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**CITY COUNCIL COMMITTEE, AD HOC COMMITTEE,
CARRERA TECH PRESENTATION FOR ENERGY CONSERVATION AND AVOIDANCE
DANBURY PUBLIC SCHOOLS**

The City Council Ad Hoc Committee met in the 3rd Floor Caucus Room of City Hall on Tuesday, 25-January-2011. Chair, Colleen Stanley called the meeting to order at 5:17 pm.

PRESENT

Committee Members: Colleen Stanley, Chair, Fred Visconti, and Robert Arconti

Ex Officio Council Member: Phil Curran

Also in attendance: Board of Education Members: Joe Scozzafava, Kathleen M. Molinaro, Eileen W. Alberts, and Irving Fox. Danbury School Administration: Dr. Sal Pascarella, Superintendent of Schools; Elio Longo, Director of Finance; Kim Thompson, Director of Human Resources; and Angelo Rodriguez, Director of Sites & Facilities, David St. Hilaire, Director of Finance; Bob Yamin, Corporation Counsel, and Richard Palanzo, Director of Public Buildings Jerry Charlup, COO/CFO American Solar Alternative Power, a Division of American Carrera Tech, LLC. Interested members of the Public

Chair Colleen Stanley began the meeting with introductions of those present. Ms. Stanley reminded those present that this is a continuation the 25-August-2011 meeting, and as such they were looking for answers to questions that resulted from that discussion. Chairwoman Stanley asked Mr. Palanzo if he had the information about the warranty on the roof. Mr. Palanzo stated that he did, and as long as certain precautions were taken when installing the equipment the warranty on the roof would not be voided Ms. Stanley then asked Mr. Charlup if these precautions would be part of the RFP and would his company guarantee that these precautions would be taken. Mr. Charlup stated that there would be several specifications regarding the roof in the RFP, his company is very familiar with roofing warranties, and his company would oversee the contractor to insure that these warranties were not voided.

Ms. Stanley then asked about the contracting process and who would be signatory on the agreement should one be reached. A discussion ensued regarding the ownership of the buildings and responsible parties. Mr. St. Hilaire asked for clarification regarding the risk to the City regarding the funding and the normal bidding process. Mr. Charlup explained that the grants which have been awarded for this project are based upon the design plans submitted with the applications two years ago. The design plans were developed by Carrera Tech and are proprietary. Further, Carrera Tech would act as Project Manager and the work would go through the bid process as directed by the City. Further discussion occurred regarding the services of Carrera Tech and the bidding process.

Ms. Stanley asked how Carrera Tech is paid. Mr. Charlup stated that they are paid a project manager administration fee of 12% of the costs for construction and engineering. Mr. Longo added that there was an additional \$3600 consulting fee paid for grant applications. In addition, Mr. Longo stated that there are really two projects for consideration, the lighting replacement and the solar panels. The lighting replacement would be done by Carrera Tech as a turn-key project with a fixed price and not an additional 12% fee.

Ms. Stanley asked Mr. Rodriguez if he had checked Carrera's references. Mr. Rodriguez stated that he had called the references, 3 schools and 3 private businesses. All were happy with the installation and the cost reductions were above what had been estimated.

Chairwoman Stanley asked why the Board of Education did not take this project through the City's Dept. of Public Works. Mr. Longo states that the Board of Education had partnered with the department along the way. A discussion regarding ownership of the buildings and the working relationship between BOE and Public Works ensued. Mr. St. Hilaire stated that there are often projects where those most interested do the initial work and then bring it to the council.

Mr. Visconti asked for clarification as to how the Solar Panels would be attached to the roof of the schools. Mr. Charlup explained that there was a racking system which holds the Solar Panels. The Racking system would be anchored with cement blocks. Penetrations through the roof would be for the electrical only.

Chair Stanley asked if snow removal from the panels would be necessary in the winter. Mr. Charlup stated that the panels are at an angle, they are warm, and snow removal is not an issue.

Chair Stanley asked if Mr. Palanzo supports the projects. Mr. Palanzo stated that he is in favor of alternative energy. He looked into the roof warranty as requested by the committee at the previous meeting and he is satisfied with that aspect. Finally, he stated that the Clean Energy Funding is a vote of confidence.

Mr. Arconti asked what the actual cost to the tax payers would be. Mr. Longo stated that the total project would be \$2.5 million with 1.1 million of non tax payer funding and 1.4 million to be financed. A discussion ensued regarding the costs, funding, financing sources and cost avoidance. Mr. Longo gave the committee a handout that illustrated these. Mr. Longo stated that the project has the potential to avoid \$4 million in cost over the next 20 years.

Mr. Arconti asked if there were deadlines and/or extension on the grants. Mr. Longo confirmed that the grant for Solar had been extended to December 2011 and the lighting grant expires on May 2011. Mr. Arconti asked if the two projects could be completed independently. Mr. Longo confirmed that the projects could be done separately. Further discussion occurred regarding the savings of each part of the project.

Mr. Arconti asked if the solar would produce more energy than the schools use in the summer months when schools are closed. Mr. Charlup stated that it is possible at Park Ave School. If that occurs the City would receive a credit on their energy bill.

Chairwoman Stanley asked Mr. St. Hilaire how he felt about the cost savings and he responded that the savings speaks for itself, and to him 'it's a no brainer' but he is still concerned about the bidding process and the competitiveness of this project. He inquired about the loss of the grant money and the application if we start from scratch, but he also stated that the topic had already been discussed earlier and the answer is possibly - yes. He concluded by saying he felt the payback is all there. A discussion ensued about bidding the 2 parts of the project. Dr. Pascarella stated that the pricing provided by Carrera had been vetted by CL& P and the clean energy fund for that very reason. Mr. Scozzafava stated that his committee has been working on this for the past three years. They have evaluated many options for reducing energy costs and would like to see the council move forward with this project.

Additional discussion ensued regarding contracting, bidding, financing, and construction supervision processes.

Mr. Visconti moved that the Ad Hoc Committee recommend to the City Council that the Board of Education through the Superintendent of Schools enter into an agreement with

American Carrera Tech., LLC for the multiyear financing and acquisition of a program, as proposed, of energy saving conservation and solar energy measures with rebates and funds initially available and appropriated, subject to the standard future non-appropriations clause in any contract or agreement executed. The motion was seconded by Mr. Arconti. Vote, all in favor, the *motion was unanimously approved.*

As there was no further business before the committee, Mr. Visconti made a motion which was seconded by Mr. Arconti to adjourn the meeting. Vote, all in favor, the motion was unanimously approved. The meeting adjourned at 6:10pm.

Respectfully Submitted,

Colleen Stanley, Chairwoman

Fred Visconti

Robert Arconti