

Nelson Town Buildings Committee

July 13, 2015

Attendees

- Dave U
- Dave B
- Lisa
- Russ
- Bert
- Sandy

Action Items

- Dave U
 - Bring the “turn off the lights on the electrical poles” to the Selectboard.
 - Request permission to have Sandy talk to the School Board about the lights.
- Dave B
 - Inform John W that Nelson does not want the propane heaters, but we don’t have experience with the IR heaters, and we would like to talk to someone who is using a similar model in a similar use.
 - Also ask John W about why the heat pump is under the Town Hall instead of in the mechanical room.
 - Correct Eversource’s billing for Fire Safety and Highway Barn
 - Share the electrical usage numbers with ReVision

MINUTES

Meeting called to order at 6:01

Motion to approve the minutes of June 29, 2015, Russ, second by Bert, all in favor.

Review John Waitt’s design and responses

- The full design has been received from John Waitt.
- Dave U would like to bring this to the Selectboard on Wednesday so the design can go out to bid.
 - Thinking Town needs a General Contractor for this because of all the different aspects (electrical, ducting, heating, plumbing).
 - Bids will go to at least:
 - Pinney
 - Trevor McLachlan, Keene Commercial Interiors, who did the Old School House and Library Lower Level. We note that Town was

very happy with his team's work in the Old School House, but not so pleased with the Library Lower Level.

- Dave B
 - has a concern about the Rinnai heater, which does not provide for any remote setting of the temperature.
 - Waitt doesn't tell us which, the Rinnai propane or the IR, is better and why.
 - Will it be warm enough on cold winter meeting nights?
 - How will it be turned on in advance?
 - Should the baseline temperature be set to 60 in the winter?
 - Dave U prefers the IR heaters and will inform John W.
 - **We are in agreement that we do not want the Rinnai propane heater**
 - The design for the Archives room looks good.
 - There shouldn't be any construction in the Archives room itself, the new heat/cool/humidify/dehumidify will come through the existing ducts.
- Sandy
 - Can John W refer us to someone who is using IR heaters currently in a similar climate to ours? Dave B will find out, ASAP.

Discussion of exterior painting projects

- Going well
- Painter is planning to come back and paint the year numbers. Bert will make sure he puts the correct date.
- He wants to replace the rope to the bell in the cupola
 - Sandy suggests that we want the bell to be ringable for the sescentennial.

Electrical Report

- Dave B received data from Eversource for 4.5 years
- The electrical usage definitely doubled while the heat pumps were being used for heat in the Library. And dropped in January when Kris turned off the heat pumps.
- For Town Hall/Library/OBSH/Fire Safety/Highway Barn/Fire Munsonville, average 36kWh per year.
 - About \$7K per year
 - When we talked about solar on the Library roof, Greg Blake said he could do 80% of the Town Hall/Library electrical usage
 - But Dave B thinks we should try to provide solar that covers all of the municipal usage

- What would it take for ReVision or similar company to buy the system and then lease it to the Town at a lower cost than Eversource?
 - Local people would not be able to tie in to that system.
 - That would have to be an entirely different system, for reasons of legality.
 - This is a conservative number, because the Library will use more electricity when they start running the heat pumps year-round.
- Different buildings are using demand billing, which are sometimes at a much higher per kWh cost.
 - This is set by Eversource, it's not something we can change.
- Eversource has "named" the meters incorrectly for Fire Safety and Highway Barn, they are actually swapped.
 - Highway Barn is the top meter
 - Fire Safety is the bottom meter
 - Dave B will correct Eversource's billing

Solar

- Should we be looking at two parallel projects?
 - Municipal funded small system on the Library roof
 - Large system, possibly financed, on the field
 - But if we did the large system, then the small Library system would be superfluous.
 - Dave B will pass the numbers to Revision

Next Meeting

- Monday July 27 6 PM

Motion to adjourn at 7:06 PM, by Russ, second by Dave B.