

## **SPECIAL MEETING**

**MINUTES ~ January 31, 2007**

Ponaganset High School Library

### **1. Call to Order**

Mr. Gregory Laramie, Chair of the Foster Glocester Regional Building Committee, called the special meeting of the Foster Glocester Regional Building Committee to order at 6:35 PM in the Ponaganset High School Library.

### **2. Roll Call**

Mrs. Kecia Pierce called the roll. In attendance were Mr. Gregory Laramie of Glocester, Mr. Bill Abt of Foster, Mr. Dennis Chretien of Foster, Mr. Warren Ducharme of Foster and Mr. George Jacques of Glocester. Mr. Raymond Fogarty of Glocester and member emeritus Mrs. I. Lorraine O'Connors of Glocester were absent.

Also in attendance were school committee members Mr. Walter Steere, Mr. Mark Baker, Mrs. Wynette Dahlquist, Mrs. Kelly Hunter and Mr. Ron Cervasio, Mr. Chris Halpin from Celtic Energy and Mr. John Johnson, Mr. Ken Nathanson and Mr. Steve Manwell from ConEdison Solutions, Mr. Steve Winsor, Mr. Gregory Piccirilli, Dr. Mario Cirillo, Mr. Richard Sparks, Mr. Mark Humphrys, Mr. Joe McGovern, Mr. Ross McCurdy and Mr. Bruce Payton.

### **3. Information Session**

Mr. Laramie reminded the committee that the intent of the project is to provide teaching and learning spaces that are appropriate and noted the timeliness of the project given that new legislation is pending regarding air quality in schools.

Mr. Laramie reported that in July 2006 the building committee went before the school committee with the recommendation to use ConEdison Solutions as the preferred ESCO and the school committee accepted in principal the ESCO contract with ConEd based on an estimated annual savings of \$280K. In September 2006, to move forward with the ESCO portion of the middle school project, the school committee approved in principal ESCO items related to the middle school with an estimated annual savings of \$332K. At the School Committee Meeting on Tuesday, February 6<sup>th</sup>, school committee members will be asked to vote on the Energy Savings Performance Contract with ConEd based on the completed investment grade energy audit which details estimated savings of \$760K.

Mr. Laramie informed the committee that both Mr. Piccirilli and Mr. Halpin have reviewed the contract. Mr. Piccirilli reported that during his review of the contract there were two points which initially concerned him, the first being the financing of the project. Mr. Piccirilli explained that the ESCO will be financed through a 10-12 year lease purchase agreement. However, RI law does not allow public bodies to enter into contracts that bind a future public body. Mr. Piccirilli reported that he has consulted with a bond attorney from Edwards and Angell who has advised that there are ways around this law such as entering into the lease agreement subject to yearly approval by the school committee. If a future

school committee does not approve the lease agreement then payment would need to be accelerated and the equipment would be returned. Mr. Piccirilli will be reviewing this issue in more detail with the bond attorney but he does not foresee this as a problem.

The second concern noted by Mr. Piccirilli is that the contract refers to H.V. Collins and Aharonian and Associates but doesn't specifically impose obligations directly on either contractor. Mr. Piccirilli suggested that H.V. Collins and Aharonian and Associates also review the contract and agree on it before proceeding. Mr. Laramie reported that he has spoken to both H.V. Collins and Aharonian and they have agreed to review the contract.

Based on his review and the resolution of the above issues, Mr. Piccirilli reported that he is comfortable with the contract and he recommended to the school committee members that they review the agreement with the parameters in place knowing that the terms will be finalized between all the attorneys and knowing that the agreement is also subject to financing.

Mr. Halpin reported that he performed a detailed review of the technical details of the energy model and the audit and feels that the information provided including the baselines on how to operate the building are reasonable and accurate. In addition, Mr. Halpin prepared an analysis comparing the cost of operating a new school (without energy efficient measures) versus the cost of operating the energy efficient school and found the savings to be reasonable. Mr. Halpin reported that he reviewed the various fees and found them to be reasonable with the fees in the mid to lower end of the industry average. Mr. Halpin reported that he supports the project and although there are some small details of the contract to be reviewed he approves it as it stands.

Based on various questions from the audience the following information was also discussed: There is ample supply of woodchips, currently there are three local lots ready to provide the chips and ConEd has a sample of chips from a local supplier ready to be tested. The ChipTec system is flexible in that wet or dry chips can be used as well as other products can be burned though the energy savings would be altered if materials other than those specified in the operating parameters were used. The middle school will require approximately thirty trailer truck deliveries per year. Regarding the safety of the ChipTech unit, the biomass facility will be in a secured, locked area, the augers on the unit are enclosed and deliveries can be made after hours.

Mr. Laramie reported that the approval process for purchases on the ESCO items will involve all parties including ConEd. Con Ed will sign off on everything as part of the release of payment process. Mr. Halpin reminded the committee that it is in ConEd's best interest to ensure that the equipment is set up correctly and operating properly as they have a ten year financial interest in the project. Mr. Johnson informed the committee that ConEd will perform the initial commissioning and then they will do yearly inspections to make sure the equipment is operating correctly and the operating parameters are being followed. In addition they will review the maintenance logs on a quarterly basis.

#### **4. Recommendation of Approval**

Mr. Chretien moved and Mr. Ducharme seconded the recommendation to the Foster Gloucester Regional School Committee to approve the energy savings contract and investment grade audit report as presented by ConEdison Solutions. So voted, 5-0.

## **5. Adjournment**

Mr. Chretien moved and Mr. Abt seconded that the meeting be adjourned at 7:45 PM. So voted, 5-0.

Prepared by: Kecia Pierce, Building Committee Clerk

Approved by: Foster Gloucester Building Committee, February 12, 2007