

# Nelson Town Buildings Committee

## June 29, 2015

### Attendees

Dave U  
Dave B  
Russ  
Lisa  
Sandy  
Bert

### Action Items

#### Dave U

- Questions for John Waite
  - Should the new heat pump should go in the mechanical room instead of under the Town Hall, and if in the Town Hall, do we need to worry about moisture from the heat exhaust.
  - What will be the impact on the electrical system in the Town Hall/Library?
  - Did he consider using the existing Library propane furnace to heat the meeting room?
  - Did he consider using the current Meeting Room “head” and moving it to the Archives room to control the new heat pump compressor?
  - Is there a way for the IR heaters in the Meeting Room to be controlled remotely/scheduled so that someone doesn’t have to get there early to warm up the room in the winter? How quickly can the IR heaters heat up the people meeting in that room?
  - What is his proposal for backup heat for the upstairs bathrooms, in the entry way?
- Request that the Selectboard ask Kohler/Lewis for an estimate for a design proposal for the Archives/Meeting Room/Library HVAC issues.
- When John Waite or Adrian Pinney are at the Town Hall for other work, request that they listen to the ventilation system and make sure it sounds normal.

#### Dave B

- Continue to work on the report on electrical usage by the Town.

## MINUTES

### Meeting called to order at 6 PM

### Motion to accept the minutes of June 8th

**Note that Kohler confirmed they did receive the requirements after all.  
Dave B moves to accept the minutes, Sandy seconds, all in favor.**

## Archives HVAC

John Waite contacted Adrian Pinney directly, with the Town's approval, to get prices and confirm that his design is installable.

- Adrian has not yet responded to John, thus we do not have a final design yet, just preliminary thoughts from John Waite.
- The basic proposal
  - John is proposing putting an independent heat pump in the crawl space under the Town Hall, which would be warmer than outside.
    - Do they emit moisture?
      - We assume they do emit moisture
      - We just spent a lot to keep the Town Hall dry.
      - Why not just use the existing mechanical room in the basement under the Library?
      - And you can stand up in the mechanical room.
      - Dave U will ask John about this.
  - Use the duct work for the dehumidifier.
  - This would provide heat and humidification and dehumidification through the same "pipe."
  - Propose IR heaters for the meeting room.
    - Maury and Dave went to an Eversource meeting and this is what they recommend for keeping people warm.
    - TBC prefers IR electric to propane in this enclosed space.
- Would an upgrade to the electrical be needed?
  - A certain amount of upgrade was done for the Town Hall renovation.
  - Dave U to ask what will be the impact on the electrical.

Dave B is not comfortable with the proposal.

- Concerned about him going to Pinney for information, Waite should know that information himself.
- Waite isn't considering using the existing Library furnace for the meeting room.
- Waite didn't consider reusing the current heat pump head.
  - But this also provides cooling.
  - Is he planning for a new head in the Archives room?
- Don't forget about the upstairs bathrooms which are now unheated when the heat pumps are being used.
- Waite's proposals of Rinnai or IR heaters
  - Is he expecting people to get in there early to turn up the heat?
    - That's unrealistic in a town our size.
  - A smart thermostat could manage this easily and remotely.
- Can the IR heaters have a remote thermostat?
  - Ask John Waite how quickly they heat the people.
- Sandy and Lisa share Dave B's concerns.
- We've spent \$900 on John Waite, Town does not have budget for a second opinion.
- The town voted \$6000 in total for the Archives fix. Town has spent \$900, and all the rest will be needed for equipment purchase and installation.

**Is the Selectboard willing to ask Kohler and Lewis what they would charge?  
Motion by Dave B to request that the Selectboard ask Kohler/Lewis for an estimate for a design proposal, Sandy seconds. All in favor.**

- Dave U says this has been asked of the Selectboard before, and they said no.
- Dave U will ask the Selectboard again if they are willing to ask Kohler for a price to do the design.
- The TBC would like to know what Kohler and Lewis would charge for a design.

**The TBC recommends that the Selectboard ask the questions outlined above of John Waite. Russ moves, Sandy seconds, all in favor.**

## Town Hall Ventilation

Dave U turned it on the other day and it seemed extra noisy. Lisa agrees that there is more vibration than there used to be.

When John Waite or Adrian Pinney are at the Hall for other work, request that they listen and make sure it sounds normal.

## Electrical Usage

### Dave B reports on his work with Eversource.

- First thing was to update all the Town Building addresses.
- Town is paying for street lights in 4 locations, including where the old Post Office used to be, across from John Cucchi's residence.
  - John C. doesn't want the streetlight there.
  - Town is paying \$900 for the 4 street lights
    - Town Barn, across from the main entrance
      - probably want to keep this one
    - Across from the Nelson School, 2 more streetlights, installed in the 1960s.
      - but the School has 4 street lights that they pay for already.
      - The school will need to be contacted to make sure they don't mind having them turned off.
    - Dave B proposes that we turn off 3 of the 4 streetlights, keep the one at the Town Barn.
  - The TBC makes a motion to recommend to the Selectboard that the 3 extra streetlights are turned off at Eversource, Dave B makes the motion, Russ seconds, All in favor.
    - 2 across from the street from the school
    - 1 on John Cucchi's property
- Electricity Usage throughout the town buildings
  - Eversource provided 4.5 years of good information, by meter not by building.
  - Dave B still has some questions.
    - Old Brick School House is clear, about 11KwH per year
    - Fire House and Safety Building are on the same meter, so can't make a distinction
      - From 2013 to 2014, in the Highway Barn, went from 1600kWh to 540kWh.
        - Why did this go down?
      - Fire and Safety, went from 8100 to 7700 kWh over the same period.
    - Town Hall and Library are on the same meter
      - Constant from 2011, about 8000kWh, but then 20,000 in 2014.

- some of this was construction
- Dave B will put some graphs together so that we can more easily see the trends. It looks like the last 12 months, May to May, we are up to 15000 kWh for Town Hall and Library.

**Dave B will continue this research and will report at our next TBC meeting.**

- We need this data to plan for solar on the Library.

## **Next Meeting**

**Monday July 13 at 6 PM at the Town Offices**

**Motion to adjourn at 7:10 PM by Dave U, second by Russ, all in favor.**