

Members present: Christopher A. Rucho Patrick J. Crowley
Siobhan M. Bohnson John W. Hadley
Barur R. Rajeshkumar

Mr. Rucho convened the special meeting at 6:30 p.m. Also joining the Board this evening are Town Administrator Anita Scheipers, School Business Manager Roger Pontbriand, Project Clerk David Eckhardt. Representing ABM Building Solutions, LLC was Paul Parker, Cathy Staly and Brian Werther.

Discussion and Action Items: David Eckhardt gave a brief history of the start of the ESCO project from the time of the Requests for Proposals in March of 2014 to present. ABM's proposal was one of two received and ABM was chosen to do the energy savings work as the energy savings company (ESCO). The Town had elected to include only those potential energy saving projects that would give the highest rate of energy and cost savings. The savings to be achieved were to be used to pay the bonds for the energy efficiency work completed. The school upgrades represented approximately 94% of the work. Approximately \$630,000 of other potential energy savings projects in the schools and other town buildings remained uncompleted. Final payment was made to ABM for the completed work on April 30, 2015. As such, the measurement and verification period for the work began on May 1, 2015 and ran through to April 30, 2016. The ABM contract requires they have to guarantee enough energy system units savings each year that equate to a dollar savings equal to the cost of the bonds being paid for the work. The M&V costs the Town \$15,000 each year and is paid for by energy rebate funds held in a revolving account set up for this purpose. Paul Parker agreed that the Town had been incorrectly charged for two M&V periods, and the first invoice will be voided.

Paul Parker of ABM presented the basics of the Measurement and Verification (M&V) Report provided at the meeting. He stated some tweaking of the system had to be done during the period to reduce the sensitivity of some lighting motion sensors and to tweak the boilers at the start of the heating season to improve efficiency. He quickly summarized the M&V findings and stated that the guaranteed energy unit savings was achieved, and as a result, ABM does not owe any funds back to the Town. Roger Pontbriand of the Schools stated their FY16 budget is showing utility cost savings. ABM will continue to monitor the installed systems and tweak them as necessary to maintain the highest level of function possible. The next M&V period will be from May 1, 2016 through April 30, 2017 and the Town will be charged another \$15,000 for that M&V work and report. David Eckhardt suggested that, as long as the desired savings are again achieved, the Town could then easily determine that further M&V studies need not be done. He stated communities rarely go beyond three years of M&V.

Next Phase: there was brief discussion about when/if the Town will complete the remaining energy efficiency projects not already completed. ABM concurred that the Town has the ability to use then as an extension of the Phase 1 contract, or could choose to go through a new Phase 2 RFP process to choose another ESCO firm.

The Board thanked ABM for their successful work and for presenting the M&V result.

With no further business to come before the Board, motion Ms. Bohnson at 7:55 p.m. to adjourn, seconded by Mr. Crowley, all in favor.

Respectfully submitted,

Approved: October 5, 2016

Anita M. Scheipers, Town Administrator

Christopher A. Rucho, Chairman

Siobhan M. Bohnson, Vice Chairman

Barur R. Rajeshkumar, Clerk

Patrick J. Crowley, Selectman

John W. Hadley, Selectman