

Resolution of Medfield Energy Committee (MEC) regarding
Medfield State Hospital Optimal Energy Redevelopment

12/5/2019

Our small Massachusetts town is facing a very large challenge: the re-development of the 128 acres known as the old Medfield State Hospital property (MSH):

**"The ... plan calls for redevelopment and new construction spanning 661,000 square feet of building space amongst forty-four existing and new buildings... Twenty-eight buildings are slated for historic rehabilitation and reuse using historic tax credits. Sixteen new buildings would be erected, including cottage-style homes ..., a new nursing and memory care facility, and two new market rate residential condominium buildings...The required private investment to implement the plan will be significant..."
(from Medfield State Hospital Strategic Reuse Master Plan, 2018)**

Back in the 1890s, Medfield State Hospital was developed as a novel, model complex. Today, the property can again be developed using the best thinking of its time, and become a model of environmental responsibility.

MEC requests that the Redevelopment Committee ask the Board of Selectmen to include requirements in the RFP's Town Goals so that the complex is redeveloped to be as carbon-responsible / energy-efficient as possible. Methods, feasibility, and costs of constructing and reconstructing to zero-carbon or carbon-negative standards have come a long way in the last couple of years, and will continue to do so. As this new development will stand for many decades, it is incumbent that we in this generation minimize carbon impact for the next. We therefore resolve that the most aggressive possible standards be applied as the project proceeds.

We appreciate the offers from Eversource to work with Town of Medfield to help with this process (see below) and to enlist assistance from Slipstream and New Ecology. Appropriate RFQ/RFP language will be needed to achieve the goals.

MEC would like to see the following set as goals:

Passive House (PH) standard, or better, for all applicable categories of new construction.

Passive House equivalent, or minimal EUI, or aggressive Home Energy Rating Standards (HERS), or better, for categories not applicable to PH, to maximize energy efficiency.

No fossil-fuels.

Ground-source heat pump -- evaluate the site for individual wells or district system

Photovoltaic arrays -- develop plan for rooftop, carport options; perhaps community solar installation. Evaluate combination of solar and battery storage. Leverage MA SMART program

Microgrid -- evaluate the site for microgrid potential