

DRAFT

Minutes of the regular meeting of the Standing Building Committee held on February 7, 2017

Present: Scott Orenstein, Chris Anderheggen, Greg Broderick, Peter Rader

Also present: Cliff Gurnham, Director of Operations; Mike Ayles, Board of Finance; Steve Neydorf, Town Facilities Director; Ted Sands, Board of Education; Aldo Mazzaferro, ECG Anthony Marcians, Aaron Alibrio, Dan McGowen, Gary Riff, Johnson Controls

Mr. Goodridge called the meeting to order at 7:00 p.m.

4. Revisions to agenda as appropriate. Mr. Orenstein requested that Item #6 be moved up to next on the agenda to accommodate the guests present.

6. Update on Performance Contracting – Presentation by Johnson Controls on potential Town and Board of Education Energy Conservation Measures . Mr. Alibrio reviewed the progress of Johnson Controls to date on their work to develop energy conservation measures for performance contracting noting that the following has been completed to date:

- Utility data for 7 schools, two school offices, 15 Town Facilities and Parks and Recreation facilities has been collected to establish a current baseline.
- An inventory of equipment has been completed
- Areas of priority for energy savings opportunities have been identified with assistance from Mr. Gurnham and Mr. Neydorf
- Calculations of inefficiencies on aging equipment has been quantified.

Program tasks to be completed include:

- Develop scopes for energy and infrastructure improvements
- Savings impacts need to be calculated
- Cost information is required from sub-contractors which will require a walk-through of buildings
- Completion of a verification of scope installations with existing conditions
- Development of model aggregate projects to determine what can be supported

Mr. Alibrio clarified that the amount of savings generated comes from funds already spent with savings carved out to pay for the projects.

Mr. Alibrio showed a graph of the current base line energy use and demonstrated credit energy uses versus energy usage after the completion of energy conservation measure projects for a number of school and Town buildings. It was noted that there was not adequate savings generated for Parks and Recreation facilities since there is much less energy usage than for a building since many facilities are seasonal. The one exception is lights on the Town Green since these are used year-long similar to traffic lights.

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Mr. McGowen reviewed a number of projected projects as follows:

- Baldwin Middle School boiler project – they are recommending that the entire room be updated
- More data is needed for the cooling towers at Baldwin Middle Schools and Jones Elementary school

Mr. Alibrio reviewed a chart of the preliminary cash flow scenario showing a preliminary project cost of \$10.7 million which includes \$4 million in solar equipment on the GHS rooftops for a 19 year term at a 2.5% rate due to Guilford's good credit rating. The preliminary projected energy savings for year one is \$589,272 using a 3% escalation factor and includes \$148,000 of annual solar Z-Rec payments, whereby the utility gives back for renewable energy use, for 15 years. He noted that before the contract is signed, they will have more specifics on the utility Z-Rec payment rate.

In response to a question by Mr. Mazzaferro, Mr. Alibrio noted that they project a 32% overall town-wide savings.

Mr. Alibrio reviewed the Measurement and Verification system they are proposing as the process for verification of savings utilizing national established guidelines. Three widely accepted M & V systems include Federal Energy Measurement Protocol, International Performance Measurement and Verification Protocol and ASHRAE Guideline 14. He reviewed a sample M & V for a boiler with both monthly and quarterly reviews. Mr. Mazzaferro noted they will assist the Town with interpretation of the M & V data when it is provided.

Mr. Sands questioned what the impact would be if an assumption on the life of a roof was incorrect, solar was installed and roof repairs need to be made. Mr. Alibrio noted that the solar equipment would most likely have to be removed while roof repairs were made so energy production would be limited and the Town would be responsible.

In response to a question by Mr. Sands, Mr. Alibrio noted that roofs with solar possibilities include the Public Works Department, Melissa Jones School, Calvin Leete School and Guilford High School.

Mr. Gurnham noted that there is additional data that needs to be gathered and specifics reviewed with Johnson Controls. Once the projects are finalized, a presentation will be scheduled, hopefully for the end of February, with the Board of Education, Board of Selectmen and Board of Finance on the proposed projects, the process and a review of the potential financial implications.

1. Approval of minutes of regular meeting of January 3. On motion made by Mr. Anderheggen, and seconded by Mr. Rader, the Committee voted to approve the minutes of the regular meeting of January 3, 2017 as submitted.
2. Public Comment. There was no one present for public comment.
3. Board of Finance report. There was no Board of Finance report.
5. Update on Baldwin Middle School Windows and Doors project. Mr. Gurnham provided an update on the Baldwin Middle School Windows and Doors project. He noted that the Town has received

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the release from the State to go to bid for the project so they are planning to go out later this week with a walk-through to be scheduled for the week of February 16th and bids due back March 20th. He will be requesting a special SBC meeting on March 23 to review the bids and approve a recommendation for the Board of Selectmen to accept one of the bids submitted. The goal will be to award the bid by the end of March to allow the selected contractor the 12 weeks necessary to order materials to complete half the project this summer.

Mr. Orenstein recommended that Mr. Gurnham contact the Department of Labor to obtain the new labor rates effective July 1, 2017 to include in the bid package.

7. Chairman's report/Committee correspondence. There were no items discussed under Chairman's report/Committee correspondence.

8. Take action on items as appropriate. There were no items discussed under #8.

9. Approval of bills. On motion made by Mr. Orenstein, and seconded by Mr. Anderheggen, the Committee voted unanimously to approve payment of an invoice from Silver Petrucelli for \$900.00 for 50% completion of the bid phase for the Baldwin Middle School windows and doors project.

On motion made by Mr. Orenstein, and seconded by Mr. Rader, the Committee voted unanimously to approve payment of an invoice from Fuss & O'Neill for \$2,395.30 for the balance of the soil sampling for the Baldwin Middle School Window and Doors project as part of an approved change order.

10. Old business. Mr. Gurnham noted that he has received three proposals from the on-call architects for design of the whole-shingled Melissa Jones roof project including Hacks for \$32,000, BL for \$30,000 and CWA for \$19,900. The project does not include the majority of the flat roof areas which were replaced approximately two years ago. Mr. Gurnham noted that he is contacting CWA to clarify a question regarding the number of site visits include in their proposal, so he is not ready to make a recommendation at this time.

11. New business. Mr. Gurnham noted that they will be putting out an invitation for all on-call architects for a survey and recommendation for the HVAC system at Baldwin Middle School and for air conditioning at the Melissa Jones gym. They will need to size the cooling tower appropriately to be able to add these areas. Mr. Gurnham recommended that these two items be added to the agenda for future SBC meetings.

In response to a question by Mr. Ayles, Mr. Sands noted that the Board of Education will be submitting a \$3,963,831 million bonding proposal which includes \$2,749,889 for Baldwin School, Cox school and Melissa Jones school electrical systems, \$380,882 for Melissa Jones Partial Roof Replacement, and an additional \$632,262 for the Baldwin Window and Doors project for hazardous material removal and \$209,798 for architectural and engineering services for design of future capital projects expected district wide.

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12. Executive session as needed. There were no items for discussion in executive session.

On motion made by Mr. Broderick, and seconded by Mr. Rader, the Committee voted unanimously to adjourn the meeting at 8:45 p.m.

Terry Holland-Buckley
Clerk