Town of Whitingham
Office of the Selectboard

NOTES OF OCTOBER 29, 2026

These are notes from the meeting, they are not considered Minutes because we did not have a quorum of Selectboard members in attendance.

A Highway Garage meeting to discuss Plumbing, Electrical and Mechanical (PEM) systems was held at 1pm on Thursday, October 29th in the Selectboard Office and online.

Selectboard members present: Rick Gramlin and Lyman (Skip) Tefft. There was not a quorum of Selectboard members, so this is not considered a public meeting.

Others present: Gig Zboray, Selectboard Administrator; Stanley Janovsky, Road Commissioner; Donnie Boyd, Liz Fournier, residents; Diane Abate, S&A, Jason Parkhurst, Mechanical & Plumbing D&K; Jason DelleChiaie DEW, Conor Donnelly VP Preconstruction; Jeff Niemiec D&K Electrical, Phillip Marks, Gordon Bristol.

Fire Sprinkler: Jason Parkhurst – hasn't done a whole lot of work on it yet, will need a 17,000-gallon tank, might make sense to do two 10,000 gallon tanks or two 8,500's. Initially Patrick Banks said 10 minutes of water from two sprinkler heads would be the minimum required, now he put in writing that we need water for 20 minutes from two sprinkler heads. It is a reduction from NFP 13, which requires 60 minutes, so 20 minutes is a good reduction. The water tanks are to be underground, will have a diesel fire pump. Tank would be under the fire pump room and below the loader, a location for a second tank has not been located yet. Fiberglass tanks would be less expensive. Will fiberglass hold the weight of the equipment above it? NFP 22 governs what we have to use.

Once the water tanks are filled for the sprinklers is there any maintenance required? Yes, level indicators need to be watched, some yearly maintenance to ensure compliance, must be "supervised" but limited maintenance.

Single water storage tank could be more efficient as long as we are not blasting through ledge to get it installed.

The pump doesn't change, just the water storage volume. 40 HP pump, maybe it can be smaller. The generator and fire pump will be diesel. Does code require that we need a generator as backup? No, the fire pump will be diesel, not electric.

Generator: The generator can be 25-30Kw, considerably less power needed than if we had an electric fire pump. Level 2 generator for life safety only, we want the overhead doors to work if the

power goes out, in the office we need lighting. Stan thinks everything should run on the generator. The equipment that is 240 electric like air compressor and welder don't necessarily need to run on emergency power. Stan has a portable generator for the 240 equipment if needed.

Heating: Waste oil and regular oil heating, only the regular oil heating system should be on the generator. Radiant becomes expensive and complicated, we will need a boiler. Decision was already made for no radiant, just Modine style heaters. Stan doesn't want radiant, doesn't want heating cost to be $30,000 per year. Donnie asks why waste oil can't be hooked to a boiler for the radiant. We are not looking to add costs to the project but the engineers will provide a cost estimate for radiant. We will need space for the boilers also. Another issue would be that the mechanical room is not large enough for the boiler needed, the boiler must have fireproof walls.

Little exhaust fan will run constantly; the larger one will kick on if CO2/NOX alarm goes off.

Stan thinks larger Modine's are needed he thinks 2,000 or 2,500 BTUs.

Water/Oil Separator: Trench drains will have oil water separator; the separator will be outside. Both sides of the floor will pitch towards the middle where the drain will be.

Lighting – standard LEDs, simple controls, any systems they shouldn't assume?

Electric Service: 200-amp service, we want 3-phase in the building. Do we have a list of all the equipment? Stan will make a list of the big stuff (welder, compressor, drill press (takes 3 phase). The compressor is about 5 years old; we will keep it. Do we need to think about future EV chargers, NO.

Do we need under slab insulation? Diane: treating as a conditioned space. Conditioned vs unconditioned is based on the BTUs needed, if we use less BTUs, then the site can be "semi-conditioned", but won't have the heat recovery time, so that need makes it a conditioned space, so we will need total insulation under slab.

Insulation under the slab is just the 4" pink foam board so that is not such a huge expense.

The bond vote is on Tuesday (Nov. 3). Based on a positive outcome, on Wednesday we should regroup for critical path items. Things will start rocking and rolling.

Respectfully submitted,

~Gig Zboray