

Tracey Cutler

From: Michael Behrendt
Sent: Wednesday, July 19, 2023 4:55 PM
Subject: Technology Drive #121 - Energy Checklist
Attachments: 2-16-2023 Durham Energy Considerations Checklist 121 Tech Dr. 22-095.pdf

To the Planning Board,

We met today to review the Energy Conservations Checklist for 121 Technology Drive (attached). The checklist that the RJ Kelly, the applicant, completed is attached. We require that the checklist be completed as part of site plan applications. We then meet with the applicant's team, Audrey Cline the building official, and a knowledgeable representative of the Durham Energy Committee. We discuss ideas to enhance sustainability for the project but then it is up to the applicant how they wish to proceed. Many thanks to Matt Davis for assisting in the meeting.

At the meeting were Matt Davis of the Energy Committee, Audrey, Brandon Kelly, his engineer Shawn Smith, and his company's builder Craig (I will get his last name). A few key points:

- They don't pursue LEED (Leadership in Energy and Environmental Design) due to the cost but believe that they meet many of the standards of LEED. Unfortunately, the cost for obtaining actual certification and the plaque is pretty high.
- There are some limits to what can be done with an existing building.
- They are replacing the entire skin of the building with a far superior new design with good insulation.
- All of the ribbon windows will be replaced.
- A new roof will be installed. The stone ballast on the existing roof will be reused for a stone drip edge around the perimeter of the building.
- Extensive remodeling will be done to the interior in common areas and for fit up for new tenants – Raytheon and Airtho. They are diligent about saving all materials (doors, hardware, etc.) for reuse on site.
- The different tenancies have separate utilities to a fair extent. Matt suggested looking into ways for reusing the heat generated by some tenants.

- The applicant gets many phone calls about using the roof for solar. They are very open to this in the future but need to see what tenant needs are for use of the roof. Plus, evidently there are serious limitations for the capacity of Eversource at present to accept significant new power into the grid at this location.
- The applicant expects to have half a dozen electric charging stations for tenants. There would probably be a small cost for their use.
- For lighting they will have motion sensors, LED lights, and skylights for natural lighting in the lobby.
- Gray water will not be used. It is often most workable for landscaping irrigation. Matt said gray water was recycled for a project at James Hall at UNH and it was very challenging – need for a storage tank and pump and separate piping systems.
- There may be opportunities for freestanding solar in the future on the large site.
- A green roof is not practical for this existing building. They add substantial weight to a building.
- The applicant will add bike racks in appropriate places on the exterior. Interior bike racks are probably not needed for a commercial building (in contrast to a multifamily residence).
- The UNH Campus Connector provides service to the building now for the two UNH tenants – Olson Center and Northeast Passage.

Michael Behrendt

Durham Town Planner

8 Newmarket Road

Durham, NH 03824

(603) 868-8064

