

Building & Grounds Committee Meeting

October 15, 2021

10:00 AM

Present: Peter Sugar, Chair; Dennis Picker; Barbara Myles, Library Director; Jeff White P.E., Northeast Engineering and Commissioning Services, Inc.

1. Discuss engineering study of boiler replacement options with Jeff White P.E., Northeast Engineering and Commissioning Services, Inc.

Peter explained that our goals for the study are to identify the most energy efficient options and work with the Green Energy Committee. Dennis said that the town wants to be off fossil fuels by 2050.

Jeff gave us four boiler replacement options for heating the entire library:

- a. Replace with the same type of boiler.
- b. Replace with a high efficiency natural gas boiler, which would save approximately 50% in energy costs.
- c. Replace with an electric boiler, which does not use fossil fuels. The problem with this option is that electric costs would be “astronomical.”
- d. Replace with heat pumps. Geothermal heat pumps are the most energy efficient but are very costly. Jeff said we would need two wells if replacing AC2 and AC3 with geothermal heat pumps.

Air source heat pumps will not provide the amount of heat we need in the coldest part of the winter so we will need a boiler. We also need to determine if the air source heat pumps can fit on the roof or if they need to be installed on the ground.

As our discussion continued, Jeff explained that there are benefits to delaying the boiler replacement project until after AC2 and AC3 are replaced. AC2 and AC3 are at the end of their lives, and they have no ventilation. If AC2 and AC3 are replaced with a climate friendly option that can heat and cool, then we would need a smaller boiler than we have now because it would only have to heat the Gund building. Jeff proposed this timeline for replacing air conditioners and the boiler:

- a. Replace AC2 and AC3 soon..
- b. In five years replace the boiler with a smaller boiler that will support AC1.
- c. In 20+ years replace AC1 with a green system like a geothermal heat pump.

Jeff will send Peter an outline of the options he described. Jeff agreed to include the cost of budget cost estimates for the options in his proposal. Dennis explained that this information makes it possible for voters to decide which option to do. Jeff’s proposal will include a cost estimator who will make the cost estimates. Once we have Jeff’s outline, Peter will draft a memo to present at our discussion with the Community Preservation Committee or Capital Planning Committee.

2. Discuss parapet repair project

The Community Preservation Committee approved an additional \$205,000 for this project at the September 30 meeting. Peter will write a memo to Eric Zimmerman, Chair of the Community Preservation Committee, explaining why the cost of this project increased so much even though we had recent cost estimates for this work. There will not be a special

town meeting in November. The schools' projects were funded with reserve fund transfers, which left only the parapet repair project. It was agreed that Peter will ask Simpson Gumpertz and Heger to update the bid documents now so we can go out to bid right after town meeting in spring 2022. Colleen Wilkins, Lincoln's Finance Director, approved this expenditure from funds appropriated for FY2022 for the parapet repair project.

3. Memorial Plaque for Bob Lager's Memorial Tree

Peter saw a plaque he liked and got a \$47 price for a similar plaque for Bob Lager's memorial tree. We are waiting for staff approval about how the words will appear on the plaque and the color (either wood or gray).

Meeting adjourned at 11:20 a.m.

Respectfully submitted,
Barbara Myles
Library Director