

Swampscott Energy Committee Meeting

Wednesday, January 21st, 2015 at 7:00 pm
Swampscott Town Hall, 2nd Floor Meeting Room

Members Attending: Neal Duffy, Wayne Spritz, Christine DePalma, Milton Fistel,
Hal Schwartz, Tara Gallagher
Non-Members Attending: Dan Dragani, Pete Kane

Agenda

- 1) 7:00 to 7:10 - Approval of previous meeting minutes – approved.
- 2) 7:10 to 7:20 - Energy Bill Aggregation – Pete Kane reporting.

Aggregating the town's various utility bills into one account is being tabled by the Town Accountant for now and he is going to look at it again in April with an anticipated start date for July 1.

Resident aggregation – Salem is going to create an account aggregation program for their residents and they are open to Swampscott joining the program. It may be more beneficial for Swampscott to set up its own program as providers base their rates on consistent demand, not necessarily number of customers. Pete met with Jeff Elie, the Energy Manager in Salem and Peregrine and Bay State Energy. They have already created a plan for Salem and we could either try to become part of that plan or go out to bid separately. We may be able to get rates out for Fall. One outstanding issue that Kane is looking into is that we already explored this type of plan with Lynn with Nexterra Energy. Though we never pursued the program, Kane wants to make sure that there will be no conflicts with the agreement signed with Nexterra then and any new agreement we pursue with other companies.

- 2) 7:20 to 7:50 - Facilities Consolidation Task Force update –

Wayne Spritz, Neal Duffy and Dan Dragani reported on the Facilities Consolidation Task Force meeting which was held on 1/13/15. In addition to Spritz, Duffy and Dragani, the meeting was attended by John Callahan (Board of Selectmen), Gargi Cooper and Suzanne Wright (School Committee), Garret Baker and Terry Johnson (School Facilities Staff), Gino Cresta (DPW Director), Tom Younger (Town Administrator) and Pam Angelakis (School Superintendant).

Wayne Spritz made a brief presentation to the group providing an overview of our current facilities infrastructure and organizationally how we provide services. The presentation was meant to show the imbalance in the system and the need for more expertise and manpower on the

facilities side.

The Task Force then discussed strategies on how to start creating a plan for a new consolidated Facilities Department. After much discussion, it was decided that the DPW and schools would create a broad organizational flow chart showing staff members, responsibilities and process mapping so the Task Force could start brainstorming at the next meeting. Spritz and Duffy were given the task of contacting other communities who have consolidated already to learn from their process.

3) 7:50 to 8:10 - High School Energy Tracking Program - To be addressed at a later date. Tom Dreeben who is working with Chris Ratley and Dan Dragani on this program to our next meeting.

4) 8:10 to 8:30 – Cogen and High School Metasys System project update – Dan Dragani reporting.

Metasys upgrade – Phase 1 is done – hardware and software has been upgraded.

Phase 2 – training, is about half way done. Dan Dragani received some advanced training during phase 1. We still need training of day to day employees. Dan thinks it will probably be George (head janitor at the high school) and Garrett Baker who receive that training.

Phase 3 is the energy savings phase - looking at thermostat ranges, schedules. This is about 50% complete.

Some findings during this phase –

Library –

5 of 9 furnaces are not following the nighttime setback (ESCO). Johnson Controls has been contacted as it is believed this is a controls problem.

Wayne Spritz asked if we can walk away from the ESCO contract as there seem to be many issues with Johnson Controls.

It was also brought up that one of the lessons of the ESCO is to have people on staff who are paying attention to the work being done as it is really hard to figure out what happened 3 years later.

Town Hall –

system is operating efficiently

High School –

Many of the roof top units were in local control which means they were unnecessarily running 24/7. In addition to huge waste in energy, this creates unnecessary wear and tear on the equipment.

Many of the schedules at the High School were not set correctly and these have been addressed. Many of the smaller units were not originally programmed into the schedule.

The Holiday schedule was not being used.

Event override switches in the building can override Roof Top Units. These override switches are easily accessible to anyone (including students) in the building. There are certain rooms we occupy at night that we shouldn't because they are in an area/zone of the building that could be shut down.

Occupancy sensor issues – dynamic objects like flags are setting off occupancy sensors. Cleaning staff is triggering occupancy sensors. Until the room hits the set point it will not go back to unoccupied.

Room thermostats – Right now the building is globally set to 72 degrees. The plan is to see how this works and then to customize individual rooms as problems arise.

Energy Recovery Unit on the building is not working and will likely be expensive to fix.

Cogen – Working with the schools and the town Dan Dragani has created a system of checks and balances on the Cogen. The unit is to be checked daily by janitors, if they are sick others can be contacted. There also is an email alarm if it does not generate electricity for 2 hours.

Goals/Moving Forward –

- Once the HVAC system is running effectively we will have a mechanical design engineer evaluate the building
- Training sessions for employees
- Develop an operations plan and guide for building day to day use
- Evaluate night meeting locations and compare to HVAC design
- Present findings to Board of Selectmen/School Committee (Town Meeting?)

5) 8:30 – 8:45 - Solar at Fire Station and Police Station – Sydney Pierce did not attend this meeting and will be invited to the next one to discuss working with the Police Chief and Fire Chief on a solar project for their stations.

5) 8:45 to 9:00 - Any other business that comes before the committee –

Final report for last Green Communities work needs to be in by 2/18.
Annual report is due in March. Grant application is due 3/20.

Pete has not filed the final report of the Green Communities work done during the last round of grants yet but thinks it will be filed on time. We need to show documentation of the work so he is trying to find out if contractors took any pictures. Pete and Dan went to Clarke to take pictures of the steam traps. They reported that it was really hot down there and it seems we are losing a lot of heat.

Pete voiced concern about applying for the next grant round and our ability to oversee the project properly. The committee discussed and is thinking about adding some form of administrative help to the grant to help manage the project perhaps a Co-op student or maybe something more significant.

Meeting Adjourned – 9:04 PM