

Medfield Energy Committee, Buildings Pillar, 5/4/23

Committee members in attendance: Jim Nail, Andrew Jarrell, George Whiting, Fred Davis, Jim Redden

Committee members absent: Hilli Passas

Guests in attendance: none

Minutes of the 3/28/23 meeting were reviewed and approved.

Topic: Green Communities Grant projects

Jim relayed that he and Susan McPhee had spoken earlier in the week. The Select Board has reviewed and approved the application for this year's grant and Susan will submit it this week, well ahead of the May 19 deadline. Andrew asked about the status of "Green Communities 2.0" (also known as the Climate Leaders program). Fred raised two points about the library heat pump project, emphasizing the point that these will be the first heat pumps in town buildings so it is important the project is known and successful: 1) the data in the Green Communities application implied the new heating units would use no gas while an earlier communication from RISE Engineering stated that gas would supply about 30% of the total heat required; 2) Fred noted that while the gas bill will go down the electric bill will go up and given the relative costs of gas and electricity, the net cost may be higher. The committee discussed informing appropriate town and library officials about this potential impact. Jim said he would discuss these issues with Susan, clarify the gas and electric use of the new RTUs, and convey this information to

Topic: Rise Engineering electrification scoping studies of Town Hall and Memorial School

Susan had related to Jim that we will be receiving these studies this week. Jim will distribute them to the work group for discussion at the next meeting. As a reminder, these are high level, "ball park" initial studies. If we feel the scoping studies indicate one or both of the projects are feasible, the next stage would be a more detailed engineering study. Thanks to Kristine, the municipal building capital budget includes \$15,000 for engineering studies at each building while Eversource would provide additional funds.

Topic: New School Building Committee: Next steps on educating School Building Committee members about Net Zero schools

After further discussion and feedback, Andrew reported that he and Hilli recommend that the MEC not seek meetings with individual School Building Committee members, instead working through Mike Weber (the designated energy expert on the committee) to plan a presentation to the entire committee. The presentation would build on the resources and work that resulted in the prior school proposal incorporating Net Zero ready plans, describe the full range of benefits of Net Zero (climate impact, indoor air quality improvements, health benefits for students and faculty), as well as familiarizing the School Building Committee with the expertise and assistance MEC can provide. Andrew reviewed an initial outline, received feedback, and will continue developing it.

Topic: Municipal Building projects for FY 2024

Jim noted that Warrant Article 16 Capital Projects: Municipal Buildings listed a number of projects that may offer opportunities for improving the energy efficiency of existing equipment and buildings. The projects fall into three broad categories: preventive maintenance of air handlers and roof top units, façade repairs, and duct cleaning. Jim Redden noted that in his experience the preventive maintenance service both prolongs the life of equipment but also improves efficiency, analogous to how a well-tuned car gets better gas mileage. Jim also suggested we check with Eversource and MassSave to see if they offer incentives for this type of service. On a related note, George Whiting relayed that when he was on site when the new Blake boilers were being planned, the engineer had stated they would not need any

maintenance. The group agreed that this didn't sound correct. Jim will discuss with Amy how to incorporate additional energy efficiency facets into the scope of work for these municipal building projects as well as her plans for maintenance of boilers at Blake.

Other business

Fred raised the question of whether it was time to reconsider promoting adoption of the opt-in net zero code by Medfield. The group agreed this makes sense. Next steps: George Whiting to develop an outline of the critical steps required and a timetable to review at the next Building Pillar Work Group meeting. Based on that discussion, the intent is to then place it on the agenda of the June meeting of the full MEC.