

Board of Selectmen
12 East Main Street
Erving, Massachusetts 01344

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Town of Erving

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LOCAL
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Special Town Meeting Warrant

Date: Wednesday, May 08, 2019

Time: 7:00 PM | Location: Senior & Community Center

*Please bring this copy with you to the
Special Town Meeting.*

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of the Town of Erving, should contact the office of the Board of Selectmen as soon as possible but no later than 48 hours before the scheduled event.

The office of the Board of Selectmen is located at 12 East Main Street, Erving, MA 01344.

Email: admin@erving-ma.org | Phone: (413) 422-2800



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SPECIAL TOWN MEETING WARRANT

COMMONWEALTH OF MASSACHUSETTS

Franklin, ss.

Town of Erving Constables: In the name of the Commonwealth, you are directed to notify and warn the said inhabitants qualified to vote in Town affairs to meet in the **Senior & Community Center** located at **1 Care Drive, Erving, Massachusetts 01344** on

Wednesday, May 08, 2019 at 7:00 PM

then and there to vote on the following articles in the Warrant:

FY2019 FINANCIAL ARTICLES

ARTICLE 1: APPROPRIATION FOR THE HVAC SYSTEM AT THE SENIOR & COMMUNITY CENTER

To see if the Town will vote appropriate the sum of One Hundred Twenty-Five Thousand Dollars and No Cents (\$125,000.00) from Free Cash for the purpose of replacing or repairing the heating, ventilation, and air conditioning system at the Senior & Community Center, or take any other action relative thereto.

SUBMITTED BY: Board of Selectmen

FINANCE COMMITTEE RECOMMENDS: No Recommendation

***Article Information:** Approval of this article would transfer \$125,000 from Free Cash for the purpose of repairing and/or replacing the HVAC system at the Senior & Community Center. The Town has experienced numerous maintenance issues with the geothermal system that was installed and has made several repairs to the system to keep it operational. In April 2019 the building's architect and a geothermal specialist were consulted about the issues that were being experienced. Through a series of tests it was realized that sand had entered into the well and was drawn into the system. This led to the damage of the intake line, the primary circulation pump, and associated equipment. The Town has spent the last few weeks working with energy efficiency consultants, reviewing the system with our liaisons at the Department of Energy Resources and to determine the options to proceed.*

The option to repair and retrofit the geothermal system into a closed loop system has been proposed. It would require the drilling of two (2) new wells, the installation of new lines under the parking lot and sidewalk, and the repair of the circulation equipment. The Town is told that this solution should reduce the changes of sand from entering the system again, but it cannot be guaranteed. Additionally, this puts the reliance of the heating and cooling of the entire facility on



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a single source again. If the system experiences operational difficulty in the future the facility could lose heating and cooling again. The estimate for this repair is approximately \$100,000. We would need to pursue some design work for this option.

The option to abandon the geothermal system and transition the facility over to an air-sourced heat pump system has been proposed. The system would utilize multiple condensers to support each of the zones of the facility. This proposal keeps the equipment above ground for maintenance needs and would provide some system resiliency. If a condenser experiences an operational problem there are other condensers that are operational to continue to heat and cool the rest of the facility. We have obtained an estimate for this project of approximately \$100,000. After consideration of the options, the Board of Selectmen are in support of transitioning to an air-sourced heat pump system and abandoning the geothermal system elements.

This article requests sufficient funding that is currently available in Free Cash to fund the equipment, installation, and associated costs of the procurement. The Town is exploring any and all grants or utility rebates that are available towards this project. Many of them are reimbursable funding sources which means that the Town would have to fund the work in advance and apply for reimbursement. Our goal is to ultimately have a HVAC system at this location that is reliable and responsible with reasonable energy usage and maintenance costs. The current system does not provide this. Approval of this article requires a majority vote.



TOWN OF ERVING

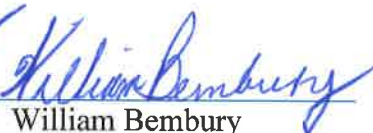
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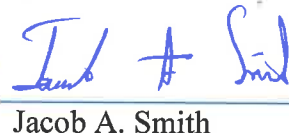
SPECIAL TOWN MEETING WARRANT

Constables... In addition, you are hereby directed to serve the above warrant and to post attested copies as directed by vote of the Town at least fourteen (14) days before said meeting. Fail not, and make due return of this warrant with your doings thereon to the Town Clerk for the day of said meeting.

Given under our hands this 22nd day of April 2019.


Scott Bastarache, Chairman


William Bembury


Jacob A. Smith

Erving Board of Selectmen

FRANKLIN SS TOWN OF ERVING

I have served the above warrant by posting up attested copies, as directed by vote of the Town, at least fourteen (14) days before time of holding said meeting.

4/22/2019
Date


Erving Constable