

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, October 28, 2014 in the Reed Intermediate School. Chairman Robert Mitchell called the meeting to order at 7:00 p.m.

**Present:** Robert Mitchell, Anthony D'Angelo, Rick Matschke, Thomas Hanlon, Peter Samoskevich, Roger Letso, Joseph Borst. **Absent:** Thomas Catalina, James Juliano. **Also Present:** Clerk of the Works William Knight, Director of Public Works Fred Hurley, Agostino Dell'Oso from Celtic Energy.

**Public Participation.** None noted.

**Minutes.** Upon motion of Mr. Samoskevich, the minutes of the meetings of September 23, 2014, September 24, 2014 and the special meeting of October 3, 2014, October 8, 2014 and October 14, 2014 were unanimously accepted as presented with the amendment that Mr. Letso was present at the October 8 meeting.

November 12, 2014 will be the next PB&S Sandy Hook Elementary School meeting.

**Review of Town Initiated Projects - ESCO Status. (Attachment A).** Mr. Dell'Oso noted:

- The 186 questions of Ameresco were technical and financial.
- A response to each comment was received. Electronic copy will be sent to Land Use for a file copy and for distribution to the Commission.
- Mr. Mitchell asked if prevailing wage is being used.
- Hard costs \$6 million; 40% soft costs.
- Training, warranties were not supported in the response.
- Training indicated to be paid by the Town which PB&S, Mr. Hurley and Celtic do not support.

Mr. Hurley noted:

- Lighting issues – what school board and PBSC proposed was not considered by Ameresco.
- May be less expensive to replace fixtures with new LED than to go with retrofit LED because of rebate from CL&P with replacement.
- Time to move on with specific projects. The market has changed. Pressures of 3-4 years ago on the bond cap are gone.
- Still can consider lease purchase in future projects.
- Eliminate Hawley School at this time but consider the other schools.
- First Selectman would like to keep the concept of bundling items moving forward.
- Energy Savings Development Fund – Mr. Hurley discussed with the Finance Director and this may be a possibility.

Mr. Dell'Oso:

- Ameresco was asked to pursue LED but they did not.
- No proponents are guaranteed.
- Mr. D'Angelo noted it was not clear who would spend the contingency funds.
- Mr. Letso noted that the study is valuable.
- In house energy savings contract can be considered.

Mr. Hurley suggested that we thank Ameresco for their service and move on.

- CPACE individual is on staff now and items can be done in house until we set up a lock box.
- Each school or town building becomes its own project. \$500,000 per building is allowed. Paid for out of savings, rebate is ½ and line item in budget is ½ of the cost.
- CL&P will give a 50% rebate of the cost. CL&P adjusts the bill by the potential savings.

Mr. Dell'Oso:

- Celtic recommends paying Ameresco their "walk away" fee and continue the projects without them.
- CL&P will rebate and a three year loan will be applied to the utility bill.

Mr. Mitchell moved to accept Ameresco's work as complete and that their contract has been completed as of today subject to Celtic's correct verbiage for the motion. No further work is required by Ameresco. Second by Mr. Matschke. All in favor.

Mr. Hurley will prepare a memo of recommendation to Public Building and Site Commission.

**High School.** Mr. Knight reported that

- Windows were sprayed and they did not leak at that time but they leaked three days later.
- Drywall Associates will take down the wall and take pictures looking for water stains, etc.
- Mitigating the mold problem is the biggest issue now. One "cloud" will be removed due to staining and potential mold.

**Community Center.**

- Interviews have been completed.
- Ad Hoc Committee will be selected. Mr. Catalina and Mr. Hanlon volunteered.

**Sandy Hook Elementary School.**

SHES is a secure construction site. Access is by approval of Consigli. Prior notice to Consigli and approval by them is required for anyone wishing to go on site.

**Invoices for payment.**

Svigals invoice #1360-11. Reimbursable costs of \$7,142.42 were not paid last month.

Svigals invoice #1360-12. Reimbursable costs of \$10,746.42 were not paid last month.

Svigals invoice #1360-13. Mr. Mitchell is concerned about the reimbursable and printing costs which have no explanation of what they were for. He suggests recommending payment of the Professional Services amount only. Mr. Matschke recommended payment of Svigals invoice #1369-13 in the amount of \$359,363.74 for professional services only. Second by Mr. Samoskevich. All in favor.

Svigals will be asked to attend the November 12 meeting to explain the reimbursable charges on these invoices.

**Unfinished Business.**

- High School auditorium project. Mr. Mitchell noted that the project cannot be completed in the time frame requested by the Board of Education. All requests were withdrawn until next year. A timetable will be prepared by the Board of Education and Board of Selectmen to meet town requirements.
- Project must be completed properly to receive reimbursement from the State.

**New Business.**

- Meeting dates for the remainder of the year. November 12 will be the last Sandy Hook special meeting, unless a specific issue is needed to be addressed.
- Ad Hoc Committees:
  - Community Center – Mr. Catalina and Mr. Hanlon volunteered
  - Sandy Hook School project – Mr. Matschke volunteered.

**Adjournment.** Upon motion of Mr. Samoskevich the meeting adjourned at 8:10 p.m.

Ann M. Mazur, Clerk

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## TOWN OF NEWTOWN

**TO:** PUBLIC BUILDING & SITE COMMISSION

**FROM:** FRED HURLEY, DIRECTOR OF PUBLIC WORKS  
GINO FAIELLA, DIRECTOR OF FACILITIES  
AGOSTINO DELL'OSO, MANAGER OF ENGINEERING SERVICES, CELTIC ENERGY

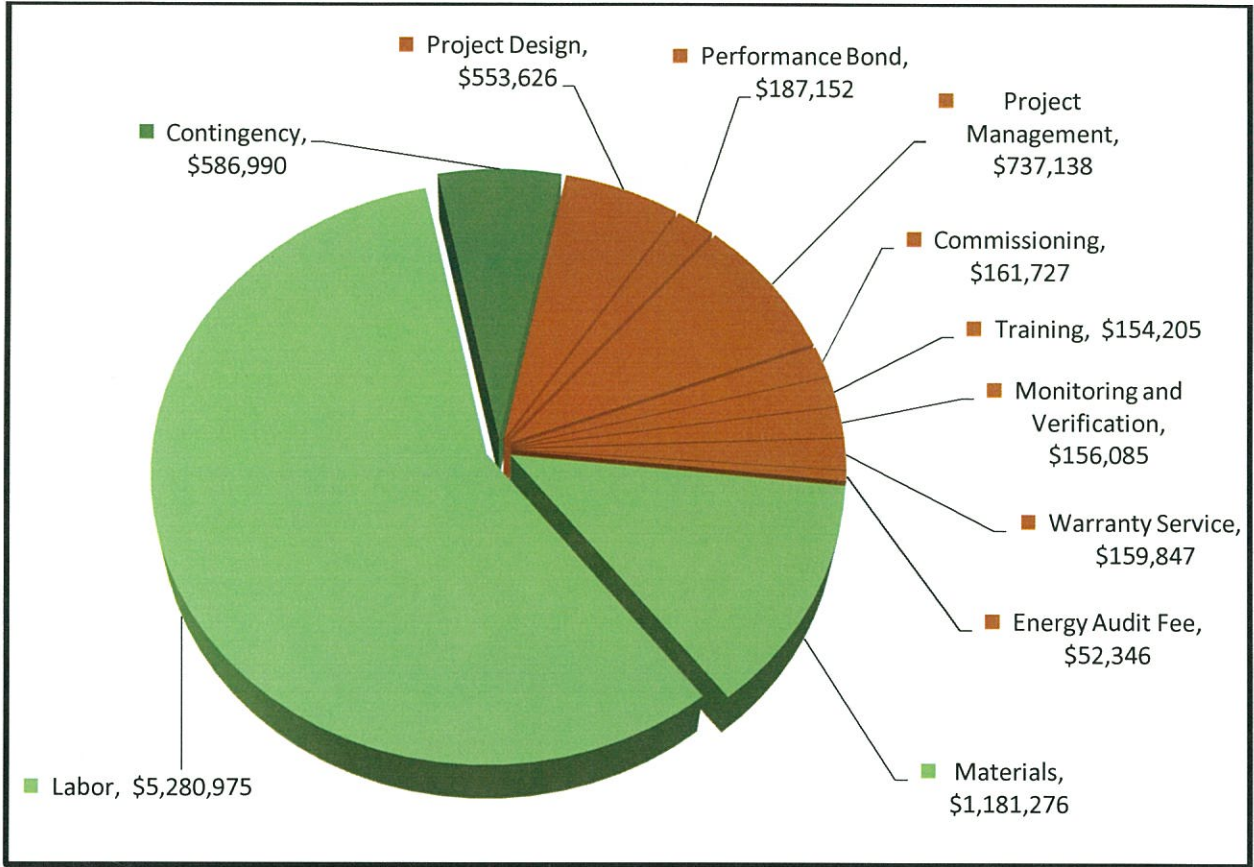
**DATE:** OCTOBER 28, 2014

**RE:** TOWN INITIATED ESPC PROJECT: STATUS AND NEXT STEPS

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Current Status: Ameresco recently addressed a number of comments and concerns (187 in total) put forth in response to an Investment Grade Audit (proposal) submitted to the Town, for consideration, for energy conservation and efficiency improvements associated with lighting and mechanical / HVAC system at several Town and School facilities.

The comments and/or concerns (put forth to Ameresco by the Technical Review Team) were meant to solicit additional information that informed pricing and/or other pertinent information that would provide further clarity to the intended work scope, how savings were determined, how savings would be validated, and so forth.



First, the removal of items off the Capital Improvement Plan by the use of this program was one of the primary pillars of selling this to the Town. That is no longer on the table. The premium we would have paid was generally acceptable at the time because there was the benefit that we could accomplish some capital projects without breaching our bond cap. That is no longer a problem.

Second, the first item goes in hand with the Town receiving a triple "A" finance rating that makes our finance cost cheaper than using a third party. No longer needing outside or less expensive finance is another lost benefit of the program.

Third, the rapid decline in cost for LED lighting and the Town/BOE desire to go with more advanced installations has undercut some of the projected savings benefits of the program without giving BOE what it feels it wants in the classrooms. The projected workaround on this item was not acceptable.

In the end the proposal is too expensive for the value that we would receive. We have other options now available internally and through CL&P/State programs that will provide us with more for less. This was not the situation 3 years ago when we started this journey but it is now.