



# Town of Greenwich

## Conservation Commission

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### Energy Committee MINUTES

**Thursday, October 11, 2018**

In attendance: Steve Hall, Skip Parker, Rusty Parker, Urling Searle,  
Robert Brady

Also in attendance: Patricia Sesto, director of environmental affairs, Jill  
Oberlander, chairman, BET, Any Duus, BET

1. Call to Order

Patricia Sesto called the meeting to order at 9:04 a.m.

2. Approval of Minutes

Steve Hall made a typo correction to the September 27<sup>th</sup> minutes and indicated the sentence on page one of the September 19<sup>th</sup> meeting minutes regarding SWA blended rate should be deleted. The sentence didn't make sense and members could not identify its intent to correct it.

Skip Parker made a motion to accept the minutes of September 19 and 27, 2018, as corrected, seconded by Robert Brady, and carried.

3. Fall Program

Urling Searle restated the outline of the fall program to use the Empire State Building as a case study for upgrades to energy efficiency in commercial buildings. The program will be 90 minutes long and then a tour of the Boys and Girls Club will be offered to see their improvements. The use of the Boys and Girls Club has not been

confirmed. The program time of 4:30-6:00 may be problematic as this is a busy time for the club.

Peter Malkin confirmed availability on December 4<sup>th</sup>. He will be the introductory speaker, followed by his associate who implemented the project. A speaker to address financing, perhaps GreenBank, should be included.

Rusty Parker has a contact who can provide a list of building owners to help develop the invitation list. Sesto will get a list of commercial buildings 25,000 s.f. or larger from the assessor. S. Parker will contact Ron Arujo of Eversource to invite them to be on hand. Hall stated Rich Granoff, Granoff Architects, is interested and on board.

Searle is working on a rough agenda, which she will circulate.

For the next meeting members committed to provide invitation lists. Hall will contact CT Fund for the Environment and Stamford 2030. Patrice Gillespie of Clean Water Fund's CT Energy network has committed to helping with the event and invitees.

No progress on sponsorships to date. The parameters are still undefined. However, sponsorships should be set at \$1,500, with the vision of only having three; an architect, building management company, and commercial broker.

#### 4. Glenville School Evaluation

Brady spoke with the Building Committee about the solar panels at Glenville School. The panels were operating as planned at the time the school was turned over to the town. With the identified issues, the system is operating sub-optimally and the process to bid out repairs is hindering a swift resolution.

Discussion ensued regarding procurement procedures.

Jill Oberlander joined the meeting.

Hall sought clarification on the BET's approach to cost analysis: How is life cycle analysis viewed against up-front cost?

Members conveyed concerns raised by Dan Watson, BOE, regarding the multiple and diverse systems the buildings he oversees have and how this is a result of the way contracts are awarded. If the town were to convert to demand management systems, this would require consistent oversight and maintenance. Is this practical given the public procurement process the town has to abide by?

Oberlander and Duus were asked to comment on the BET's perspective regarding the payback period for capital improvements. This is an important clarification as the recommendations that will come from the town hall energy audit will need to take this into consideration.

Oberlander stated the town's policy is to take the lowest responsible bidder, not simply the lowest bidder. How a bid is written up and the evaluation process can avert many of the issues raised. The bid specification needs to emphasize priorities. She reasserted the town is a public procurement entity; transparency is necessary.

Oberlander indicated cost is not the only point of evaluation; responsible consumption of energy and environmental efficiencies can be considered. Brady followed up by asking if the lowest cost can be defined to include life cycle costs. Oberlander responded the BET is starting to look at life cycle and management costs, but still put the greatest weight on the up front expenditure.

Hall reflected on the impetus of the formation of the committee; namely the proposal to build a new substation. The role of energy demands in shaping the town hasn't been fully considered. The town should be identifying energy saving options and making a much more concerted effort to reduce energy consumption and costs.

Oberlander suggested members contact Lori Ann O'Donnell to obtain a copy of the master school plan. Hall continued by stating the town should be bringing in and independent audit consultant to educate relevant boards and committees on how implementation of an energy efficiency plan works.

Oberlander stated the RTM has a group with an interest in environmental issues. This committee should seek a sense-of-the-meeting resolution (SOMR) in support of considering life cycle costs, giving preference to environmentally responsible proposals, and conducting audits. She has voiced support for an "energy czar" position in town, but this has not gained traction.

Duus and Oberlander requested a copy of the Eversource report providing an energy consumption profile for the town.

Sesto followed up on the question of a payback period. Three years or less was provided as guidance. Hall countered that Green Bank uses up to 15 years as an acceptable payback period. Duus responded that 10-15 years was too long. It was acknowledged that an appropriate payback period needs to consider the life cycle of the improvement. Further, the carrying costs of an improvement are needed to justify a capital cost. Brady explained economic return shouldn't be the sole factor of consideration. A broader cost to benefit assessment is justified.

The Fleet Department was referenced as one that has had success in making the argument based on more than just upfront cost. Oberlander encouraged the committee to continue to pursue this line of thinking.

5. Strategic Energy Planning

i Celtic Energy will be invited for the next meeting

6. Next meeting – October 25, 2018 @ 9:00 a.m.

7. Adjourn

With no further business, the meeting adjourned at 10:40 a.m.