

ENERGY MANAGEMENT COMMITTEE
Meeting Minutes: Aug 15, 2022, 5:00 pm to 7:00pm
Zoom Video Meeting

Voting attending: Roger McPeek, Karl Rexer, Colleen Soden, Allison Gaiko, Justin Magee

Non-Voting attending: Andrew Marron, Meg White, Laura Turenne, Pete Lawson, LeeAnn McGahan, Susan McPhee, Joseph Mannion, Josh Bers, Ken Pruitt

Absent: Bogdan Fedeles, Fritzie Nace, Todd Kosterman

1. The minutes from 6/13/22 and 7/25/22 were unanimously approved.
2. New Business: Town Hall HVAC: Ms. White has been managing this project. A Capital request has been submitted to replace the HVAC system. Currently, each room has antiquated unit ventilators. The engineering firm Weston and Sampson has been hired to perform the schematics. Capital was asked to decide between two scenarios: replacing in kind with a gas boiler or going fully electric. At the time, it was estimated at approximately \$4.6 million for a new gas system and \$6.3 million for an electric one. The decision was made to go fully electric align with the Sustainable Building Policy and the Climate Action Plan. Design is at 75%. NGrid would be the incentive provider. Originally, NGrid had verbally said they would give approximately 700k in incentives; however, they have reneged and are now offering no incentives. NGrid is requiring cost effectiveness and not just a decrease in carbon. In other words, there is not enough benefit to cost ratio. This project will have to be voted on as an override. The existing boiler would be kept but with the hope of never having to use it. New unit ventilators would be installed. The current boiler was installed around 2006 and is nearing the end of its life. The new system would have Variable Refrigerant Flow with an energy recovery wheel so temperate air can be delivered to spaces for fresh air, thereby solving the humidity issues in the basement. Additional costs include a new generator (needs to be upsized due to additional electrical load) and a new flight of stairs. Mr. Lawson is enquiring with the engineers to see if the existing diesel generator can be kept and only used for keeping the essentials running, such as heat. Currently, the generator is set up to keep the whole building running as normal. Mr. Lawson will determine, along with the engineers, if non-emergency electrical can be rewired and removed from the generator. *Action Item: Ms. McPhee will reach out to NGrid to see if there is someone else who can help with incentives.* Geothermal was briefly looked at in 2010 to heat/cool both the library and Town Hall. At that time, estimates came in very high. Another META grant could be applied for to investigate geothermal, but it may be too late to start that process. If the project was below 150 tons, it would qualify for incentives (prescriptive). If the utilities changed the parameters, then the project could receive incentives. *AI: Ms. White will give Ms. McPhee the breakdown of costs.*
3. Vehicles and Chargers (*Mr. Pruitt, Mr. Marron, and Mr. Parlee*):
 - a. The Purchase Order is being placed for new Town Hall/Library chargers. The brand is Clipper Creek.
 - b. The fast DC chargers are on schedule to get the electrical in place in the Jenks parking lot. There will be 2 stations in the Jenks parking lot. They require a 14 ft by 20 ft area for the pad and electrical. Power will be pulled from under Mt.

Vernon St. Guardian energy will perform the make ready work. 2 parking spaces will become EV only.

4. Policies:

- a. Energy Efficient Building Policy Update (*Mr. Magee and Mr. Pruitt*): This is an update to the 2009 policy. Mr. McPeck mentioned the use of “should” vs “shall”. Mr. Pruitt will go through document and re-evaluate the use of “should” vs “shall”. Ms. McPhee suggested adding commissioning during construction, once finished, and a year later. *AI: Mr. Mannion will share Natick’s building policy.* Next groups for the policy to be vetted by is EFPBC and School Committee and then onto Select Board for adoption. There are 3 sections: new construction, large additions, and renovations. There is also a roof replacement section which says to add maximize space by relocating roof vents. Dr. Rexer asked if the color of roof should be included. SRI (solar reflective index) is different for flat vs steep roofs. To comply with Open Meeting Law, comments can be directed to Mr. Pruitt only. There can be no back and forth discussion.
- b. Revised Town Temperature Setpoint Policy (*Mr. Pruitt, Mr. Kosterman, and Mr. Lawson*): Defer until next meeting.

5. Capital Requests/Green Communities Grants:

- a. Parkhurst and WinRec gyms (*Mr. Lawson and Mr. McPeck*): Capital will recommend to Town Meeting. Capital contribution of \$33,582. Total project cost is \$193,582. \$100,00 would come from Green Communities Grant and \$60,000 in incentives.
- b. WinRec Heat Pumps (*Mr. Lawson and Ms. McPhee*): Ms. McPhee has requested Horizon to send a proposal for installing Heat Pumps throughout the entire building. The \$500k available through Green Communities would be applied for instead of the \$100k; however, Winchester would then not be able to apply for 3 years. Ms. McPhee hopes to receive the proposal by October. The Heat Pumps would replace the current steam boiler. Ground Source Heat Pumps could also be an option but may be too expensive. The boiler maintenance is \$72,000 and Mr. Lawson is hoping the boiler will last 5 more years.

6. Projects Overview Updates (*Mr. Lawson*):

- a. Parkhurst:
- b. WinRec:
- c. West Side Fire:
- d. Other: McCall Unit Ventilators: Phase 2 received some good bids. Phase 3 was approved. Once Phase 3 is finished, all the classrooms will be completed.

7. Updates from EFPBC re New Lynch Building (*Ms. Soden and Mr. Kosterman*): The design team is approaching the end of Schematic Design. The utility incentive is based on the estimated EUI and then matched when realized. The project is still tracking toward LEED Gold. Geothermal is once again being investigated. EFPBC is now meeting weekly.

8. Schedule Next Meeting: Sept. 19th 5:00 Zoom

Respectfully submitted: Laura Turenne

