

**CIVIC CENTER COMMISSION
MEETING MINUTES
March 29th, 2011**

Attendees:

CCC Members: Chairman Fran Paquette, Commissioner Joe Capone, Commissioner Ed Pietrewicz, Commissioner Scott Najarian, & Commissioner John Budd

City: Heather Gould, John Odell – Energy Manager, City of Worcester

SMG: James Moughan, Sandy Dunn

Minutes Prepared by: Paige Williamson, SMG

1. Call to Order:

Chairman Capone brought the meeting to order at 2:33pm.

2. ADA Compliance

Sasaki has been requested to review on behalf of the City and Civic Center Commission and report accordingly.

3. DCU Center Master Plan

A. ESCO (Energy Services Company) Program – John Odell, City Energy Manager

An explanation of the City's current ESCO / Honeywell Program was provided to the Commission. Highlights of the presentation are included below:

- Honeywell's original energy audit was completed November 2009. DCU Center was included in spring of 2010 as a separate but parallel ESCO project.
- Arena equipment is older and more costly to replace as opposed to the newer Convention Center facility. An energy audit was conducted for the DCU Center with estimates of cost savings, over a 20 year period, to be approximately 4.5 million dollars (\$225k/year). However, this would require a capital investment of \$26 million dollars up front to result in those savings.
- An ESCO program focusing on the School Department is scheduled for approval in April. This original program will serve as a pilot for the DCU Center ESCO project, should this be the directive.
- If DCU ESCO program is implemented and falls short of the projected 4.5 million dollar savings, Honeywell would be required to make up the difference.
- Civic Center Commission directive to see what savings can be made through an ESCO-like program without implementing the full \$26 million program.

B. Solar Panels

As explained by John Odell, another program (independent of ESCO) being evaluated for DCU Center is the installation of solar panels on the roof the Arena and Convention Center buildings. The government is offering a 30% federal tax credit for large-scale solar projects for this year.

- The contract must be signed and 5% of the project installed by the end of the calendar year in order to qualify for the federal tax incentive program. \
- Discounts are available for renewable energy credits (at minimum \$.30 cents per kilowatt hour).
- Discussion occurred regarding maintenance, life span, and weight issues. More information is necessary but little maintenance is required for solar panels. The life span of panels is approximately 15-20 years. The weight of the solar equipment should not be

an issue but more information would be obtained, including an engineer's structural evaluation.

- Honeywell v. Request for Proposals (RFP) for third-party services - Using Honeywell could expedite the process; however, bidding may be less costly.
- Installation of system is approximately \$2 million. It could generate free power + \$1.4 million in energy revenues over 20 years.
- A motion was made by Commissioner Capone and seconded by Commissioner Pietrewicz as follows:

“The Civic Center Commission recommends that the City pursue the use of solar panels on the roof of the DCU Center complex and evaluate the feasibility, cost, and a structural analysis as necessary.” Motion was approved unanimously.

C. Commission Priorities – DCU Center Renovations

- Minutes of October 30, 2008 Sasaki meeting were reviewed as to Commission priorities. It seemed reflect information accurately and Commission priorities remain the same.
- Motion was made by Commissioner Pietrewicz and seconded by Commissioner Najarian as follows:
“Due to fiscal constraints and priorities necessary at this time for renovations and improvements at the DCU Center, the Civic Center Commission recommends that the pedestrian bridge be held until new funding sources are identified for future phases of the renovations.” Motion was approved unanimously.
- Civic Center Commission determined that Phase I of cost analysis list is still preferred approach to improvements. City to confirm with Sasaki that all Phase I items can be completed separately from all Phase II items.

4. New Business - N/A

5. Dates and Time of Subsequent Meetings

April 28, 2011,

May 26 meeting has been moved to May 19, 2011

June 23, 2011

All meetings start at Noon – DCU Center Conference Room

Meeting Adjourned – 3:57 pm