeting on September 17, 2018  
Senior Center Meeting Room**

**Present:** Frank Barresi, Helen Dennen, David Foss, Bill Maiorano, Scott Meager, James Medeiros, Joseph Nunes, Carolyn Panofsky, Richard Panofsky

**Guests:** Selectman James Muri; Edward Rowse, architect

**Call to Order:** 6:04 pm

**Minutes of Meeting on August 20, 2018.** The draft had been distributed by email. F. Barresi moved to accept with the correction of member Joseph Nunes's name; D. Foss seconded; motion carried unanimously.

**1. Existing "Rehoboth Castle"**

- J. Muri reported on a visit he and S. Meager had made to this site, planned to be the home of the ambulance program. Its strong structure needs only minor adjustments, such as widening the doorway for ambulances and installing fire protection. Because the tenants will not vacate the apartment until January, they did not enter that area; but it seems great for the intended purpose of overnight accommodation. An upstairs large area will be good for meetings, storage, and other purposes. S. Meager confirmed his judgment that the new facility seems "almost ideal." Both stressed advantages of moving this function out of the same building that police and fire are in.
- Progress can begin on this work once the building is vacated; it is not waiting for funding as are other aspects of the project.

**2. Status of the OPM project manager**

- J. Muri clarified that the town has temporarily retained CGA Project Management to prepare documents and an initial budget.
- Once a scope and specific charges are developed, the town will go to bid for a permanent OPM. This can be done by administrative processes (not requiring Town Meeting approval).

**3. Strategy for presenting the project to the town; other logistics**

- J. Muri reviewed whether the project would be presented as staged or all at once as a single project. While we'll consider each building separately in planning, the Selectmen strongly recommend a single proposal for "up or down" vote.
- The group will plan the sequence of construction to avoid temporary building rentals.
- Matters of timing were discussed throughout the meeting. At the end, a strong consensus was expressed against being pressed to hurry; specifically, that we will not work for a vote at this coming spring's Town Meeting.

**4. Review of the draft architectural drawings**

- J. Nunes provided large format printed copies of the plans, and E. Rowse handed out smaller copies, somewhat updated.
- The group asked clarifying questions about each of the main functional locations. Many specifics were reviewed of functions of rooms, layout, and construction issues. F. Barresi indicated he will propose some changes to the interior arrangements of rooms in the fire building and include a public service window.
- C. Panofsky distributed copies of a program from National Grid, New Construction Services for Massachusetts & Rhode Island (February 2018); copy attached. She urged the Town's participation

in this program for the buildings project. She also cautioned that the east-west placement of the buildings is not optimal for roof solar units; discussion brought out issues for repositioning the buildings or using a separate structure such as a shed-roof over the parking area. E. Rowse clarified there seem to be no difficulties on the site for using geothermal cooling and warming. Design calls for R19 walls and R38 roofs. J. Muri emphasized the need to present energy sustainability plans in a clear “return on investment” context.

- The existing police/fire building (not including the metal building, which will be demolished) will be retained, with a new façade and re-built interior spaces; this new space will serve just the Fire program offices. A new nearby but not contiguous building will house police functions. The rear half, housing holding cells and other sensitive functions, would be built of cinder block for security; the front part can be stick construction or pre-fab.
- F. Barresi mentioned a need to investigate bullet proofing not only windows but walls of the new police building.
- Some “Conference Rooms” are placeholders for expansion space. The point was made to call these spaces something neutral like “multi-use rooms.”
- The final plans will include not only the building but interior finishing and furnishings.
- People who will occupy the Town Hall have reviewed the previous version and indicated the suitability of each area planned for their functions; the present version retains those understandings. H. Dennen will show the current plans around to keep the stakeholders involved.
- R. Panofsky explained that the drawing for the animal shelter is only conceptual. He’ll involve the Animal Advisory Committee in screening options and specific designs.
- F. Barresi mentioned our need to meet new OSHA employee safety requirements for public sector workplaces.

#### **5. Communications and Public Visibility**

- R. Panofsky proposed, as Clerk, to work with Helen Dennen and Laura Schwall on a website for the Committee. The group agreed and consented that we should use the existing, previous web site as a foundation, retaining past knowledge and building our new work on top.
- We must provide information to the public regularly and continuously. Reports can be made at BoS meetings. Minutes will be posted on the website, as will agendas and appropriate draft documents.

#### **6. Next meeting**

- October 1, starting at 5:00. We’ll meet at the building site for a tour, and then can continue in the Fire Station. R. Panofsky will arrange regular postings, to include email notices through the Town Administrator.

#### **Adjournment**

- R. Panofsky moved to adjourn at 7:15 pm; D. Foss seconded. Motion carried.

Respectfully submitted,

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James Medeiros, Chair

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Richard Panofsky, Clerk

**Attachment:** National Grid: New Construction Services for Massachusetts & Rhode Island (February 2018)  
( [https://www.nationalgridus.com/media/pronet/ta\\_nc\\_participantsguidepromo\\_overview\\_update.pdf](https://www.nationalgridus.com/media/pronet/ta_nc_participantsguidepromo_overview_update.pdf) )

# New Construction Services for Massachusetts & Rhode Island

## Overview

National Grid's New Construction Commercial, Industrial, and Institutional (non-residential) program for Massachusetts and Rhode Island consists of four main areas of activity:

1. Ground-up new construction
2. Major code-triggering renovations or tenant fit-outs
3. End of useful life equipment replacement
4. Training and assistance to meet building energy codes

The program is designed to promote and support high-performance building design, equipment selection, and building operation. The services help lower a building's operating and maintenance costs throughout its life cycle; increase comfort, health, and productivity for building occupants; and increase sustainability. To achieve all this, the program offers technical and design assistance and financial incentives based on high-performance design and energy efficiency that incentivize building beyond the current energy code baselines.

Customers who participate in the program receive services including technical and design assistance, owner incentives, and design team incentives. To maximize the program benefits, collaboration should occur from the conceptual design stage through project completion. Design assistance can range from simple plan review and efficiency upgrade recommendations to complete technical assistance studies performed by leading energy engineering firms. Financial incentives, to help offset increased design interaction and potential costs of construction, are available for projects that exceed thresholds established by the program.

## To Be Eligible for National Grid's New Construction Services:

- Projects must be at a point where design changes are feasible, preferably in the early conceptual or schematic design phase.
- The participant must be, or must become, a commercial and/or industrial customer of National Grid in Massachusetts or Rhode Island and subject to payment of the Massachusetts Systems Benefit Charge (SBC) or Rhode Island Local Distribution Adjustment Factor (LDAF) for electric and/or gas service, respectively.

## Process from Start to Finish:

1. Contact National Grid
2. Present Conceptual Design
3. Provide Schematic Design
4. Design Development
5. Submit Construction Documents
6. Begin Construction
7. Verify work is completed

## Services (See details on reverse side)

### Owner Financial Incentives

These incentives encourage owners to invest in energy efficiency as a major goal in their new buildings. Financial incentives are available to owners when the efficiency of their building exceeds the minimum building energy code threshold.

### Design Team Financial Incentives

Incentives are available to design teams who integrate energy efficiency with exceptional design. The design team may qualify for incentives under the Whole Building Approach option.

### Design and Technical Assistance

Design assistance supports integration of innovative design technologies into new construction projects. Tailored to individual projects, design assistance is available at no cost to building owners and their design teams.

### Trainings

Energy code trainings and technical and documentation support for Massachusetts and Rhode Island are available to all design professionals, contractors, and building officials. In addition, trainings on specific high-performance technologies are available. For more information on trainings, visit: [www.ngrid.com/advantages](http://www.ngrid.com/advantages) and fill out the Contact Us form.

For participation information, eligibility requirements, and to request the Participants' Guide, visit [ngrid.com/newconstruction](http://ngrid.com/newconstruction), call **844-280-4326**, or email [newconstruction@nationalgrid.com](mailto:newconstruction@nationalgrid.com)

## Two Approaches to New Construction Program Participation

### Whole Building Approach

The Whole Building Approach is designed for customers who construct a new building or facility from the ground up or a major renovation that triggers code compliance in many areas. The best outcomes require early intervention, communication, coordination, and expertise. We can provide critical support throughout design and construction, maximizing energy savings. There are two different pathways available when participating in National Grid's Whole Building Approach:

1. Integrated Design Path for Large Buildings
2. Integrated Design Path for Small Buildings

#### Integrated Design Path for Large Buildings

The Integrated Design Path is for buildings larger than 100,000 square feet or smaller buildings of unique complexity that are designed and built to perform better than the current state energy code. In Massachusetts, the energy code is currently based on the 2015 International Energy Conservation Code (IECC) while the energy code in Rhode Island is based on the 2012 IECC. The target for each code is 10% and 15%, respectively. This approach generates detailed analyses and recommendations that allow owners and design teams to make informed decisions regarding energy efficiency features. The Integrated Design Path generally results in higher levels of energy savings, and provides higher levels of incentives as a result.

#### Integrated Design Path for Small Buildings

The Integrated Design Path for Small Buildings is a comprehensive new construction offering for buildings between 20,000 and 100,000 square feet. National Grid must be engaged early in the project's design process. The purpose of the program is to reduce building electrical and thermal energy demand and consumption by implementing cost-effective design alternatives early, before the end of design development, when changes are still feasible. Any building type is eligible with the exception of multi-families, lab buildings, grocery stores or industrial projects (including data centers). However, these exceptions are covered by our Custom Path. Please see Custom Path.

### Systems Approach

The Systems Approach is designed for new construction projects involving a simple building design including basic systems or when focused on one or two aspects of a building's energy use due to a remodel or change in space use type. National Grid's New Construction Program encourages customers to think broadly because systems are frequently interrelated and may be more economical to install when walls and ceilings are open or down, or large equipment is being installed. Customers selecting the Systems Approach will utilize the New Construction prescriptive application for each measure for which a prescriptive application exists, or complete a National Grid custom application for non-prescriptive energy efficiency measures, which will result in energy savings.

#### Custom Path

The Custom Path is designed to facilitate creative and deeper energy savings in systems of a new construction or major renovation project. Custom Path projects rely on engineering calculations to estimate energy savings. Incentives are directly related to a number of variables, total project costs, and associated savings. Eligibility requirements are clearly delineated on the actual custom project application.

#### Prescriptive Path

The Prescriptive Path is a standard approach for energy efficiency incentive delivery. There are specific requirements for equipment available under National Grid's prescriptive offerings, and each prescriptive application clearly identifies the qualification requirements and the incentive dollars associated with each measure.

#### Building Owner Incentives\* for: Integrated Design Path Large Buildings Program Integrated Design Path Small Buildings Program

Electric: \$0.35/kWh + Gas: \$1.70/therm

#### Design Team Incentives\*\*:

\$3,000 Energy Efficiency Charrette +  
Electric: \$0.07/kWh + Gas: \$0.34/therm

\* Building owner incentives capped at 100% of estimated incremental costs.

\*\* Design team incentives capped at \$15,000 total.

FOR ELIGIBLE PROJECTS within National Grid's Massachusetts and Rhode Island electric and/or gas service territories. National Grid does not guarantee savings. Savings and energy efficiency experiences may vary. Terms and Conditions apply.

In Rhode Island: These programs are funded by the energy efficiency charge on all customers' utility bills, in accordance with Rhode Island law.

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