

THESE MINUTES ARE SUBJECT TO APPROVAL BY THE PUBLIC BUILDING AND SITE COMMISSION.

Minutes of the regular meeting of the Public Building and Site Commission held on Tuesday, March 26, 2013. Chairman Robert Mitchell called the meeting to order at 7:00 p.m.

Present: Robert Mitchell, Joseph Borst, Thomas Catalina, Anthony D'Angelo, James Juliano, Roger Letso, Rick Matschke. **Absent.** Robert Edwards, Peter Samoskevich. **Also Present:** Clerk of the Works William Knight, Kathleen Quinn, Chairman of the Sustainable Energy Commission, and Fred Hurley Director of Public Works.

Public Participation. None noted.

Minutes. Upon motion of Mr. Borst, the minutes of the regular meeting of February 26, 2013 were unanimously accepted as amended on Page 2 – review of application of payments Kaestle Boos submitted two invoices #4 which will be renumbered as #4A and #4B.

High School Expansion Project. Final time line for project document completion.

Mr. Mitchell noted that the final application for payment approved last month by the Commission was contingent upon the release of the liens of the contractors and sub-contractors. These documents need to be submitted by Morganti, so that this invoice has not been paid.

Hawley School Project time frame review. Mr. Mitchell noted that the Town Meeting approved \$1,550,000.00 for the project. The first job meeting is Thursday at 2:00 p.m. at Hawley School. Mr. Catalina asked if the subcontractors can be selected without approval of the Commission. Mr. Mitchell noted that the Commissioners can voice their opinions which should be noted in the minutes of the job meeting.

Review of Town Initiated Projects. ESCO Status and role of PB&S. Mr. Hurley noted that Mr. Mitchell's and Ms. Quinn's summaries are perfect. The Sustainable Energy Commission has the policy of trying to save money for the Town and is trying to get the program moving if the four Boards approve this. Mr. Hurley will give a summary to the Board of Selectmen and Sustainable Energy Commission will make the presentation. We need authorization of the four boards to spend funds on the project. Public Building and Site will review the packages and items after funding is approved. Mr. Mitchell noted that the proposal from Celtic is over a year old.

The intent of the program is to allow capital projects to proceed, with the energy savings being applied to pay for the projects with no impact on the town's CIP.

Mr. Mitchell asked how far the process has gotten. Mr. Hurley said that we have not gotten far enough in the process to approve proposals from Celtic and Ameresco. Mr. Letso has been frustrated trying to get people together to have a meeting. He thanked Mr.

Hurley for providing the information that he has so far. He asked who is going to be on our team. Mr. Hurley said that if we get approval for funding, contract arrangements will be made and Public Building and Site will be involved. Mr. Mitchell said that Public Building is to be included in the process to select the AE's and contractors.

The Commission discussed the latest ESCO presentation outline from David Tines of Celtic Energy / Kathy Quinn of Sustainable Energy (Attachment A to original minutes) as well as the proposal by Celtic Energy for the consultative services to Newtown in regard to the ESCO project (Attachment B to original minutes).

Mr. Mitchell noted that some items have a twenty year payback period and some appear to have many more years. Mr. Hurley noted that if a project that does not have a payback period that makes sense it should not be approved. That is part of the re have the full IGA. Mr. Mitchell noted that some items have too lengthy a payback and probably will not be accepted. Projects that have a payback period longer than the useful life of the construction should not be included. These areas might need to be replaces while we are still trying to obtain a full reimbursement for the energy savings. He noted that soft costs such as monitors should not be included. Mr. Hurley noted that since December 14 many items have changed. Mr. Hurley noted that if we do not go to bonding we may pay a premium for some of the project. Mr. Mitchell questioned the development of capital costs in that they seem ludicrously low in this proposal. It is not clear what Celtic's full responsibility is in their proposal. Mr. Hurley said that Ameresco is to provide part of the capital costs. Mr. Mitchell said that the Public Works building, Reed School, Town Hall South and Sandy Hook School probably should not be included in the list of buildings. Ms. Quinn said that the rationale is to obtain funding for these buildings and then decide whether to include them. She said this is the max that we will be looking for but that we may not do all of these buildings. Mr. Letso interpreted the Celtic proposal as being based on the total dollars spent on the project. Mr. Mitchell asked if Celtic and Ameresco are capable of doing all the paperwork involved with the potential DoE submissions for reimbursement. Mr. Hurley feels that Ameresco is but not sure of Celtic. Mr. Letso noted that Ameresco will break out the figures but will leave it to the Town to finalize the numbers. It must be determined whether the Town will receive reimbursement for the project. Mr. Juliano noted that CL&P will replace the lights on the stage at the Edmond Town Hall at no cost to the Board of Managers. Mr. Mitchell and Mr. Hurley noted that lighting has been paid for routinely by CL&P in other town projects.

Mr. Hurley feels that it may be up to six months before we are ready to go back to the Town to ask for funding for the full list of selected projects. Mr. Hurley does not expect an allocation before July 1, 2013. He feels that construction would be in the 2014-15 fiscal year.

Mr. Mitchell asked what would happen to hazmat costs. Mr. Hurley said this would have to be part of the project. Mr. Hurley noted that some towns went to interior windows without disturbing the asbestos and other hazmat materials that were in the windows. It must be determined whether incidental repairs that are not energy savings would be paid for, such as the lintels and masonry work needed to replace windows at Hawley School.

Mr. Hurley feels that anything related to the energy savings project would be included. He said that hazmat costs could be a legitimate concern.

Mr. Mitchell noted that Public Building will be in an oversight role and will help select the AE's and that we need to be involved prior to the signing of contracts. The first presentation will be on Monday April 1, 2013 to the Board of Selectmen by Mr. Hurley, Ms. Quinn and Mr. Letso and Mr. Matschke.

Adjournment. The meeting adjourned at 8:00 p.m.

Ann M. Mazur, Clerk