

Nelson Town Buildings Committee

October 21, 2019

Attendees

- Dave Upton
- Dave Birchenough
- Russ Thomas
- Lisa Sieverts
- Absent
 - Sandy Mackenzie
 - Earl Creasey
 - Andy Wilson
- Guest
 - Morgan Urquia
 - Antioch Graduate student

Action Items

- Lisa
 - Update the minutes of October 7 and resend to Edie
 - DONE
 - Make a Facebook post for November 7
 - Lisa will make a draft handout about the “recreation” clause
 - Lisa will follow up to understand the maintenance schedule for the floor
 - Lisa will write up a “history” document showing what type of wood was used, who did the work, and the type of finish used, for Edie to keep for future Selectboards
- Dave U
 - Confirm that there is a requirement for references
 - Send the final bid packages PDF to the TBC before sending it out for bid
 - Dave U will ask Dana and Greg if they can come on October 28
 - Go over the big picture designs
 - Be prepared to talk about payback period and/or return on investment
- Dave B
 - Dave B will make a draft handout defining PPA and comparing long-term cost to the town

Meeting called to order at 6:03 PM

Review of the minutes of October 7, 2019

- Clarify that “free” meant the cost to the solar contractor, not the cost to the town.
- PPA discussion, It’s not a DRA requirement that the town has to be optional for the town to buyout the equipment, though we think it is a recommendation
- Dave U moves approval of the minutes with those corrections, Russ seconds, all in favor

MINUTES

- Review of the RFPs
 - Our goal is reduce fossil fuel use by 90% by 2025, and we can get funding for this project, we could do this by 2020.
 - Solar
 - To produce 95,000 kWhours annually, to power new electric ASHP heat pumps
 - Dave B
 - Dave B has a question about “attached maps”
 - They are not attached yet but will be attached, a Google map and a copy from the town tax map
 - Inverter design
 - Dave B wants to know where the 125kW calculation came from, as far as needs for electric vehicles. It seems high to Dave B. But when we compare heating with vehicles today, we use about 1/3 of the oil for heating compared to 2/3 for diesel fuel for vehicles. 125kW is probably over-sized but would make sure that it’s at least big enough
 - Under Scope of Work on page 2
 - Comes from Dave’s Library proposal originally
 - We’re specifying 25 year warranty but Dave B feels that this will make it impossible for vendors to consider string inverters as they are typically 10 year warranty
 - So remove the general requirement #8 in the Scope of Work, about the 25 year warranty
 - Should we specify a minimum warranty on the solar panels? No, just require that they tell us what the warranty is.
 - It’s already there.
- Discussion of our **selection criteria**, to use when we review the responses to the RFP
 - Cost of the bid
 - Quality of the design
 - Experience of the contractor
 - Quality of references
 - Quality of the proposal
 - How well they met the requirements of the RFP document
 - Our sense of trust in the contractor
 - Distance of the contractor, prefer local

- November 5 11 AM Walk-through
 - Bids are due on December 4 and remain in effect through March 31, 2020
 - ASHP
 - RFP is ready to go, both will be published at the same time
- Funding
 - Dave U spoke with Chris at DES, the buildings person (Skoland?)
 - He confirmed that there are not many funds available in NH, and what there is is used for bio-mass
 - Deandra Peruccio at PUC
 - She was helpful and has sent a number of links to research
 - We should all look at the links and try to make progress
- Prep for November 7
 - Greg and Dana will go over the design of the systems
 - Need to be able to share easy-to-understand spreadsheets
 - Morgan points out that the good thing about the project is that we are not asking anyone to change individual behavior, but instead are asking everyone to contribute to a larger good
 - What can we say
 - It's a solar project
 - It's behind the Town Barn
 - We will put some flags up and grade stakes in the area where we expect the solar to go
 - We should bring up the legal issues
 - Lisa will make a draft handout about the "recreation" clause
 - It's a purchase of ASHPs for all town buildings, which will be added to existing oil furnace systems
 - For \$, use Dana's estimates and \$3/watt for solar
 - Designs will be shared at caucus
 - Rate of return will be shared at caucus
 - Can we share the current annual costs of fuels?
 - yes
 - We should explain what a Power Purchase Agreement is, and say "Do you think this is a good idea?"
 - Dave B will make a draft handout defining PPA and comparing long-term cost to the town
 - And ask them if we should purchase all the heat pumps in 2020 or stage it over multiple years
- Andy Wilson resignation
 - We sadly agree to accept Andy Wilson's resignation
- Town Hall Floor

- Work is essentially complete
- Russ reports as Clerk of the Works
 - Clem's workers determined that Calcium Chloride from ice prevention has soaked into the floor especially in the entry way, so they did a oil-based finish first and then the water-based "Street Shoe" finish
- Lisa will follow up to understand the maintenance schedule for the floor
- Lisa will write up a "history" document showing what type of wood was used, who did the work, and the type of finish used, for Edie to keep for future Selectboards

Next Meetings

- Monday October 28 6 PM Town Offices
 - Dave U will ask Dana and Greg if they can come
 - Go over the big picture designs
 - Be prepared to talk about payback period and/or return on investment
- November 5 11 AM Walk-through for Solar and ASHP bidders

Motion to adjourn at 7:30 PM by Dave B, second by Russ, all in favor