

Facilities Committee Meeting
Minutes
10/6/17

Present: George Lawrence, George Gardner, JoAn Canning, Tom Borchert, Ken Sullivan, Kristina MacKulin, Jeff Glassberg, and Jesse Freedman, VT Superintendents Association School Energy Management Program Director.

Meeting called to order at 7:35 am.

Ken Sullivan gave an update of VUHS outdoor stair project: he has contacted 3 contractors: concrete est \$12,000; railing to repair and repurpose est. \$5,000; all new railing est. \$14,900; demo of stairs est.- \$6,000; discussion on this option. Discussion of other areas that would affect this renovation - drainage, sidewalk. Discussion on waiting until Spring so we can get complete details on this project's scope as well as a quote on installing steel stairs. Discussion on some interim repair work of the stairs for this fall.

Discussion of EEI updated spreadsheet; Jeff G. asks if EEI is required to ask for competitive bids when the work is hired out; philosophically Jeff asks where the district is headed with future renovations/bonds/performance contract; previous discussions included not adding to the debt service and if we pursued a performance based contract it would be a wash regarding cost. Discussion on not adding unnecessary items to the operating budget; do improvements as needed; discussion on the need to edit EEI's proposed list to make sure we are not doing work that is not "energy related". Discussion on the time frame to implement a plan and what work should fall under the scope of capital improvement funded projects.

Discussion on the EEI proposal being conducted in phases. Discussion on what and where the energy savings are in this proposal; it should be a 20 year or less payoff. Jesse F. shares performance based contracts usually pay for themselves; reasonable to add a few things in to make sure you get the funding and work done; need more in depth numbers and finish the full audit; we don't want the scope of the project to keep changing; it is typical to sign a separate contract for audit and get full understanding of the savings and any allowances. It is not unusual to add a few extra items into a contract if the payback is good. Discussion on performance bond payment and borrowing; depending on financing costs it may make sense to get a bond because bond financing is typically lower; we will need voter approval either way.

Discussion on asking for a complete investment grade audit with final numbers, including a clear time frame and savings; premature to pay for design and engineering. Jesse F. indicates this type of level three audit typically costs between \$20,000 - \$50,000. Discussion on if EEI has waived the cost of this audit as part of their contract.

George L. asks if we can get a light audit from Efficiency VT if it has not been already completed. This type of audit is free.

Discussion on if we should consider pursuing other avenues to evaluate our district building and maintenance needs in the future.

Ken Sullivan will contact Mike Davey to set up a meeting that JoAn C. and Jesse F. will attend (via phone or in person). Ken S. will relay the committees concerns with the newest figures as well as determine exactly where EEI is in the evaluation process. Jesse F. suggests a good goal is to do the “hard work” up front so we receive a guaranteed percentage of savings so everyone will be happy the first year.

George G. and Tom B. left at 8:45 am.

Meeting adjourned at 9am.

Next meeting is on November 3, 2017 at 7:30 am at the ANWSD offices.

Submitted by,

Kristina MacKulin