

Warwick Buildings and Energy Committee draft minutes

April 1, 2014, at 7:03 pm

Attending: Dan Dibble (DD), Janice Kurkoski (JK), Steve Kurkoski (SK),

Warwick Community School

There is significant air leaking through the gym and stage roofs as evidenced in this photo:



JK has been in touch with Chip Greenberg of Greenberg Associates, the architects for the school. Composite panels called Tectum III (R25) were used with no obvious provisions for air sealing. The energy audit performed by Keith Abbott in 2010 verifies this. Chip said the panels are guaranteed for 15 years, but there is no mention in the Tectum insulation guide for air sealing this product. JK has requested a sample of the panel from Tectum.

When the roof shingles are replaced this summer, the plywood roof deck should be removed and the composite panels should be air-sealed and inspected for moisture damage. Additional insulation should be installed with seams taped and staggered to the Tectum seams, then the strapping and roof deck re-installed before the new shingles go on. Overhang fasciae will also need to be extended.

There will not be another opportunity to address this for many years.

This will cure the ice dams, maintain the integrity of the composite panels, resolve the difficulty keeping comfortable temperatures in the gym, and save energy.

David will incorporate some extra funds for this repair in the Town Warrant Article. We will not know the extent of the damage until some roof deck plywood is removed, so the extra funds may be insufficient. JK has been trying (unsuccessfully so far) to get estimates from contractors for this part of the job.

Highway Equipment Garage/Salt Shed

JK has reached out to Kevin Smith for another quote from Murus for the insulating panels.

Library

3 handsome inserts were completed and installed. Nancy reported that no one had even noticed them, which she said is a good sign. She confirmed that all the other windows could use them year round, and she and JK planned a grand volunteer effort to build these, some time in October or early November. Frames would need to be designed first, then could be built ahead of time, and the film and foam application completed during the fall workshop by well-fed volunteers. The library could pay for the wood, and North Quabbin Energy would supply the film & foam for free, out of the left over materials from their National Grid grant.

New Safety Building

Still no news - we have not yet been invited to a meeting. DD suggested we reference the comment made by Phil Delory in his March 4 e-mail to David Young, JK, Jim Erviti, Dawn Magi, and Dave Shoemaker:

"A great suggestion for the group planning the building would be an informal plan review (for everyone) to get a heads up on what the issues are."

SK commented that this review needs to happen long before ground-breaking to give time for WBEC to perform energy analysis on existing plans.

Town Hall

The large windows in the main hall and offices are expensive to re-build. David will continue to budget for this.

Hot water in kitchen: SK has tested the 30 gal hot water tank and both elements are working electrically. He suggests installing a good quality mixing valve and turning both temp settings up to max. they are now set to 123*.

If still inadequate, then the 80 gal. tank should be re-installed in series.

The pipe insulation still needs to be completed.

Basement mess: A visit to the basement revealed boxes of papers piled on the floor, some already wet from recent water entry. ALL departments need to pull out old unneeded records (pre 19??) to make room for newer ones, and a second set of shelves could be built to make room for more if needed. The new LED lights are wonderful!

Also, there is a great deal of trash-like items that could be re-cycled or re-organized.

..."and encourage Warwick townspeople's own efforts in renewable energy production and carbon footprint reduction." (Excerpt from our mission)

How can we effectively raise awareness of the options for this?

SK mentioned there has been renewed interest in solar PV by some residents. JK will announce on the "L" that there will be a PV info workshop coming up at GCC on April 9. SK also suggested a series of "carbon diet" workshops could be held. DD said the PV and carbon reduction introductory workshops could be combined.

Misc.

New Members – Kevin has resigned, as he is too busy to give the attention the task deserves. DD and SK said we should contact personally individuals who might be interested.

Adjourned 8:55 PM - Next meeting will be held as needed.