

Windham Local Energy Committee

Meeting Minutes

December 20, 2010

Meeting held on-line due to weather

Call to order: 8PM

Members Present: Dianna Fallon, Neelima Gogumalla, Tom Barstow, Jim Hebert, Josh Hebert, Rick Okerman. Neelima Gogumalla will fill Doug Wolf position until a regular member is confirmed for the committee by the Selectman.

Members Excused: Al Barrlow

Attendees: None

Agenda Items for discussion:

1. Energy Audits Review

McCormick Facilities Management is the low bidder for the Town of Windham's Request for Proposal, ASHRAE II energy audit for the five historic buildings on North Lowell Rd. Bid ranged from \$22,500, to \$4,500. The committee started evaluation by disqualifying all bids over the \$14,800 request in the grant application. The remaining six bids were evaluated.

Each member took a vendor and completed a phone interview with the vendor and vendor provided references. GECS was eliminated because the bid proposal and included executive summary did not meet the standards set by the other vendors. GECS did not provide any post evaluation information for past audit recommendations and their provided customer references did not return calls or e-mails. GECS has little experience with historic buildings, therefore GECS is eliminated.

The next two low bids are McCormick Facilities Management and Arbogast Energy Audits. McCormick has been contacted by a committee member and town administration. The bid stated that \$500 would be charged for any additional presentations beyond the proposal, and McCormick was the only vendor that did not provide specifies thermal imaging as part of the original bid. The committee feels thermal imaging is important for three reasons.

First, thermal imaging will give the Selectman, Building Management, CIP, and construction vendors' clear data on each building. Second, if we are not going to use a blower door test for pre and post evaluation, then the committee feels that thermal imaging will provide similar data for post construction evaluation but at a lower cost. Third, when calking and insulation are needed to tighten a building envelop, thermal imaging can help a vendor accurately project cost and placement. McCormick was willing to add thermal imaging to the bid with an additional cost of \$1,500 dollars. The addendum would raise the bid total to \$6,000. McCormick's base bid and thermal imaging addendum is now \$50 higher than Arbogast. McCormick's payments for services requirements are also less flexible than other vendors.

Arbogast Energy Audits went independent about a year ago after spending a number of years with Honeywell performing this type of work. Most of his experience has been with existing buildings (vs. new construction) which about 30% of them have been historical in nature.

Arbogast is Proposing 3 days on-site, probably be there on a Friday, installing the *electrical data loggers and any other equipment that he may need, doing the walk-through*, and the returning on Monday and Tuesday to complete the on-site analysis, survey, etc. His testing includes thermal camera, CO2 test to see if enough outside air is getting into the building, particle count for filtration issues - how much dust is in the air, temperature/humidity readings, and light usage using electrical data loggers.

Arbogast is just starting to get off the ground so there isn't a lot of data. During his time at Honeywell though it was standard practice to go back and follow-up on the recommendations made. Many of the projects were within the estimated costs/savings for the recommendations with several exceeding the savings in a shorter time frame. Additional services billed beyond the bid base at \$90 per hour.

Arbogast just finished an ASHRAE energy audit for Town of Atkins – see Eagle Trib article below.

EagleTribune.com, North Andover, MA

November 30, 2010

Atkinson energy audit shows potential savings

By Cara Hogan
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ATKINSON — The town could save 53 percent on fuel and 30 percent on electricity to heat the town's buildings, but only by spending \$706,000 on energy-saving repairs and updates.

The just-completed energy audit of eight town buildings is the first of its kind for Atkinson, according to Town Manager Philip Smith.

"The town has addressed issues individually as needed, but never as comprehensive as what's been done now," Smith said. "The last thing they did that was an electric audit, an electric company coming in and looking at the electric usage. But this looks at much more."

Elmer Arbogast of Arbogast Energy Auditing did the audit and analyzed the energy usage in each building, coming up with changes, large and small, to improve energy efficiency and save money.

"I went to all the buildings and looked at all the energy usage, temperature and humidity, took all the data collected and put together a list of potential recommendations," he said.

The list includes changing lighting, weatherizing buildings with new insulation, and upgrading heating, ventilation and air conditioning. Arbogast said there is potential for on-site renewable

energy: a thermal solar unit at the police station and a combined heat-and-power unit at Town Hall. He said the changes would reduce the town's CO2 emissions by 53 percent.

However, all of the recommendations would be expensive, costing more than \$700,000. Arbagast said most towns don't do everything on the list.

"Most towns implement some of the recommendations over multiple years," he said. "I would anticipate Atkinson implementing half of these over five years."

The town applied for a federal stimulus grant to fund the energy audit, which cost just under \$15,000. Because of the funding, other towns also are looking to have energy audits, and Arbagast said he might be working with Windham next.

Smith said the town will officially unveil the report and all the details at the selectmen's meeting Dec. 7.

Motion:

Dianna Fallon moved to recommend acceptance of the ASHRAE Level II energy audit proposal submitted by Arbogast Energy Auditing, out of Westbrook, ME, to the Board of Selectman. The committee reviewed all submitted audits and nominated 5 for final review. The committee selected Arbogast because they met all the criteria set out in the Request for Proposal and came in as the low bid when factoring in the addendum by McCormick for thermal imaging. The motion received a second from Josh Herbert. The motion passed 6-0

Adjournment by e-mail: 9:45 PM

Next Meeting: January of 2011 unless additional bid issues need to be addressed