

**PHYSICAL SERVICES COMMITTEE MEETING
HELD IN ROOM 318
PUTNAM COUNTY OFFICE BUILDING
CARMEL, NEW YORK 10512
(Chairman Albano, Legislators Gouldman & Nacerino)**

Tuesday **6:30p.m.** **January 22, 2019**

The meeting was called to order at 6:30 p.m. by Chairman Albano who requested that Legislator Gouldman lead in the Pledge of Allegiance. Upon roll call, Legislator Gouldman and Chairman Albano were present. Legislator Nacerino was absent. Chairman Albano stated Legislator Castellano would be sitting as a member of the committee for the evening's meeting.

Item #3 - Approval/ Physical Services Meeting Minutes/Oct. 9, Nov. 20 & Dec. 17 of 2018

The minutes were approved as submitted.

Item #4 - Presentation/ County Wide Energy Project (Article 9)/ Presenters, Staff Members from the County's Consultant, ECG Group and Vendor, Ameresco/ Purchasing Director Mazzotta

Ashley Heintz-Lynch, Director of Project Development for Energy Compliance Group (ECG), introduced Matthew Furdyna, Account Executive from Ameresco, they presented a PowerPoint Presentation (attached). She stated in October 2017 ECG responded to Putnam County's Request for Quote (RFQ) for an Energy Performance Engineering and Consulting Services, and was awarded the project. March 2018 ECG signed a contract with Putnam County. Between March & April 2018 ECG Conducted a Preliminary Energy Assessment. She explained that involved taking the County's energy bills, a list of the County's Building and reviewed the uses of each of the buildings. From that information Energy Intensive Usage Scores were created for each of the buildings. The results of that work were that there is a good opportunity for an energy performance contract. ECG worked with the County's Purchasing Department Director Alex Mazzotta to put together a specific Request for Proposal (RFP) for an Energy Services Company (ESCO). That RFP was issued June 8, 2018 and on June 30th five (5) competitive proposals were received. She stated from September to November ECG conducted a technical and financial evaluation of the ESCOs and met with them on behalf of the County. She stated after ECG presented their evaluation of the ESCOs to the County, then interviews were conducted with each of the ESCOs during the month of December 2018. She stated the interviews with the ESCOs were conducted with representatives from the County and ECG. She stated it was decided to move forward with Ameresco. She stated over the next 12 weeks Ameresco will be beginning their evaluations etc.

Matthew Furdyna, Account Executive from Ameresco stated for the record, as of November 2018 he became a resident of Putnam County and home owner in Garrison. He stated that Ameresco has been in operation since 2000. He presented slides 6 to the end of the presentation. He stated that Ameresco is technology neutral. He stated Ameresco believes that to be beneficial to their customers. He stated ultimately the customer receives what they want and no other product or services will be pushed on the customer to help the bottom line for another company. Ameresco's only focus and end goal is energy savings for the customer. He stated Ameresco has an entire division of renewable energy. He stated overall Ameresco has identified 21 Energy Conservation Measures (ECMs) for Putnam County. He stated the 21 ECMs have been broken down into different categories: Comfort Measures, Building Control Measures and Renewable Energy & Efficiency Measures. He presented more information on these categories. He did state that more windows were identified as needing replacement than were stated in the RFP. He stated that there are many beautiful historic buildings in Putnam County. He stated that Ameresco is very skilled in working on historic buildings. He stated they did work at the U.S. Capitol Building and the National Archives Buildings while maintaining the historical aesthetics of the buildings. He provided an overview of the next procedures and steps that Ameresco will be taking, which will result in improved energy efficiency and cost savings.

Legislator Gouldman questioned the estimated time period that Putnam County would break even.

Matthew Furdyna, Account Executive from Ameresco stated right now, according to the RFP it is an 18 year payback. He stated that is their target. He stated that is a pretty standard time period.

Legislator Albano questioned when the work will be completed.

Matthew Furdyna, Account Executive from Ameresco stated Ameresco is hoping to begin work in the summer of this year, 2019. He stated all of the work is projected to be completed one (1) year from the start date.

Legislator Albano stated a preliminary energy audit has been conducted. He stated the next step is to do a more in-depth study and it is common to see a major difference from the preliminary.

Matthew Furdyna, Account Executive from Ameresco stated that is correct. He stated Ameresco has never had a project that did not far exceed the projected savings.

Legislator Gouldman stated the projection is to break even in 18 years, he questioned what is the life expectancy of the equipment.

Matthew Furdyna, Account Executive from Ameresco stated the solar panels last approximately 30 years, the boilers the County will be getting will be replace boilers that are approximately 38 years old. He stated they work with companies that have been around a long time and offer the best warranty. He explained currently they are working with Philips and Sylvania.

Legislator Albano questioned if local companies can bid on projects. He explained there was a local company that had done quite a bit of work with the County.

Matthew Furdyna, Account Executive from Ameresco stated absolutely. He stated this is the County's project and as stated earlier Ameresco is independent. He stated if there are contractors the County would like considered to be part of the project, please forward their information to them.

Ashley Heintz-Lynch, Director of Project Development for Energy Compliance Group (ECG) stated during the comprehensive kick off meeting that will take place internally between the County, ECG and Ameresco they will at that time accept the list of sub-contractors the County is bringing forward for consideration.

Legislator Sullivan questioned what is the actual cost and how does it get paid for, what is the financing side of this.

Matthew Furdyna, Account Executive from Ameresco stated all of the work that has been done thus far and up until a contract is signed with the County is done at risk for Ameresco. He stated once the proposed energy audit is agreed upon by the County and a contract is executed that is when the County would move forward to secure their financing. He stated once construction starts and the financing is in place that is when the payments to Ameresco would begin. He stated Ameresco issues the payments to ECG.

Chairman Albano facilitated further discussion.

Legislator Jonke questioned if there have been any schools or municipalities that Ameresco has done work with.

Matthew Furdyna, Account Executive from Ameresco stated Ameresco did work at the Brewster School District. He stated the project was completed in 2010. He stated Ameresco is about to be in contract with the Mahopac School District.

Ashley Heintz-Lynch, Director of Project Development for Energy Compliance Group (ECG) stated there is a local client reference list that she will send to the Legislature Office. She stated that communication during this entire project will be critical.

Legislator Montgomery questioned how Ameresco is working with the State initiative “Climate Smart Communities”.

Matthew Furdyna, Account Executive from Ameresco stated Ameresco is in communication with the contacts at the State level with Climate Smart Communities. He stated they are heavily involved. He stated not only in New York State, but all over the Country. He stated Ameresco has a person who runs the Compliance Department. He stated that the rules and regulations are tracked by the Ameresco Compliance Department.

Legislator Montgomery stated if Putnam County were to become a New York State Climate Smart Community, as many communities have done throughout NY State, where would that leave the County in terms of securing funding and grant opportunities. She stated that she knows it is difficult to secure grant funding if you are not certified as a New York State Climate Smart Community. She questioned if Ameresco has worked with a municipality that have pursued that and have secured financing.

Matthew Furdyna, Account Executive from Ameresco stated yes in Massachusetts, which has a similar program to New York State.

Ashley Heintz-Lynch, Director of Project Development for Energy Compliance Group (ECG) stated in Connecticut there is a similar program that ECG has worked with. She stated that when a certain threshold is met, grant funding is available. She explained they are very familiar with the programs.

Chairman Albano facilitated further discussion.

Legislator Sullivan questioned the timetable for this project.

Matthew Furdyna, Account Executive from Ameresco stated it will be approximately 12 weeks from today to complete the Comprehensive Energy Audit (CEA).

Ashley Heintz-Lynch, Director of Project Development for Energy Compliance Group (ECG) stated after the CEA is complete then the contracts would need to be signed. She stated that the goal is to begin construction in the summer of 2019.

Director of Purchasing Mazztta stated that as long as the numbers prove out, then the County will enter into contract. He explained at which time the County will get the financing, get the loan, and assure the County’s savings will cover the amount of the annual loan payment.

Legislator Castellano stated if the construction begins in the summer, as planned, when will the County begin making its bond payments.

Ashley Heintz-Lynch, Director of Project Development for Energy Compliance Group (ECG) stated based on what has been discussed the County would defer their payments until the savings begin.

Legislator Castellano stated then that would need to be a certain type of bond that would allow that.

Legislator Montgomery stated Ameresco is going to be the general contractor. She questioned if the sub-contractors are approved and hired by the County or Ameresco.

Matthew Furdyna, Account Executive from Ameresco stated that will be done between the County and Ameresco. He verified there will not be a need to go out to bid for the sub-contractors.

Ashley Heintz-Lynch, Director of Project Development for Energy Compliance Group (ECG) stated the responsibility of the job lies on Ameresco, who was hired through the County's RFP process.

Chairman Albano facilitated further discussion.

Legislator Sullivan requested that the 17-20 acres at Tilly Foster be evaluated as a site for solar use. He stated that it was identified by Putnam County's former Deputy County Executive Bruce Walker. He stated Mr. Walker stated that there was a potential for a great deal of energy to be generated, enough that could run all of the County Buildings and generate positive cash flow.

Matthew Furdyna, Account Executive from Ameresco stated they have actually looked at that space. He stated Putnam County also has a landfill that may be appropriate for solar.

Legislator Sullivan stated the Tilly Foster site is close to a transfer station, which he has heard makes it an easy hook up.

Chairman Albano stated that on the agenda tonight there is a list of vacant properties throughout Putnam County that may be suitable for solar use.

Matthew Furdyna, Account Executive from Ameresco stated they do have an entire very skilled division that focuses on renewable energy.

Ashley Heintz-Lynch, Director of Project Development for Energy Compliance Group (ECG) stated in the next 12 weeks, this is part of what will be done.

Legislator Sullivan stated that the Tilly Foster site has been talked about as a real potential site for solar. He stated that he would like to see it incorporated in this project.

Item #5 - Approval/ Authorizing License County of Putnam With NYS Senator Peter B. Harckham, Office Room #310A County Office Building

Legislator Gouldman questioned why this is a “License” rather than a “Lease”.

First Deputy County Attorney explained that a License is an at will agreement, a Lease would have a fixed term. He stated the District Office Coordinator in the Senate requested that this agreement be prepared as a License.

Chairman Albano made a motion to approve the Authorizing License between the County of Putnam with NYS Senator Peter B. Harckham - Office Room #310A County Office Building; Seconded by Legislator Gouldman. All in favor.

Item #6 - Approval/ Authorizing The Implementation, and Funding In The First Instance 100% of The Federal-Aid And State "Marchiselli" Program-Aid Eligible Costs, of a Transportation Federal-Aid Project, and Appropriating Funds/ Morningthorpe Avenue Pedestrian Bridge Connection, Village of Brewster/ Supervisor, Planning and Design Highways and Facilities Mark Rosa

Highways and Facilities Deputy Commissioner John Tully stated recently the bids were for the Morningthorpe Avenue Pedestrian Bridge were opened and reviewed. He stated the requested resolution is necessary to advance the project and it does require a County match. He stated the County is working with NYMTC (New York Metropolitan Transportation Council) in an attempt to secure additional funding that would round out what the County needs to complete this project. He stated currently the County’s consultants are analyzing the details of the bid to see if there are any other opportunities in the bid. He stated if there are, it could potentially be a rebid situation.

Purchasing Director Mazzotta stated that there were eight (8) bids received.

Chairman Albano questioned the total cost of the project.

Highways and Facilities Deputy Commissioner John Tully stated several years ago the County was awarded a competitive grant in the amount of \$2.5 million. He stated the bid that was recently done was specifically for construction.

Clerk of the Legislature Diane Schonfeld questioned if there will be a Budgetary Amendment (B.A.) prepared in time to be considered at the January 24th Audit & Administration Meeting.

Deputy Commissioner Tully stated they are working to get the B.A. to the Audit Meeting. He stated that he will be in touch with the Clerk of the Legislature.

Legislator Castellano made a motion to approve Authorizing The Implementation, and Funding In The First Instance 100% of The Federal-Aid And State "Marchiselli" Program-Aid Eligible Costs, of a Transportation Federal-Aid Project, and Appropriating Funds/ Morningthorpe Avenue Pedestrian Bridge Connection, Village of Brewster; Seconded by Legislator Albano. All in favor.

Item #7 - Approval/ Reallocation of Funds Previously Approved by Budgetary Amendment in Resolution #163 of 2017 for Sewer District Projects

Chairman Albano stated \$17,500 is going to be moved to the Mahopac Sewer project, which is in need of additional funding.

Chairman Albano made a motion to approve Reallocation of Funds Previously Approved by Budgetary Amendment in Resolution #163 of 2017 for Sewer District Projects; Seconded by Legislator Castellano. All in favor.

Item #8 - FYI/ County Owned Parcels – Potential Solar Panel Sites/ Chairman Albano

Chairman Albano stated this preliminary list of County owned parcels lists what may be appropriate sites for solar energy.

Legislator Montgomery questioned if landfills are actually an option as a solar site.

Matthew Furdyna, Account Executive from Ameresco explained they can be a viable option. He stated a ballast system would be used and there would be a lot of primary testing done.

Item #9 – Update/ Capital Projects Report

Chairman Albano questioned status of funding for the Fair Street project.

Deputy Commissioner Tully stated that there has been some progress and it will also be part of the discussion on Thursday when he and Commissioner Fusco meet with the representatives from NYMTC.

Legislator Gouldman requested confirmation that the Peekskill Hollow project is going to begin in the Spring.

Deputy Commissioner Tully stated yes they are finalizing the acquisition and it should be on track.

Legislator Sayegh requested if the future Capital Project Reports could include the projected costs for each of the projects.

Deputy Commissioner Tully stated they can provide a general price range.

Item #10 –Other Business

a. Update/ White House – Legislator Sullivan/ First Deputy County Attorney Negro

Legislator Sullivan requested an update on the White House located on County Center.

First Deputy County Attorney Negro stated the work is in progress to subdivide the parcel from the County's. He stated once that is complete then the Law Department will bring it back to the Legislature to approve putting the White House for sale. He stated once that is done and real-estate broker will do a Comparative Market Analysis (CMA), it will then be listed for sale.

Legislator Sullivan questioned what is the projected time-frame that it will be listed for sale.

First Deputy County Attorney Negro stated his projection would be 2019 May.

Item #12 - Adjournment

There being no further business at 7:45 PM Chairman Albano made a motion to adjourn; Seconded by Legislator Gouldman. All in favor.

Respectfully submitted by Deputy Clerk Diane Trabulsy.