



PROGRAM UPDATES

Project milestones reached in November

- Energy Services Agreement (ESA) signed for an Energy Design/Build project at 10 western region Trial Courts.
- RFP issued for Energy & Water Conservation Upgrades at McCormack and Lindemann buildings in Boston.
- Energy audits underway at 127 small facilities, including DCR parks, forests, fisheries, beaches and maintenance facilities.

PROJECT HIGHLIGHT

Middlesex Community College Ground Source Heat Pump

STATUS: In Operation

DCAMM recently completed its second ground source heat pump retrofit at an existing state facility - The Trustees House at Middlesex Community College's Bedford campus. The pump now provides 100% of the three-story, 9800 square-foot building's heating and cooling. The system has been in full operation since early October.

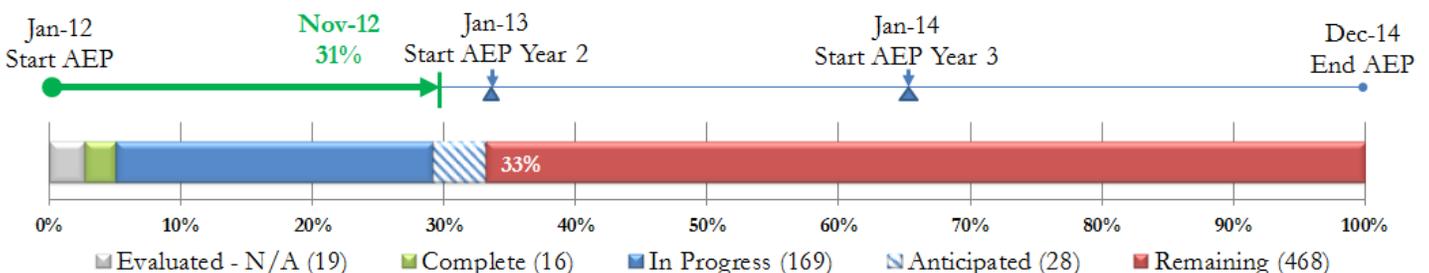
The system uses the moderate underground water temperature to heat and cool the building more efficiently than standard technology. There is also an above ground dashboard, which allows students taking environmental science courses to monitor the device's operation and track its overall energy savings. The school has established itself as a leader in adopting alternative energy sources and intergrating sustainable practices into the curriculum.



Below (L-R): MCC President Carole Cowan, Leading By Example Program Director Eric Friedman (DOER), and U.S. Rep. John Tierney flip the switch on the new system.



STATUS UPDATE *Where are we? How far do we have to go?*



PROJECT KICKOFF HOUSE DOCTOR INTERVIEW

One of DCAMM's largest energy projects to date gets underway at Commonwealth office buildings

KlingStubbins provides their expertise and leadership in the project's design and construction



The Erich Lindemann (above) and John W. McCormack (right) buildings, will undergo significant energy and water conservation upgrades in the coming years.

On November 30, DCAMM issued an RFP for a \$24 million energy and water conservation project at the Erich Lindemann and John W. McCormack buildings in Boston. The project consists of nearly 40 individual measures, including lighting upgrades, HVAC improvements, and window replacements. Construction is expected to begin in April 2013 and last for two years. Once complete, the project is expected to save the Commonwealth over \$2 million annually in energy and water costs.

DCAMM has enlisted the services of KlingStubbins to serve as House Doctor for this project. Their expertise in crafting the design and specifications from the project's onset will serve the Commonwealth well in ensuring a smooth construction process. Engineers Chris Ham and Scott Scheibner have worked with DCAMM from the initial phases of the project. Here, they offer their thoughts on the challenges and opportunities facing this process.



Chris Ham (left) and Scott Scheibner (right) work with DCAMM to develop the scope and implementation of the Energy Conservation Measures at the Government Center buildings.

What are some of the biggest challenges facing this project?

Chris Ham & Scott Scheibner (C&S): Doing large amounts of work in occupied buildings is always a challenge. Working in existing spaces is definitely challenging. Staging all of this new equipment will be a challenge, as well as loading the new systems into the building. But we have confidence in contractors that are well versed in this type of work.

Since you brought up the fact that McCormack and Lindemann are both highly occupied, how do you ensure that such a large scale project goes smoothly in these buildings?

C&S: Communication among all parties is key. Being able to adjust the plan accordingly when situations arise and learning from our mistakes as we move through the process will help the work go smoothly. The more the people in the building know about the work being done, the more successful the project will be.

What are the most important measures being implemented in this project?

C&S: The new controls and air handlers to serve the buildings are highly important energy conservation measures. DCAMM and KlingStubbins have done a lot of great research into innovations in sensors, controls, and HVAC systems. Also, the storm windows and condensate collectors will be really beneficial systems to improve occupant comfort.

What do you hope this project accomplishes in the short and long term?

C&S: We hope that the project sets a standard for retrofitting existing buildings. Replacing the old systems with new state-of-the-art systems will go a long way toward resolving the numerous building comfort issues and generate significant energy and money savings.

NEXT AEP IMPLEMENTATION COMMITTEE MEETING:

Friday, January 18, 2013 - 10:00AM
Springfield Technical College
1 Armory Street - Springfield, MA

For more information on the AEP, contact:
Jenna Ide, AEP Deputy Director
jenna.ide@state.ma.us 617.727.4030 x487

mass.gov/DCAM/AEP



HAPPY HOLIDAYS!!



Division of Capital Asset Management and Maintenance

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