

**Nelson Town Buildings Committee
May 8, 2017**

Attendees

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

Absent

- Earl

Guest

- Ted Stiles

Action Items

Dave U

- Send an update to Ted Stiles after the Fire Code meeting with town staff, informing Ted about fire code work at the Safety Building that would impact energy conservation work.
- ask the Fire Chief if he has a specification for intumescent paint over spray foam, see the discussion below re insulating the crawl space under the Town Offices
- Have the Fire Chief review the Energy Conservation bid package, once it is written

Ted Stiles

- Write up specifications suitable for bid package for energy conservation
 - First, Town Hall/Library and Town Offices
 - Second, Safety Building/Garages
- Send the Rindge RFP for energy conservation work to this committee, as a sample

Meeting called to order at 6:03 PM

Minutes

Motion to approve the minutes of April 10th by Lisa, second by Dave U, all in favor

Energy Conservation

- Goal
 - Discuss the three projects that have been funded by warrant articles at Town Meeting
 - Town Offices
 - Town Hall/Library
 - Highway/Safety Building
- Highway/Safety

- Complicated by having fire code work at the same time
 - We are concerned that there not be duplication of effort
- Meeting is scheduled for tomorrow around 3:45 PM with Fire Code consultant, Road Dept and Nelson Fire Chief (who is the AHJ Authority Having Jurisdiction)
 - Start with the pieces that are non-negotiable
 - Fixing the attic between the police dept and the sally port, seems like one of the non-negotiable fire code fixes
 - Make sure that Town understands exactly what is required for fire code violations
 - While the Town commits to making the building safer, now that the problems are understood
 - The State Fire Marshal who wrote the fire code violations has left his position, so is no longer available to answer questions about what he wrote.
 - Dave U will send an update to Ted Stiles after this fire code meeting, because it may have a bearing on the energy conservation work.
- TBC asks that people remain open to the idea of moving offices, in order to make the fire code work as cost-effective as possible
 - It is an option to abandon the 2nd floor.
 - If that happened, it would not change the conservation work much. If the attic is truly abandoned, then the energy conservation barrier would move down to the ceiling of the first floor.
- Fire Code work may cost more than was anticipated, which may mean that less money is available for conservation work
- 8 items for energy conservation
 - Insulate the police attic
 - Revent the exhaust to outside
 - Insulate the police garage outside walls
 - Because there is equipment in the vehicle that has to be kept from freezing
 - We note that now the police garage is being kept even hotter than it needs to be because of heat leakage from the other parts of the building.
 - And today, there is only one zone for the entire building.
 - To keep the police office warm, the rest of the building gets hot
 - Insulate the fire dept attic
 - This would be insulating the floor of the attic, so the attic space would be cold

- Space would not be usable for storage, which is appropriate
 - Airseal the police dept and fire dept
 - 1 unit of air sealing is \$50, for example, and Ted estimates how many units are needed in the spec, units refers to labor and materials.
 - Insulate the maintenance dept. attic/Mike's office
 - If Mike is moved out of this space, would the energy conservation work still be needed?
 - Our fire consultant thinks that the maintenance bay is the area that most needs the fire walls
 - Note the highway dept attic is not included for energy conservation because the payback is very low
 - Airseal maintenance and highway departments
 - New refrigerator for office upstairs
 - Sandy notes that this is something that may be able to be donated
 - Ted will write the specifications and email to Dave Upton
 - Ted.stiles@yti.biz
 - Bidders will want to see the buildings before bidding
- Town Hall/Library
 - Estimated Cost of \$2780
 - Air Sealing
 - Insulate the connector/breezeway attic
 - Ted will specify R value and amount of insulation
 - Sealing the ducts
 - Keeping the heat in the building and getting the heat where it is supposed to go
 - Stay focused on the exposed ducts
 - The specification will be to seal with a given amount of material
 - Ted will send us language
 - It is an option to use an aerosol product that seals interior ductwork
 - Ted doesn't have experience with this material
 - HVAC
 - Look at the archive room, downstairs meeting room, Library
 - Note that the new heater in the archive room is tripping the breaker
 - This would be someone other than Ted to help write the specifications.
 - How do we write specifications? How do we measure that the problem was fixed?

- Ted
 - You can measure the change in air infiltration
 - So you can do a Pre and Post door blower test
 - No one will guarantee that you will get exactly an amount of change
 - Ted will look at the original report and will send language that Selectman can use in the RFP
 - The other way is to measure savings in heating costs, this project is supposed to pay back in five years.
 - Ted recommends that the Fire Chief reviews the energy conservation plans, just to make sure that they approve the changes
- Town Offices
 - Insulate crawl space below, walls, with foam insulation
 - Specify thickness of foam from floor to ceiling joists
 - Ted will write this
 - And paint over the foam, probably needed if people will be working down there occasionally to fix the mechanicals
 - Dave U will ask the Fire Chief if he has a specification for intumescent paint over spray foam
 - Install smart thermostat
 - Selectboard, as a separate project, wants to add another duct to the offices. Since the wall to ceiling walls were added a few years ago, it's meant that the meeting room is warm and the offices are cold.
- Selectboard wants to get these bids out ASAP, for Town Hall/Library,
 - Ted will work on these specification and will send his draft to Dave U
 - Ted will look for the Rindge RFP and send it to Dave B if he can find it

Fuel Shed

- Jerry Tepe says that all that was necessary was to move the tank 5' from the wall. We had budgeted \$20K for this, but we may not need to do it to that big extent.

Next Meeting

Tuesday May 16th at 6 PM

Motion to adjourn at 7:40 PM, by Dave B, second by Lisa