

# Hingham School Building Committee

220 Central Street  
Hingham, MA 02043

## **Minutes for Meeting: 7:30 P.M., February 4, 2016**

Members Present: Ray Estes, Tim Collins, Sandra Cleary, Peter Bradley, Rob Bucey, and Stefan Vogelmann

School Resource Staff: John Ferris and Dot Galo

Professional Team: Daren Sawyer, Wayne Mattson, Steve Rizzo, Danial Bradford, and Mary Mahoney

Guests: Brad Moyer, Energy Action Committee

R. Estes called meeting to order at 7:37 P.M.

R. Estes inquired if there were any questions and comments from the public regarding items not on the agenda. Brad Moyer, member of the Energy Action Committee, introduced himself and reported on activities of the Energy Action Committee (EAC) to progress renewable energy initiatives for Town properties. The EAC has been working with representatives of the Hingham Municipal Light Plant (HMLP) to investigate Town properties suitable for photovoltaic arrays and develop those opportunities. Working jointly, the EAC and HMLP have identified three properties for possible development of renewable energy sources, the Town Land Fill, High School, and Middle School. A vendor has provided a proposal to develop each of the preferred sites. As proposed, the installations will be at no cost to the School Department; however a property lease to the vendor will be required. D. Galo stated that any agreement placing photovoltaic arrays on roofs will need to address snow removal and other related roof maintenance and warranty coverage impacted as a result of the installation. Mr. Moyer responded that the School Department will have an opportunity to present its needs and concerns to ensure the agreement addresses all aspects and impacts of the photovoltaic arrays. R. Estes recommended that the EAC present its plans for developing photovoltaic array at school buildings with the School Committee. Mr. Moyer reported that the EAC plans to review its work and renewable energy proposal with the School Committee but wanted to inform the School Building Committee of its initiative since sustainable and renewable designs were important considerations during the development of the new Middle School.

Minutes for the Building Committee meeting of November 4, 2015 were approved.

R. Estes discussed the expertise of members of the EAC and its assistance with investigating ways for the School Department to conserve energy usage in its buildings. Representatives for EAC have investigated electrical usage and HVAC system operation at the East School and issued two documents reporting its findings. These reports have been forwarded to the Committee so that we may examine the facts and solicit suggestions on how to figure out ways to improve system operations. S. Rizzo, Synergy Consultants Inc., reported that his firm performed post occupancy services to the School Department in 2011 and at that time the roof top units fully communicated

with the BMS (building management system). W. Mattson, P.E., HVAC engineer for Griffith and Vary, reviewed the equipment sequence and BMS system designed for the East School, including but not limited to, the control of set points for the equipment, scheduling for setback, and code requirements for air exchange and efficiency. As designed the system did not provide for CO2 sensors in spaces or duct except for the unit serving the Student Dining area.

Committee discussion ensued with input from the professional team regarding the observations and conclusions of the EAC reports, that the report does not account for certain components of equipment design in that the sequences of operations were not a component of the investigation, that the first report of operational issue may have been affected by the Thanksgiving holiday and lack of schedule correction for the holiday, and whether the reports should be amended to reflect the technical information provided tonight by the professional team.

Committee discussion continued regarding what action should be taken to improve conditions and reduce energy usage at East Elementary and for a more global approach to the maintenance and management of Town buildings' mechanical and electrical systems. The Committee thanked members of the professional team for their meeting attendance and assistance to the Committee.

J. Ferris reported on high gas rates assigned to the Middle School account and efforts by the School Department to have NGrid explain the charges and the possible need to replace the gas meter to abate the account usage rate. W. Mattson explained that the meter is owned by NGrid and that the rates being charged are based on volume demand. Discussion ensued regarding NGrid charged rates, the service maximum demand information required by NGrid for the new service and options to abate the rate charges. J. Ferris stated that with the information provided, he will follow up with NGrid to abate the rate charge based on the school's history of usage.

M. Mahoney reported on one (1) invoice presented in a Middle School Project "Project Invoice Report" dated February 4, 2016 totaling \$77.00. T. Collins moved to approve the invoice for \$77.00, seconded by S. Cleary. Unanimous vote to approve the one (1) invoices as presented.

R. Estes presented a draft of the Committee's 2015 Annual Report for Committee consideration, which incorporated comments received from Committee members. P. Bradley moved to approve the 2015 Annual Report, seconded by T. Collins. Unanimous vote to approve the 2015 Annual Report as drafted.

R. Estes reported on efforts by the School Committee to pursue window replacement at the Plymouth River School (PRS). The School Committee has voted unanimously to pursue window replacement at PRS by submitting a Statement of Interest to the Massachusetts School Building Authority (MSBA) for its Accelerated Repair Program and pursue window replacement with school grant assistance. The School Committee has forwarded its decision to the Selectmen and asked for its approval. The Selectmen will consider the request at its meeting tonight. Committee discussion ensued regarding the window replacement needs at PRS and if a Statement of Interest were submitted to MSBA and approved whether the School Committee or School Building Committee should manage the project.

The schedule for future meetings was discussed with the next meeting scheduled May 4, 2016 at 8:30 P.M.

Meeting adjourned at 9.03 P.M.

Meeting Handouts:

February 4, 2016 Meeting Agenda

November 4, 2015 Meeting Minutes

February 4, 2016 Project Invoice Report

February 4, 2016 Total Project Budget