

Meeting Minutes *(approved 3-0 on 3/19/14)*
Wayland Energy Initiatives Advisory Committee
Wednesday, February 26, 2014
7:30 p.m.
Selectmen's Meeting Room

Members present: Bill Huss, Tom Sciacca, Harvey Michaels, Anne Harris, Ellen Tohn

Members Absent: none

Ex-officio Member absent: John Moynihan

Guests:

From Ameresco: Hal Meyer, Mike Zimmer, Jim Walker, John Bamman, Rob Bukowski
(environmental engineering subcontractor)

Minutes from 1/8/14 and 1/24/14 approved unanimously

Municipal Solar Projects

The Ameresco Solar team, accompanied by Hal Meyer, presented their proposal for municipal solar on the Middle School roof and at the Happy Hollow wells site to the Energy Committee. They stressed their successful project completion with many nearby towns such as landfill projects in Sudbury and Acton and the Natick schools. They emphasized one of their strengths is that they have already secured financing for the projects, so they could start immediately if we gave the go ahead.

The Committee questioned why the project at the wells site was only 189kW when other proposals have been as high as 3MW. They mentioned DOER is prioritizing smaller arrays, so the cost factors are better, and that they sized it to the well pumps' load. Also, they tried to avoid tree cutting and adding fill, which can both add cost and complication to the project. Ameresco wanted to design a project with a high likelihood of approval.

We discussed their proposal for carports at the High School parking lot and decided not to pursue as that project was just completed and there would be little appetite for altering that area. Also, the additional costs for the structure make it less attractive.

Action Steps:

1. Tom Sciacca will walk the Happy Hollow wells site with Ameresco on 3/6/14 to determine
 - a. if the array size could be bigger, and
 - b. if the distance from the High School is such that that load could be used
 - c. if the leach field site to the NE of high school might be a good spot for a ground mounted array
2. John Moynihan to confirm which sections of Middle School roof are new and which old
3. Ameresco will model again to see if HH well site array could be bigger
4. Investigate new sites:
 - a. Landfill—Ameresco will contact DEP to confirm if it could be considered
 - b. High School leach field (would need as-builts)
 - c. Proposed DPW building roof/parking lot. Hal will stop by JMs office to see plans

5. Ellen will forward LOI with John Harper's comments to Hal for comments from Ameresco, then to Mark Lanza

Energy Improvements Project with Ameresco

Ellen reported that she presented the phased ESCo/Energy Improvement project to the Selectmen on 2/24/14 (see attached slide). In light of the consideration by some municipal and volunteer boards in town of the possible reconfiguration of some of the offices in the Town Building, the Committee is recommending seeking approval for borrowing for phase 1 and phase 2 of the project. Phase 1, which includes 43 energy saving and upgrade measures in 7 municipal buildings, but not the Town Building, would commence immediately. The project would proceed with phase 2, to complete the recommended energy and capital measures at the Town Building, unless the Selectman, in consultation with the Planning Board, determine that there is an alternative and better use of the Town Building. If such an alternative use of the Town Building is recommended, phase 2 would shift to pursue equivalent energy saving measures in the schools, already identified by Ameresco as Phase 2, Plan B.

The Committee will provide links to additional information on ESCO project on the committee's town web page.

Green Communities/Exterior LED lighting project

Anne submitted the repurpose request to DOER requesting approval for the LED exterior lighting project on 2-4-14.

The Committee aims to spend the remaining Green Communities grant funds on this project so as to apply for the Competitive Green Communities Grant Round.

The following things must happen:

- March 14--Answer all outstanding questions on GC Annual Report—Anne
- March 21--Complete LED lighting project AND pay bill; expend all grant funds—JM will oversee
- Final DOER site inspection—Anne will verify date
- March 21--Submit final GC grant report—Anne
- March 31—Submit Competitive grant application—Ellen, Harvey

Next meeting 3/12/14; Ellen proposes moving to 3/19/14. Anne will send email to confirm next date.

Meeting adjourned 10:05 pm.

ARH 3/5/14 rev. 3/10/14

Attachment:

Recommended program-Energy Savings Performance Contract (phased)

Recommended Program – Energy Savings Performance Contract

Program Cost to be Financed: \$2,070,260
Annual Program Savings: \$151,279
Cash Contribution: \$500,000

Includes 8 Buildings, 49 measures
and exterior lighting; saves >20% of baseline
Phase I and Phase II – Option A

Financed Program Cost: \$1,235,821
Annual Program Savings: \$136,703
Cash Contribution: \$500,000

Phase I
All buildings and measures
except Town Building

Includes 7 Buildings, 43 measures and
exterior lighting; saves >18% of baseline

Option A:
Town Building
(Third largest energy user)

Phase II
To be determined by Fall 2014

Option B:
School Buildings

Additional Financed Program Cost: \$834,439
Annual Program Savings: \$14,674
6 Additional measures: Interior lighting, comprehensive web-based full digital control system, remove pneumatics, motor upgrade, weatherization, new rooftop unit, new boiler; increases overall savings to >20% of baseline

Additional Financed Program Cost: \$782,939
Annual Program Savings: \$19,329
2 Additional measures: Comprehensive web-based full digital control system at Loker and Claypit; remove pneumatics; increases overall savings to >21% of baseline