

CEC October 22, 2012

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

Guest: Steve Dexter of City Hall Restoration and Building Committee  
Nancy Goodman of Cape Ann Time Banks

Minutes from July 2 were approved.

Candace will submit minutes from the September meeting

#### RESTORATION COMMITTEE DISCUSSION

Candace introduced Steve Dexter of the City Hall Restoration Committee. That Committee is interested in identifying opportunities for potential collaboration.

Mr. Dexter provided background on the Restoration committee's work.

He explained that the committee's main charge for several years has been to restore City Hall, and that the work is limited to the building's exterior, tighten the building, stopping leaks and rot, namely in the main tower, cornice work, gutter guards, venting towers (for the auditorium), and the clock and bell (which have been funded through private fundraising); Mr. Dexter explained that they have improved some windows and plan to replace many more- they may have as much as \$150,000 to replace the windows. The question has been raised within the Restoration committee as to whether CPA money can be used to replace a boiler. It is unclear whether this is possible and, as Sam explained, this may not be an appropriate designation for funding because this is something that would likely be covered by Energy Service Contract, which the commission is currently helping to shepherd through.

Tom pointed out that in looking at City Hall from an energy efficiency perspective, air sealing (and the main tower) would be a high priority. A brief assessment by Mike Salmon (Cape Ann Energy) showed that the tower is losing huge amounts of heat and that sealing could bring a return on investment in as early as a year. However, air sealing is not covered by CPA funds.

We discussed possible areas of collaboration, which include insulation, windows, brick work, venting, air loss from the tower. Such collaboration would require new CPA funding, but the Restoration Committee will hold off on applying for new CPA funding for the immediate future.

In moving the restoration work forward, Steve's committee has been working with architectural firm, Mcginley Kalsow & Associates, Inc. Doug Manley is the staff architect who has been working with them on site on a regular basis. **AI: Candace will set up a meeting with some commission members and Doug Manley to review architecture and needs of the building. Linda Saunders suggested that it would also be beneficial for the potential new ESCO (Ameresco) to meet with the architect. It was suggested we look for a Monday daytime meeting option**

**and another meeting time option and that we meet before they are finished with the project, perhaps three weeks from today.**

During this discussion, the CEC learned that the DPW has installed energy efficient lighting in City Hall, without involving the CEC. It is clear that we need a more active relationship when it comes to these kinds of decisions, especially now that we are in the process of engaging an ESCO. A regular monthly meeting with Jim Hafey and Jim Duggan would help us all be on the same page with needs and process.

**AI: Candace will set up a meeting with the mayor and Jim Duggan to figure out how we can get a better working relationship, and make sure that any energy-related projects that are initiated are communicated to us.**

Sam also suggested that we (John R.) work to establish an energy champion for each municipal building, which could greatly improve our involvement in the process.

**AI: Our report to the mayor is due. Candace will write this by December, after which we will present it to the city council and the mayor.**

ESCO UPDATE:

Linda spoke with Ed Lapore from Ameresco, who says that the contract for the investment grade audit (IGA) must be signed before they complete the preliminary audit. Once the contract is signed, they will come back with a report for the audit. Once that report is reviewed, the city will decide how they wish to move forward with an IGA.

Linda feels that IGA is mostly there, but some of the terms and conditions need to be reviewed. She also suggests we create a master agreement to keep the schedules and terms of agreement clear.

Ed Lapore has offered to come up here and speak with Linda to go through the agreement to finalize any questions.

**AI: Linda S. will contact with potential owners agent, Steve Weisman, to discuss the IGA.**

As for the owner's agent agreement, based on draft proposal from July 30, it is Linda's understanding that we are moving ahead with Peregrine (Steve Weisman). Concerns: pricing is unclear. To move forward we need to know their budget and pricing. Also, are they providing legal counsel? What's the procedure for verification of accuracy? Are they using a professional engineer to oversee construction? Do they have any on staff? How will they handle change orders?

**AI: Linda S. will contact Steve Weisman from Peregrine to work out these details and a final agreement.**

**She will then make a recommendation to Jim Hafey, who has the final say on whether the city goes forward with Peregrine.**

We will be using Green Communities funds to pay for owners agent (as well as for the kill fee if we don't go forward with Ameresco). Ameresco will work with us to help in working out this payment.

#### CAPE ANN TIMEBANKS

Nancy Goodman discussed Cape Ann Timebank's upcoming fundraising event. This spring (April 20<sup>th</sup>) they will host an eco-trip- scavenger hunt, which will take place in downtown Gloucester. Participating companies will pay a sponsorship fee (\$150), which pays for getting participants to that business, where they will take an eco-quiz.

Nancy asked the commission for input on green businesses in town.

So far, they have had Nor'east cleaners sign up, along with Jim's bagels and some others.

The group suggested: Municipal buildings, Chamber of commerce, investigate banks that offer green mortgages.

**AI: Jill to be in touch with Nancy Goodman [ngoodman52@yahoo.com](mailto:ngoodman52@yahoo.com) if she finds any additional green businesses downtown from our existing web site.**

Report due to green communities by November 30: Linda Brayton offered help with this. **AI: John and Linda B. will coordinate on completing this report.** Might be able to count the new lighting in city hall as working towards our 20% reduction in energy consumption. We may need to get info on the baseline from John Moskal in order to complete the report.

Streetlights- updates are pending.

Award ceremonies- blade signing Friday, 16<sup>th</sup> of November 10 a.m. All CEC is invited to attend.

Boston – October 30 Mass Energy Gala 5:30 – 8:30 to p.m. One or more member can attend.

Meeting on Mondays until the end of December, then the third Thursday.

**One last AI: John R. to catch us up on recent meeting with staff on energy related meetings.**