

Energy Committee  
September 16, 2015 – 8:00 a.m. – Town Administrator’s Office  
Town Hall

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Present: Doug Briggs, Mark Carlisle, Ed Vitone, Kyle Johnson, Mike Rivers and Sylvia Turcotte. Kevin Keena of B2Q came in at 8:30 p.m.

The meeting was called to order at 8:03 a.m.

I. LIBRARY ENERGY UPGRADES

A. Review contractor proposals

Doug Briggs stated that he and Ed Vitone met with engineers from D/E and B2Q and asked for proposals. He noted that Kevin Keena of B2Q was scheduled to join them at 8:30 this morning.

Ed Vitone stated that they interviewed both of them and that the D/E person was very knowledgeable but had no scientific approach. He noted that the second person, Kevin Keena of B2Q was more disciplined in his approach, took photos and was more rigorous. Doug Briggs stated that Keena was leaning towards a new boiler system and is a resident of Westminster and is familiar with the Green Energies process.

Mr. Briggs also stated that he would be checking with Town Counsel on the distribution of funds from this grant and if they should place an article to authorize the spending on the Special Town Meeting warrant.

Mark Carlisle inquired about the insulation. Doug Briggs stated that the contractor from the spray insulation company stated that they would have to tear out all the present insulation and then spray in the new one at a cost of approximately \$70,000. He also noted that the Library would have to be closed for a few weeks due to air quality issues. It was noted that the Building Commissioner said that this should only be done in warm weather in order for it to dry properly. Ed Vitone stated that most contractors say it differently. Ed Vitone stated that the second contractor B2Q said the current insulation could be fixed.

Mike Rivers stated that after inquiring about using the remainder of the LED light grant for the Public Safety Building, he was told that it could only be used for the schools.

Ed Vitone stated that he did an analysis on oil usage at the Library and they used 6,000 gallons of oil a year, or 300 gallons a week. He also analyzed the electricity use noting that when they were using the A/C they used double the electricity.

Mark Carlisle noted that they should still be looking at a split system and pellets while Ed Vitone stated that they should look at a heat exchanger. He also noted that

they should set it up as automatic not manual and Kyle Johnson agreed stating that it was smarter management.

Mark Carlisle stated that they should ask if the split system was still viable.

Doug Briggs stated that he emailed Kelly Brown about payment options.

#### B. Select Contractor

At this time Kevin Keena of B2Q arrived and stated that they should look at this in a more comprehensive manner. Ed Vitone stated they should look at all not just the boiler. Kevin Keena stated that after his first pass, the boiler may be the first option with a heat pump lead system with boiler as the secondary. He noted that the first concern was the outside air coming in. He stated that the drawback with only the heat pump system is that it needs more radiation.

He noted that the cost projections are on the low side and included only installation but not the engineering and 30% on project management needs to be included. He stated that B2Q does design work as well and project management and could do turnkey on lighting on all three buildings.

Ed Vitone stated that the big issue is that no one knows how to operate the system at the Library. He stated that some blowers are on and some aren't working. Kevin Keena noted that they should put in a small energy management system and replace the thermostats.

Mike Rivers asked about any other similar projects that B2Q worked on and Kevin Keena stated that they did the Millbury and Beverly Schools, with bid specs and drawings and they oversaw the contractor and commissioning. He also noted that they do PID's (Piping and Instrumental Drawing and Diagrams) on a lot of projects but that it's not needed here. He also stated that the piping, which is all copper, at the Library looks good and he sees no issues. He stated that they should redo the insulation in the attic and the outside walls. He also noted that there would be savings with a night setback on thermostats.

Mark Carlisle stated that they should evaluate the entire building to include the lighting, insulation and air conditioning and a split system is preferable. Mr. Keena noted that a split system is not his first choice but that he could include a price for this from a local company.

#### C. Discuss Timeframe

Doug Briggs inquired of Mr. Keena what they were looking at for a timeframe. Mr. Keena stated that they were readily available and it depends on the boiler issue. He noted that maybe they could patch the boiler before winter. Mr. Vitone asked if it was feasible to get a new boiler system in there in two months. Mark Carlisle stated that they should look for long term for this situation and they would need to see

savings. Kevin Keena stated that the heating energy savings numbers are good and they should look at the cost side and practicality and then make a decision.

Doug Briggs asked what the next step would be. Kevin Keena responded that they would produce a proposal and options with costs. Again Mike Rivers inquired as to any similar projects that they have done and Mr. Keena stated that the Senior Center and Town Hall in Westminster.

Mr. Keena stated that he would have the proposal with cost the beginning of next week.

It was decided that the next meeting would be held on Wednesday, September 23<sup>rd</sup> at 8:00 a.m.

At 9:10 a.m. the meeting was adjourned.

Respectfully submitted,  
Sylvia Turcotte  
Executive Assistant