October 16, 2020 Via Zoom and Googledoc

WESTPORT BOARD OF EDUCATION
FINANCE AND FACILITIES COMMITTEE
WORK SESSION

AGENDA *

(Agenda Subject to Modification in Accordance with Law)

SPECIAL NOTICE ABOUT PROCEDURES FOR THIS ELECTRONIC MEETING:
Pursuant to the Governor's Executive Order No. 7B, there will not be a physical location for this meeting. This meeting will be held electronically and live streamed on westportct.gov and shown on Optimum Government Access Channel 79 and Frontier Channel 6020. Emails to BOE members can be sent to BOE@westportps.org . Comments to be read during the public comment period must be submitted to the meeting's Googledoc during the submission period. Please see the following link for instructions and guidelines: https://www.westportps.org/uploaded/Procedures_and_Guidelines_for_Public_Participation_in_Remote_Board_Meetings.pdf. We will use our best efforts to read public comments if they are received during the public comment period and if they state your full name and address. Meeting materials will be available at westportps.org along with the meeting notice posted on the Meeting Agenda page.

PUBLIC SESSION/PLEDGE OF ALLEGIANCE
9:00 a.m., Held Remotely Via Zoom Pursuant to Executive Order 7B

DISCUSSION/ACTION

1. Approval of Minutes: October 2, 2020
2. Solar PV Projects at Bedford Middle School and Staples High School
3. Any Other Matters Relating to Finance or Facilities

ADJOURNMENT

The meeting can also be viewed on Cablevision on channel 79; Frontier channel 6020, and by video stream @www.westportct.gov

* PUBLIC PARTICIPATION WELCOME USING THE FOLLOWING GUIDELINES:
- Public comment will be accepted via a Google doc only and the comments will be read aloud at the meeting. A link will be provided prior to the meeting.
- There will be no in-person public comment due to public health concerns.
- Meeting attendees who are members of the public will be muted for the duration of the meeting
- A maximum of 15 minutes will be provided for public comments.
- Comments on agenda items are limited to 1 minute each.

Meeting: October 2, 2020 **Via Google Doc and Zoom**

WESTPORT BOARD OF EDUCATION
FINANCE AND FACILITIES COMMITTEE MINUTES

Committee Members Present:		**Administrators Present:**	
Elaine Whitney	Committee Chair	Tom Scarice	Superintendent of Schools
Liz Heyer		Elio Longo	Chief Financial Officer
Karen Kleine			

PUBLIC SESSION: 9:36 a.m., Held Remotely Pursuant to Executive Order via Zoom and Google Docs

DISCUSSION/ACTION

Approval of Minutes: August 26, 2020

MOTION: Elaine Whitney
SECOND: Liz Heyer
RESULT: Passed
VOTE: 2-0-1 (Karen Kleine abstaining)

Solar Proposal

CMS Reopening

Update on Air Filtration

Any Other Matters Relating to Finance or Facilities

ADJOURNMENT: 10:56 a.m.

Respectfully submitted,

Elaine Whitney, Chair, Board of Education Finance and Facilities Committee
(Minutes written by Jennifer Caputo)

UPDATE TO THE BOE FINANCE AND FACILITIES COMMITTEE OF SOLAR PV

General Note on proposed changes:

The prior BOE approved ground-mounted and parking campy solar PV systems at BMS and SHS are not feasible to permit without changes to the Town's Zoning Ordinances. Greenskies, WPS, Town, and Sustainable Westport pursued the required text changes earlier in the year but the Town withdrew the application rather than having the text change fail to pass under current conditions.

Greenskies has proposed rooftop systems as alternatives. Note: rooftop systems were not previously considered due to roof age. This approach incorporates required upcoming roof maintenance within the price of the PPA.

Updated PPA Pricing from Greenskies:

Project Name	PPA Rate	PPA Escalator	PPA Term	Project Size (kW DC)
Staples HS Roof - Unisil (20 yr) Emerald Warranty	$0.079	0.0%	240	336
Bedford MS Roof - Unisil (20 yr) Emerald Warranty	$0.109	0.0%	240	302.4

SHS Fieldhouse Solar PV

ZREC STATUS: Eversource did not award the ZREC for the SHS Fieldhouse roof installation in the first round of the current auction. The bid was designated a "Standby Bid" on Tuesday, 10/6/2020. Eversource may award a ZREC during the second round (update likely on or around 10/14/2020).

Greenskies proposed a 336 kW DC system to replace the next phase of BOE approved and planned WPS solar PV projects slated to proceed as solar covered parking.

Same:

- PV system size and production
- Ability to integrate real-time data into educational curriculum
- Works with Virtual Net Metering

Pros:

- Feasible to permit - permitting is as of right and simplified.
- Increased savings through lower costs:
  - $0.079/kWh vs. $0.095/kWh
  - Roughly $96k of savings over the term of the PPA
- Installation time is shorter and markedly less disruptive to campus activities

- Roof maintenance for the field house is no longer part of upcoming needed capital expenditures. As part of the project, the ~36,000 SF fieldhouse roof would be treated with a liquid coating and have a new 20-year warranty. (The PPA price includes this cost.)
- Proactively protects the asset from moisture incursion.
- Potentially less visible to neighbors

Cons:

- Loss of ancillary benefit of shaded/covered parking
- Less visible to the general public/potentially less impact as an awareness tool

The informal recommendation from the working group (the WPS CFO, the WPS Facilities Director, the current and former Directors of Public Works for the Town, and a representative of Sustainable Westport) is to proceed with this installation if a ZREC is awarded. To do this, the BOE would need to authorize the change. The project would then move through the change order process and permitting.

BMS Solar PV

At present, the original plan is not feasible, and the ZREC will expire, precluding future onsite solar at BMS without an alternative plan.

Greenskies proposed a 302.4 kW DC rooftop solar PV system to replace the next phase of BOE approved and planned WPS solar PV projects slated to proceed as a ground-mounted system.

Same:

- Ability to integrate real-time data into educational curriculum
- Works with Virtual Net Metering

Pros:

- Feasible to permit - permitting is as of right and simplified.
- Maintains the ability to procure future ZRECs and additional onsite solar at BMS
- Slightly larger system size: 302.4 kW vs. 287 kW
- Installation is shorter and less disruptive to campus activities.
- Roof maintenance for >50% of the roof at BMS is no longer part of upcoming needed capital expenditures. As part of the project (included in the PPA energy purchase price), the ~63,000 SF of the roof at BMS would be treated with a liquid coating and have a new 20-year warranty. (The PPA price includes this cost.)
- Proactively protects the asset from moisture incursion.
- The avoided cost ($0.11/kWh) from the onsite solar system is roughly in-line with the PPA cost ($0.109/kWh), making the project cost-neutral while removing a significant projected capital expenditure.
- Increases flexibility for future renovations and additions as needed at BMS.
- Potentially less visible to neighbors

- Does not require replacing mature plantings
- Does not require fencing off areas adjacent to the building

Cons:

- A higher PPA rate $0.109/kWh vs. $0.06/kWh. However, the lower-cost ground mount is no longer an option.
- Less visible to the general public/potentially less impact as an awareness tool

The informal recommendation from the working group (the WPS CFO, the WPS Facilities Director, the current and former Directors of Public Works for the Town, and a representative of Sustainable Westport) is to proceed with this installation. To do this, the BOE would need to authorize the change. The project would then move through the change order process and permitting.