

NELSON TOWN BUILDINGS COMMITTEE

November 29, 2021

Attendees

- Lisa Sieverts
- Dave Upton
- Patsy Beffa-Negrini
- Kim Rich
- Absent
 - Sandy Mackenzie
 - Earl Creasey
 - Dave Birchenough

Action Items

- Lisa
 - Schedule a field trip to the solar array behind the Town Barn
Connect with Mike Tarr for building access

Agenda

- 1. Approve minutes of 11/8
- 1. Recap of 11/17 and 11/29 Walkthroughs
- 1. Mechanical Engineering requests
- 1. Next Steps

Chair Lisa Sieverts calls the meeting to order at 6:00 PM

Approve the Minutes of the November 8, 2021 as sent by email on November 10, 2021

- Dave U moves to accept the minutes, second by Patsy, all in favor

Updates re ASHPs

- Post-walkthroughs, there is interest by the Selectboard in also receiving proposals for “dual fuel” heat pumps systems
 - See [Dual Fuel Heating and Cooling | HOECoop.org](#) • [Howell-Oregon Electric Cooperative](#)
 - Upon review, all of the existing fossil fuel furnaces are 20+ years old. At least one, in the Town Hall, was second-hand when it was installed.
 - Dual fuel heat pump systems have the potential to resolve several problems at once, by replacing the aging furnaces and also converting to primarily heat pumps for heating and cooling. Because these systems use existing duct work, there is not a need to drill through walls, which would be challenging in the Brick School House.
 - David Upton reminds us that the Library Lower Level does NOT currently have a duct connection to the Library furnace. This was a point of contention during the 2015 renovation but the engineer insisted it was not needed. This will need additional review by the current contractors to make sure their proposed solutions will work.
 - Selectboard to contact contractors who responded to the RFP to indicate the desire to see proposals for these types of systems in addition to the “mini split” proposals.

Mechanical Engineering Request

- Two vendors who decided not to submit proposals (and therefore did not attend the walk-throughs) contact Lisa to recommend that the town “hire a mechanical engineer first to specify exact locations for equipment and exact model numbers.”
- We discuss this and our recommendation is that for this project, this is not necessary. We had an engineer for the 2015 HVAC improvements as part of the renovation and the result was a terrible design. The vendors who attended the 2021 walk-throughs showed a good understand of the projects and the town’s needs.

Next Steps

- No further meetings needed, per Selectboard
- The TBC would like to help draft the warrant article(s) and will await further instructions

Dave U makes a motion to adjourn at 6:40 PM, Patsy seconds, all in favor
