

128 Beltway ~ Chapter 37

December Newsletter 2011

Join Us for the FW WEBB Boston Branch Tour on December 6th

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At Chapter 37's December meeting, JM Coull will lead us on a tour of Boston's first environmentally friendly warehouse — a new 47,000 square-foot facility for F.W. Webb Company, the Northeast's largest plumbing, heating, HVAC and industrial pipe, valves, fittings, and pumps distributor. At this two-story building at 307 Dorchester Ave., Boston, the Chapter will gather for a "backstage tour" of the building's environmentally sustainable features.



This building is the third by JM Coull that incorporates geothermal technology. Two other facilities, in Waterford, CT and Hyannis, MA, were also built for F.W. Webb.

All three sites use a hybrid system (solar and geothermal); combining the relatively constant temperature of the earth with energy harnessed from roof-mounted solar panels to heat and cool the building.

JM Coull preconstruction project manager Andrew McBeth has worked with F.W. Webb to evaluate options for using geothermal and solar technology in all of their recent construction projects. "These [hybrid] systems are excellent examples of active systems making use of passive energy provided by the sun and earth," said McBeth. The solar component of the F.W. Webb systems uses a drain-back configuration using plain water instead of glycol which eliminates the need for efficiency-robbing heat exchangers or glycol additives. Thirty rooftop panels preheat the water, which is stored in an 8,000-gallon underground tank for use in heating the warehouse, and supplementing the geothermal system.

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Please place your order and
review the details at:

<http://www.acteva.com/booking.cfm?bevaid=198191>

The geothermal technology is tailored to meet the existing conditions at the site. Both the Boston and Waterford sites use a closed-loop configuration, meaning the water never leaves the system. The Hyannis building uses an open-loop structure, well-suited to sandy soils. The choices were based on existing conditions at each site.

Additional energy-saving features include a rooftop solar thermal panel for domestic hot water and a small photovoltaic system to augment the electrical supply. The photovoltaic system is thoughtfully integrated into a series of striking architectural frames that both shade the windows and decorate the building.

Tour agenda

5:00 PM Registration and light refreshments in the lobby
6:00 Opening remarks - Chapter 37 and FW Webb Mgmt.
6:15 Technical Presentation led by Bill Turner
7:00 Q & A Session for the Presentation
7:10 Building Tour
7:40 Dinner
8:00 Q & A Session for the Building Tour
8:15 Chapter business meeting
8:30 Closing remarks, event conclusion

Reservations

Tour reservations can be made by e-mail to chapter37@afe.org or by using the easy on-line link shown below:

<http://www.acteva.com/booking.cfm?bevaid=225110>

Event Schedule and Location

307 Dorchester St. South Boston, MA
December 6, a Tuesday evening 5 to 8:30 PM

The cost for this event is \$30 per person for AFE members and \$40 for non-members and the event price covers the tour, meal and the technical presentation by the speakers.

Deadline

Tour reservations must be completed by Monday, December 5th at 12 Noon. We suggest that you make your reservations early.

Speakers for this Month's Tour

The speaker is Bill Turner, mechanical engineer from the firm H.L. Turner, with offices in Concord, NH and other New England states. He will speak extensively about the heat pumps, the solar panel installation and other green features installed in the brand new Webb/Boston. He will have the opportunity to draw some performance data from 2 other recent Webb installations in Waterford, CT and Hyannis, MA. For each of the green features, the presentation will include information concerning selection criteria, installation process and expected economics of ownership.

Bill's presentation will be supported by Jeff Harrison who was very involved in the Webb/Boston project for Turner, and Andy McBeth of JM Coull.

Directions to 307 Dorchester Ave, Boston, MA

I-93 South

Take the I-90 S via the ramp on the left toward Boston

Take the I-90 W/Mass Pike exit, EXIT 20B toward South Station on the left

Take the I-90 W/Mass Pike exit toward Albany Street

Take the Albany Street EXIT on the left, turn slightly right on to Albany Street

Turn left to take the I-90 W/US-1 N/Rt-3 N ramp toward I-93

Stay straight to go W Broadway/Broadway Bridge and turn slightly right onto Dorchester Ave. Keep right at the fork to continue on to Dorchester Ave.

307 Dorchester Ave is on the right

I-93 North

Take the Southhampton St exit, Exit 16 toward Andrew Sq.

Turn right onto Southhampton St.

Take the I-90 W/Mass Pike exit toward Albany Street

Turn left onto Dorchester Ave/Andrew Sq. Continue to Follow Dorchester Ave.

307 Dorchester Ave is on the left

Newsletter Sponsorship Opportunities

For those businesses that are interested in supporting this organization and gain some exposure in the process, we have a package for you! A Newsletter sponsorship of \$200 will provide ten months of advertising in this newsletter, which reaches hundreds of facility professionals each month by e-mail. To place your ad, please use the ACTEVA web link listed at the bottom of the banner section on page 2. If you have any questions related to sponsorships, please contact us at chapter37@afe.org. An example of the ad can be seen on pages one and two of this newsletter.

Presidents Message

We have all heard the expression “**behind every great organization there are great people**”. That is how our Chapter 37 functions and we are looking to expand that group. This is the time of the year in which nominations are solicited for the upcoming operating year for the Chapter’s Officers and Board of Directors. We have openings on our board and welcome members of the Chapter to seek a position on the board. The tours and events would not be possible without the volunteers who make up our board. This team provides direction, support and carries out the leg work required for successful events. If you like to network, share your organizational expertise or just want to help out this professional organization, contact us for more details.

The November tour at Access Northeast was a great success, large turnout, informative presentations and a tour of computer and mechanical spaces. This type of tour was our first for this chapter and provided an insight into the world of data centers. The Access Northeast’s Management Team gave us a guided tour and spent time discussing how their business operates from both the technical and operational perspectives. Tory Ziebell, one of the speakers, discussed the type of UPS used at the facility and how they perform and provide efficient and cost effective critical clean and back-up power. Fran Boucher presented how utility incentives and rebates can assist with data center upgrades and energy improvements.

Chapter Member of the Month

As part of a new series of articles for this newsletter, we will be asking our membership to let us know who is making up our membership. In the first of this series, we have a new member provide some background info. This effort is to show our readership the type of professionals who chose to join our chapter and become part of the national organization.

Jim Verquist, Alpha Mechanical Services

Jim leads a growth company that is taking advantage of an opportunity that is often neglected; optimizing the performance of building & control systems through advanced monitoring and maintenance strategies, not big-ticket capital improvements.

Jim feels the recession has accelerated shifts within the industry that are jeopardizing the ability of facility engineers to capture a fair share of the value they create. It is important that facility engineers reframe the conversation of their work away from a cost center orientation to emphasize value creation. Carving out the quality of O&M practices and relying on technology solutions is an expensive way to unlock performance, and means that economic profits flow elsewhere.

Jim has 15+ years leading engaged, entrepreneurial teams that drive business performance. He previously led operations planning & performance management for \$100M hospitality business with 1,200 employees, playing a key role in the turnaround that added \$9M to the bottom line in 18 months. He has an MBA from Boston University, and spent 3 years in private equity, 5 years in strategy & management consulting, and 6 years launching Silicon Valley startups. Jim attended his first AFE event in January 2011, when AFE 37 held their annual awards ceremony. He feels the AFE does a great job helping facility engineers see what goes on inside leading facilities and is excited to be part of it.

January Winter Social

Each year, in January, our Chapter hosts in Annual Winter Social. This event is always a hit and includes a social hour with appetizers, live music, a sit down meal and awards presentations for **Best Tour**, **Best Speaker**, and **Chapter Member of the Year**. This year the Chapter has invited a Guest Speaker to the event. The cost for the event is \$50 a person and has three meal choices; Merrimax Chicken Marsala, Boston Baked Scrod or Slow Roasted Aged Prime Rib. We are returning to the Wyndham Hotel for our Winter Social. The Wyndham is conveniently located right off I 93, just north of the intersection of Routes 495 and 93, at 123 Old River Road in Andover, Massachusetts. More details to follow in our January newsletter, the link to book your reservations is listed below:

<http://www.acteva.com/booking.cfm?bevaid=225110>

Sponsorships for the Social

Each year the Chapter reaches out to our business supports to assist in reducing the cost of the Social for our members and guest by taking on a sponsorship. This year the sponsorships will provide the following; four dinner reservations for your firm, company bio in our February newsletter and one year's advertising in our monthly newsletter at no additional cost. The cost for this package is \$450; if you can support the Chapter and want to take on the opportunity to spread the word on your company's offerings, please make your reservation using the link below:

<http://www.acteva.com/booking.cfm?bevaid=224920>

Membership Info

For our non-members who are interested in being a member, please check out the link below. It will bring you to our national website and the membership page with all the details, membership forms and explanations about the different options for membership.

<http://www.afe.org/join/index.cfm>

For those who are members, log on to the national website and check out the member's only section. If you have never accessed the site, request a password and take advantage of your membership by using the information posted within the member's only area. I also recommend that you take the time to update your member profile.

http://www.afe.org/issi_login.cfm?goto=http://www.afe.org/members/index.cfm

Tour and Speaker Ideas for 2011

Please send us your ideas, contacts or clients if you would like to showcase a job, company or project during our 2012 AFE tour and speaker schedule. These best stories and projects deserve attention and understanding by your peers.

Chapter 37 Tour and Event Schedule

<u>DATE</u>	<u>EVENT</u>	<u>LOCATION</u>	<u>SPEAKER -TIME</u>
Tuesday, November 29 th	Chapter Board Meeting	Conference Call	7 to 8 PM
Tuesday, December 6 th	FW WEBB Boston Warehouse Tour	South Boston	6 to 8:30PM
Tuesday, January 6 th	Chapter Board Meeting	TBD	6 to 8 PM
Friday, January 20 th	Annual Winter Social	Wyndham Boston Andover Hotel	6 to 10 PM
Tuesday, February 2 nd	Chapter Board Meeting	TBD	6 to 8 PM

Chapter 37 is formulating our Spring Tour schedule, so if you have an idea or a suggestion, please contact us at chapter37@afe.org.

The Board hopes to see you at one of our upcoming events.

Chapter 37 Officers and Board Members for 2011

Jeff Myrdek	President	Chapter37@afe.org	603-969-4567
Pat Hoey	Secretary	sls76@fwwebb.com	781-325-7041
Eric Johnson	Treasurer	ejohnson@edgeenvirollc.com	603-717-8808
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Mark Clark	Board Member	mclark@clarkconsultingservices.net	617-504-8125
Frank Wereska	Board Member	frank.wereska@brooks.com	978-262-2907
Vice President	Position Open		
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Employment Opportunities

As space permits, our Chapter will consider posting employment opportunities in the facility profession in our monthly newsletter. Please forward all inquires to chapter37@afe.org

MASSACHUSETTS INSTITUTE OF TECHNOLOGY
LINCOLN LABORATORY
244 WOOD STREET LEXINGTON, MASSACHUSETTS 02420-9108

NOTICE OF VACANT POSITION

HVAC Mechanic
\$33.60 per hour
(Chilled Water Plant Operator)
Irregular Shift Wednesday thru Sunday 3:00 p.m. – 11:00 p.m.

Description of duties of position:

Will operate and maintain a semi-automated Chilled Water Plant utilizing York Turbomaster Chillers and associated pumps, valves, cooling towers, strainers, water treatment system, control systems and low pressure steam systems. Will maintain records and logs of plant operations. Will install and maintain air conditioning and refrigeration systems and associated compressors, heat transfer coils, bearings, belts, pneumatic and DDC control systems. Will operate and maintain compressed air systems, oil burners, low-pressure steam heating systems, and hot water heating systems. Will respond to emergency HVAC problems. Required to climb and maneuver on ladders, staging and work platforms and/or tight spaces. Ability to climb over and around equipment in construction areas is a must. Position may require candidate to be on his/her feet upwards to 80-90% of the time.

Qualifications required of applicant:

Minimum of five years experience in the refrigeration field with solid experience in central chilled water plant operations and pneumatic/DDC control systems. Massachusetts Refrigeration Technician's license is required. Journeyman Pipefitter's license desirable. Experience with Building Automation Systems desirable. Position may require candidate to be on his/her feet upwards to 80-90% of the time.

U.S. Citizenship Required

Please apply for this position on our website at www.ll.mit.edu

Keywords: HVAC Mechanic

Meetings of interest with other Organizations

**NE Chapter of Association of Energy Engineers
2nd Annual AEE New England Energy Product Showcase
Wednesday, December 7th – Embassy Suites Hotel Waltham**

5 p.m. - 8 p.m.
550 Winter Street
Waltham, MA

Registration

- Pre-registered AEE NE Chapter Sponsors will be offered one free admission - download [sponsor_reg.doc](#) to register
- Registration in advance is \$20 (before December 3rd)
- Late registrations and walk ins at the door is \$40 (December 3rd through December 7th)

Please register and pay on-line using PayPal at aenewengland.org/registration.html, email to info@aenewengland.org or for more information please email: gsnyder@sebesta.com