

Town of Harvard Energy Advisory Committee

BRIAN SMITH – CHAIR
 ERIC BROADBENT – VICE CHAIR
 BILL BLACKWELL
 JIM ELKIND
 DAVID

ASSOCIATE MEMBERS:

MATT COKE
 RENÉ ROY
 FORREST HODGKINS
 TIM CLARK, BOARD OF SELECTMEN
 PAT WENGER, SCHOOL COMMITTEE
 KEITH CHEVERALLS, CAPITAL PLANNING
 ALAN FRAZER, FINANCE COMMITTEE

LIAISONS:

Meeting Minutes 8/22/12

Attendees: B. Smith, E. Broadbent, J. Elkind, M. Coke, B. Blackwell, Dylan Connelly SPG
 Solar(PT)

Location: Old Library

Action / Topic	Meeting Discussion/Status
Meeting minutes.	The minutes of July 25 and August 8 were approved.
School Energy Project Updates	<p>a. HES Solar Panels (MTC Grants from 2009) – Jim to request Mark Lanza to require Ostrow Electric to state their intentions on how to proceed with the project by 8/24 and if no reply will issue a formal breach of contract letter to Ostrow Electric.</p>
Town Energy Project Updates	<p>a. Fire Station boiler – rebate. Forrest sent information to Michael Horton at National Grid.</p> <p>b. Town Building Audit/Modeling – David to obtain two more quotes to meet competitive bid requirement.</p> <p>c. Green Community Grants Projects – It was determined that it is acceptable to borrow funds authorized for one project and use them on another project. The funding for all projects is 50% up front, 25% when 75% of the work is done and 25% upon completion. Brian to prepare the repurpose request data for the Police Station to Eric by 8/24.</p>
Other Items	<p>a. Web Site Administrator – Matt Coke will continue the investigation on the best web site model for us.</p> <p>b. Hildreth House Building Committee – we plan to recruit a new member to serve as our liaison to this committee.</p> <p>c. Eric proposed that we request the Town to purchase a LEED Reference Guide for \$150 to support the building committee work in process over the next several years. Although we are not obtaining LEED certification, there are many valuable guidelines to support the work being done. HEAC voted unanimously to approve this proposal.</p> <p>d. Energy Contractor – Brian reported that he spoke to a director at Guardian Energy Management Solutions, a company that works to help businesses and municipalities justify, obtain approval and execute energy reduction projects. We discussed the benefits of having another company to help provide bids for projects, identify opportunities and help perform the upfront work. Chip Boudreau is available to speak to the committee when we have specific questions.</p>
Solar PPA	<p>Solar PPA Opportunity – Dylan Connelly of SPG Solar identified an opportunity for a solar PPA project that Harvard could participate in. The installation is in Munson MA and there are three phases totaling 11-13 MW. The opportunity is part of Phase 2 using the SPG Solar Sunseeker Tracker [http://www.spgsolar.com/products/single-axis-tracker] which is an adjustable angle solar panel. The project deadline is likely in November. Munson is in the same NGrid load zone therefore allowing the net metering credit. The project would allow the Town of Harvard to purchase a 13 cent/kWhr utility credit for approximately 9 cents/kWhr. A competitive bid process does not appear to be</p>

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	<p>required. Typical length of contract is 20 years but there may be shorter contracts available.</p> <ul style="list-style-type: none"> • Dylan to identify the specific financial proposal and the milestone dates for participation. • Jim to review the current electric purchase contract and prices we pay for generation, transmission and distribution. Also, we need to define how much of the total Town electric demand makes sense to be part of this type of contract.
<p>MBC Modeling Study</p>	<p>Eric presented the issue that HEAC is being asked to release the last 10% of the modeling study cost (\$880 out of a total of \$8800). He presented the rationale for his reluctance to recommend final payment because the final modeling is not done based on the phased approach of the building design. The current phase being closed out is Schematic Design and the final optimization/modeling is not achievable until the Design Development and Construction Document phases. The goal of the study was to make informed decisions about the HVAC and envelope based on a comparison of costs and energy savings. The issue is that the current model cannot be updated with actual building design and system loads. The other issue is that the Engineering firm is changing in the next phase. It was stated that the model must be obtained to transfer to the new Engineering phase. HEAC voted 3 to 1 to release the final \$800. Jim's no vote is explained in the below statement:</p> <ul style="list-style-type: none"> • "The green communities funding was for energy modeling of the completed building. This has not yet been achieved. • It was explained to HEAC that the scope of work for schematic design was for the development of an energy model that would be used in conceptual design and/or design development. Yet, the engineering firm made recommendations on envelope and on HVAC system in schematic design. It seems illogical that during schematic the engineering firm or the architecture firm would do work outside of the statement of work. On this basis, I am not comfortable that I fully understand the contractual obligations. • It was further explained that the model would be used by a new engineering firm during conceptual design and/or design development. It has been my experience that one engineering firm is often disinclined to use the work of another engineering firm. Therefore, I am concerned that the Town of Harvard will make this payment only to find that it is charged to develop a new model during conceptual design or design development. • Finally, the contract for architectural and engineering services is currently being negotiated. The scope of these services should include use of the existing model to refine the design and systems of the town hall. I feel that by withholding payment, the town of Harvard will be in a stronger negotiating position to ensure that the scope of services includes the energy modeling services."