



TEC
TOWNSEND ENERGY COMMITTEE
272 Main Street
Townsend, Massachusetts, MA 01469

Michael Brown, Ph.D., Susan Dejniak, PMP,
Ed Hermann, Kathy Thompson

Green Community Grant Progress and Financial Quarterly Report

Green Communities Grant Effective Date: December 13, 2012

Reporting Period: October 1, 2014 – December 31, 2014

Brief Project Summary:

- 1. Installation of idle reduction devices on two police vehicles. 50% completed.**
Additional device will not be installed.
- 2. Energy Audits at Town Hall and the Police Station. 100% completed**
The Energy Audits for the Police Station and Town Hall are complete.
- 3. Implementation of approved ECMs identified by the Audits.**

POLICE STATION: 95% Complete.

ECM #1, pg. 20 – Install Programmable Thermostats: Complete.

ECM #2, pg. 21 – Hot Water Supply Temperature Reset: Complete.

ECM #3, pg. 22 – Replace Condensing Boilers: Complete.

ECM# 4, pg. 23 – Install Lighting Occupancy Sensors: Complete.

ECM #5, pg. 24 – Super T-8 Lighting Upgrade: Complete.

ECM #6, pg. 25 – Prevent Elevator Motor Cycling: Will not address this item.

Additional Recommendations – pgs. 26-27

#1 - Occupied Standby Mode: Complete.

#2 - LED Exterior Lighting: Complete.

#3 - Implement Boiler Lockout based on Outdoor Temperature: Complete.

#4 - Replace electric unit heater with gas heater in generator room: it has been decided that this item would not be cost effective.

#5 - Implement automatic timer for exterior lighting: Complete.

#6 - Widen occupied temperature range: Complete.

#7 - Use electronically commutated motors in indoor fan coil units: This will be considered at the time these units need to be replaced as recommended.

MEMORIAL HALL: 50% complete

Due to the faulty gas meter at Memorial Hall discovered by Unitil, Guardian Energy reevaluated the Audit Report and revised the energy savings and payback numbers.

ECM #1, pg. 17 – Replace three boilers with condensing boilers: according to the revised numbers in the Audit Report, the payback for this ECM is now 54 years instead of 256 years. The Energy Committee may include this item in an application for a competitive grant in April 2015.

ECM #2, pg. 17 – Program existing boilers for outdoor air reset control: Complete.

ECM #3, pg. 17 – Upgrade HVAC controls: We thought this had been completed but it has not. A contractor was in and will provide a quote to complete this item.

ECM #4, pg. 18 – Insulate hot water piping in boiler and mechanical rooms: Based on the revised ECM numbers, this project was submitted and approved for completion.

ECM #5, pg. 18 – Repair combustion dampers in the boiler room: Energy Committee has not made a decision on this item based on the revised Audit Report.

ECM #6, pg. 18 – Install smart strip outlets for office equipment: After the IT Manager evaluated the smart strip outlets; they appear to not have a huge benefit at this time.

ECM #7, pg. 18 – Weatherization improvements: Based on the revised Audit Report, weather-stripping was installed on all exterior doors and spray foam insulation was completed in the basement crawl space.

ECM #8, pg. 18 – Lighting Upgrades: Complete.

4. **Unitil Small Business Retrofit Program I:** Complete.
Indoors and outdoors at four Fire Department buildings, the Water Department offices, the Police Station and the Highway Garage.
5. **Replacement of Employee Refrigerator:** Complete.
6. **Replacement of 50HP & 60HP motors and adding variable frequency drives to control each motor at the Main Street Water Pumping Station:** Complete.
7. **Installation of 30HP variable frequency drive at the Cross Street Water Pumping Station:** Complete.
8. **New Project: Replacement of Police Station garage door with insulated door and associated electrical and plumbing work:** All work has been completed and all invoices have been paid.
9. **New Project: Outdoor lighting retrofit at the Library/Senior Center:** work has been partially completed. Additional parking lot LED pole lights are on back order and are expected to be completed by March 2015.
10. **New Project: Installation of insulated exterior door at West Townsend Reading Room:** This project was completed and invoice paid in this reporting period.

11. New Project: Replacement of two storm windows in Town Hall: This project was completed and invoice paid in this reporting period.

12. New Project: Replacement of four failed windows in Town Hall: This project has been approved and will be completed by March 2015.

13. Administrative Support.

Land Use Coordinator Karen Chapman and Facilities Coordinator Mark Mercurio have expended \$3,511.90 from the grant monies in support of the Energy Committee and the projects completed in this reporting period.

Project Budget:

BALANCE:	October 1, 2014	\$ -5,636.42	balance
Payroll distribution	various dates Oct-Dec	<u>\$ -1,745.35</u>	
Chapman & Mercurio		\$ -7,381.77	balance
Payment –Fimbel Paunet Corp.	October 14, 2014	<u>\$ -2,995.00</u>	
Installation of garage door at PD		\$ -10,376.77	balance
Payment –Cushion Electric, Inc.	October 20, 2014	<u>\$ -294.93</u>	
Electrical work for PD garage door		\$ -10,671.70	balance
Payment –Cogswell Sprinkler Co.	November 10, 2014	<u>\$ -1,700.00</u>	
Relocation of sprinkler head for PD garage door		\$ -12,371.70	balance
Payment –GH Property Energy LLC	December 10, 2014	<u>\$ -558.00</u>	
Weather-stripping exterior doors Town Hall		\$ -12,929.70	balance
Payment –MAKI Building Center	December 22, 2014	<u>\$ -340.46</u>	
Insulated door replacement for WTRR		\$ -13,270.16	balance
Payment –MAKI Building Center	December 22, 2014	<u>\$ -70.43</u>	
Replacement storm windows for Town Hall		\$ -13,340.59	balance
Payment –GH Property Energy LLC	December 23, 2014	<u>\$ -3,550.00</u>	
Installation of spray foam insulation Town Hall		\$ -16,890.59	balance

Name and Title of Person Submitting Quarterly Report:

Karen Chapman, Land Use Coordinator

Date: January 7, 2014