

CEC Meeting Minutes: April 25, 2012

Present: John Rockwell, John Moskal, Linda Brayton, Candace Wheeler, Jill Buchanan, Linda Stout-Saunders, Sam Cleaves, Tom Balf.

Minutes are approved for February 28th and April 3.

Green Communities:

John Rockwell reported that Tom Balf, Gregg Cadermartori and Jim Hafey had finalized plans to spend Green Community funds on two boilers that will service the O'Maley locker rooms and Zamboni for the rink. These boilers can be turned off when the rink is not in use. The boilers have been purchased, and the plan is to build a garage for the Zamboni, which will support the energy efficiency of this investment. This project has a really strong return on investment as the current system wastes enormous amounts of hot water and electricity.

ESCO Update:

John Rockwell reports that city officials have approved moving ahead with the ESCO project. Jim Duggan sat in on a recent meeting, along with Helen Aki and Steve Weisman (the potential owners agent from Peregrine). They discussed the option of folding some of the Green Communities projects into the ESCO project, with the understanding that we are still proposing to spend down the Green Communities (GC) money on energy efficiency projects at the O'Maley rink.

We discussed the option of redirecting some of the GC funds (about \$55,000) towards the ESCO upset fee (\$45,000 to be used if the city changes it's mind on identified projects after the investment grade audit is done) and owner's agent (\$10,000, to help manage the project).

Linda S. raised the question of whether we really need an owner's agent, given that she has found them unnecessary in the past. It was suggested by others that perhaps having an owner's agent will help the city to maintain focus on the project and more efficiently manage the project.

Other questions were raised, namely whether we should list out the projects we know are viable for Ameresco, so that they are not working with a blank slate.

We concluded the discussion by agreeing that Linda S. should meet directly with Jim Duggan and Suzanne Egan and Steve Weisman on advisory basis relating to the ESCO hire and implementation process.

Motion: The commission moved and unanimously agreed to support moving ahead with the ESCO project and the use of an owner's agent to support the ESCO project.

Motion: The commission moved and unanimously agreed to support the repurposing of the Green Communities money originally designated to the O'Maley project to be used in support of the upset fee and owner's agent aspects of the ESCO project.

Report on Streetlight Acquisition and LED lamp conversion:

Obtaining ownership of the current streetlight fixtures will cost nothing, and the savings from owning lights could save up to \$100,000 per year, even with a third party contractor for maintenance. Additional savings, should LED lights be purchased at a later date will be huge, an initial investment must be made to convert to LED.

It was suggested that the city might be able to create an escrow account based on savings from new rates.

We just need the green light from Mike Hale to move ahead on this. Then, a legal transfer of lights can be done by Suzanne Egan.

Once we have ownership of the lights, we can convert lamps to LED.

The question was raised as to how we maintain the lights once we have ownership?

The answer: put out an RFP to service the fixtures. There are a few firms on the north shore who specialize in this.

West Parish School:

If construction of a new school is approved, the commission would like to support the building committee in exploring green building options.

John Moskal explained that the major challenge in getting a green school building construction approved is the capital cost. Key is having great specifications- do this by quantifying long-term savings. He suggested we might be able to find funding support through the School Building Authority, and through utility companies who buy down the cost of higher efficiency equipment. It was also suggested that we find the architects who have done this and invite them into the discussions.

AI: Candace will contact Jim Duggan to set up a meeting between Linda S. and the others.

AI: Tom will be in touch with Mike Hale to discuss follow up on the streetlight issues. Tom will also follow up with Suzanne Egan.

AI: Linda S. will send information on Green Ribbons schools- DOE program recognizing educationally- oriented energy efficiency projects to the principal and teacher Amy Donnelly at O'Maley, who have been part of the wind project.

AI: John Moskal will follow up on CEC green schools projects and potential grants.

AI: Candace will follow up with an email to the West Parish building committee to discuss possibilities.