

GEC Meeting Minutes - October 4, 2018

Attendees: John Snell, Ruth Anne Hendrickson, Sue Klem, Emily Haslett, Ann Risso, Jennifer Glass, Jim Hutchinson, Ed Lang, Jonathan Soo

Upcoming Meetings

October 9 - Planning Board (reviewing solar bylaw details impacting RLF, school)

October 10 and October 17 (and maybe October 24) - SBC Budget Meeting

October 18 and November 15 - Multi-Board Meeting

October 15 - Capital Committee

October 16 - Financial Committee

October 20 - State of the Town

December 1 - Town Meeting

Residential (Sue, John, Anne)

HomeWorks has a new representative, Steve. Belinda is updating the web site. Working on getting assessments for condominium complexes such as Farrar Pond. Battle Farm is interested in options for improvements.

Concord is looking at implementing an Energize program and an electric vehicle program, it may be worthwhile having a residential summit with other towns to compare notes on residential program options and development.

There are some environmental fairs with EVs that will be promoted.

Another goal is improving water efficiency, especially for condominiums - there needs to be a way for units with shared water metering to access incentives.

Municipal Aggregation

There will be a municipal aggregation information table at Town Meeting.

School (Ruth Anne, Ed, Jim)

Main issues having to do with the school at this time: Solar PV, Equipment selection, building envelope details, domestic hot water (DHW) (currently specified to be electric resistance heating?), back up power electricity generation, storage, and resiliency.

The critical matter is the cost to achieve net zero, and how to prevent it from being an easy target for removal. Phasing and site planning costs have increased the most since the original projection and should be the focus of cost reduction. Need to find creative ways of getting money back quickly from incentives so that they don't have to go into the bond issue.

GEC needs to remind the SBC about incentives so that they are aware of the benefits. Currently the plan suggests about \$500k additional costs to get these incentives, this should be reviewed because it appears to be high. There's a concern that the design will not have heat pumps to heat and cool air provided by the heat exchanger ventilation equipment. (about a \$600k additional cost) which would impact student comfort. Site work is approximately \$5m over budget, and modular units are over budget also.

The Finance Committee (Fin Com) assumes that the budget will be brought back down to \$94m. Fin Com could use help from the GEC on incentives, PPA for solar, and understanding whether some elements should be broken out from the SBC project and done separately. The goal is to minimize lifetime costs over up-front costs. \$2m-\$6m of future revenue from solar and \$2m-\$3m of future cost savings for more efficient equipment could be used to reduce capital costs. Short term borrowing in anticipation of future revenue streams can be done, but need to be brought before the town as an appropriation.

The primary goal is still to be net-zero ready. Long term costs of net-zero ready are less than the SMMA proposal. The town should focus on getting actual EUI 23 performance out of the project. SMMA wants to deliver "project predicted EUI" and claims that the town wants EUI 9; the presentation at town meeting was for EUI 9 when including 65ksf of solar, but SMMA misestimated the cost.

The estimated cost for getting to net-zero using third-party solar is about \$4m. GEC should point out additions to the OPR specifically to ensure that the project is delivered turnkey solar-ready so that a third party can install solar without additional work. The current working version of the OPR is not available - we only have a draft from earlier in the year.

LEEDv4 is not in the base budget, and the base design does not target the LEEDv4 standard for indoor air quality. It's important to have SMMA clarify what LEEDv4 credits they are intending to pursue and not pursue. The current proposal is for a bare-bones, minimal project.

Going forward, there is too much detail for most people that have not been following the process closely to track what has been going on with the tradeoffs. The committee needs to get as much information as possible about what has been traded off by November 1 and understand what options are realistic. There must be a focus on getting items added to the OPR that will fit within the budget.

Next Meeting

The next GEC meeting will take place on October 18 at 8AM to review energy-related FAQ material. The FAQs will explain the energy standard at the most basic level and highlight how the project is a shift from the current state of the school (energy sources, insulation, EUI) to something much more sustainable in a renovated public school.