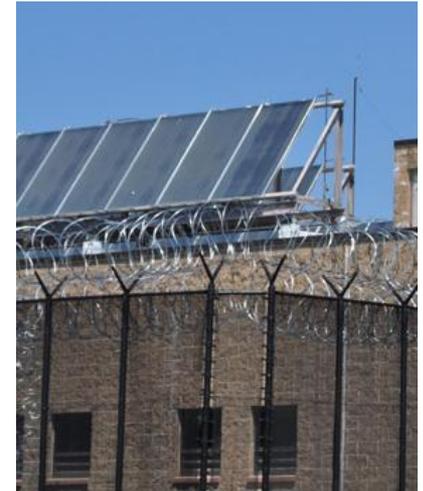


The Commonwealth of Massachusetts
Accelerated Energy Program
2012-2015



Governor Deval Patrick
Secretary Jay Gonzalez
Commissioner Carole Cornelison

AEP Implementation Committee Meeting – June 12, 2012



Division of Capital Asset Management



The Commonwealth of Massachusetts
Accelerated Energy Program
2012-2015



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Welcome & Remarks

Division of Capital Asset Management



The Commonwealth of Massachusetts
Accelerated Energy Program
2012-2015



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AEP Progress Review

Division of Capital Asset Management



AEP Goals & Objectives

Division of Capital Asset Management



“Green”
700 facilities in
700 working days



Support Long-Term E.O. 484 Targets



Create Sustainable Job Opportunities

Communicate Effectively with Employees, Public

Improve O&M through Continuous Commissioning



Maintain #1 National Energy Efficiency Ranking

Division of Capital Asset Management



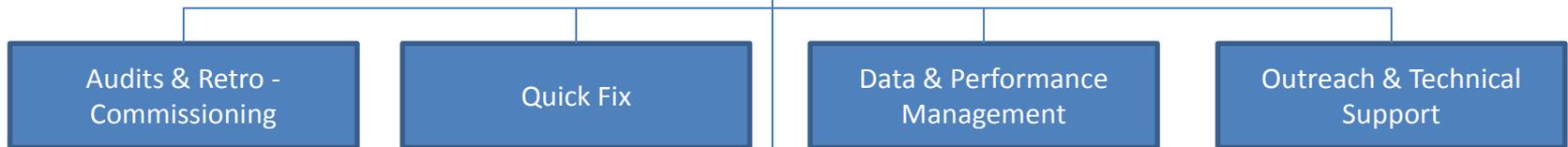
AEP Organizational Leadership

Participants

- DCAM
- DOER LBE
- CFAC
- MassDOT/ABP
- Agencies
- Utility Companies



- Align DCAM, DOER, agencies, facility managers and other stakeholders.
- Oversee Plan and insure accountability and transparency.
- Create and direct committees as needed.
- Responsible for successfully planning and executing all aspects of the AEP to achieve the goals and performance targets.

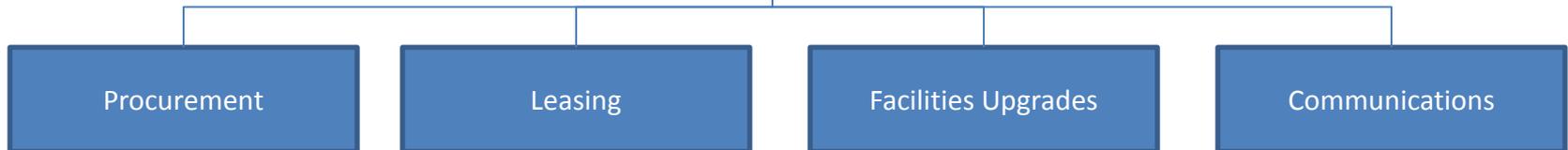


- Audits & Retro - Commissioning**
- Plan and implement audits and retro -commissioning

- Quick Fix**
- Plan and implement Quick Fix program

- Data & Performance Management**
- Manage data
 - QA/QC & project controls
 - Performance tracking and reporting

- Outreach & Technical Support**
- Develop specifications, guidelines, training
 - Deliver outreach and support
 - AEP Internal Website



- Procurement**
- RFP & Contracts
 - Job Order Contracting
 - Access & Opportunities

- Leasing**
- Leased bldg energy/water efficiency improvements

- Facilities Upgrades**
- Deferred maintenance
 - Repairs & improvements
 - Building code requirements

- Communications**
- Workshops and meetings
 - AEP Public Website and social media
 - Videos and media

AEP Implementation Committee

Our initial meeting was held on March 2nd with 60 participants.



Hope Davis presenting an overview of the AEP



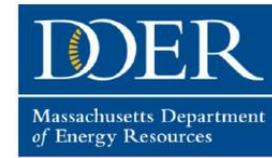
AEP Leadership Steering Committee

The Kick-Off Meeting was held on March 16th with 21 committee members.



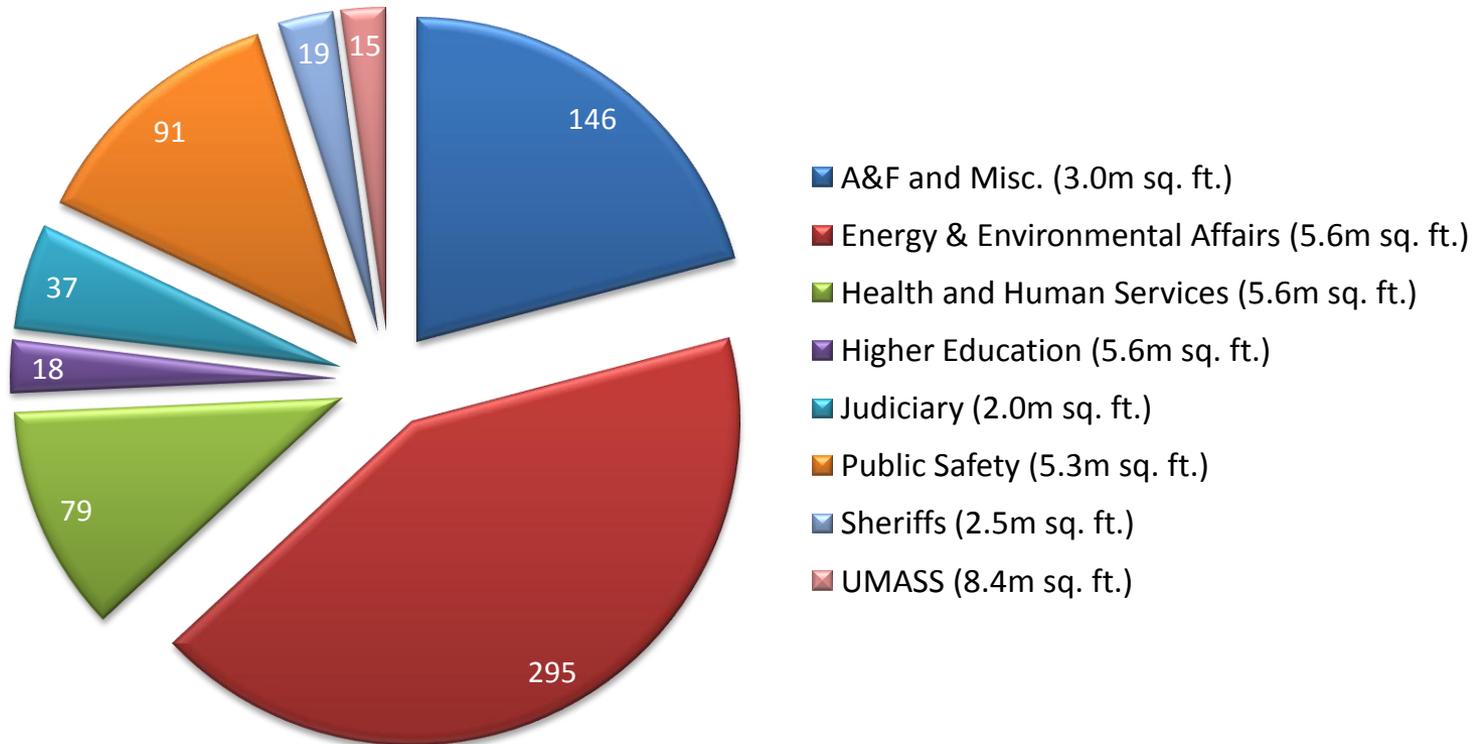
Sandra Duran Presenting at the Kick-Off Meeting

Our next meeting is scheduled on August 3rd



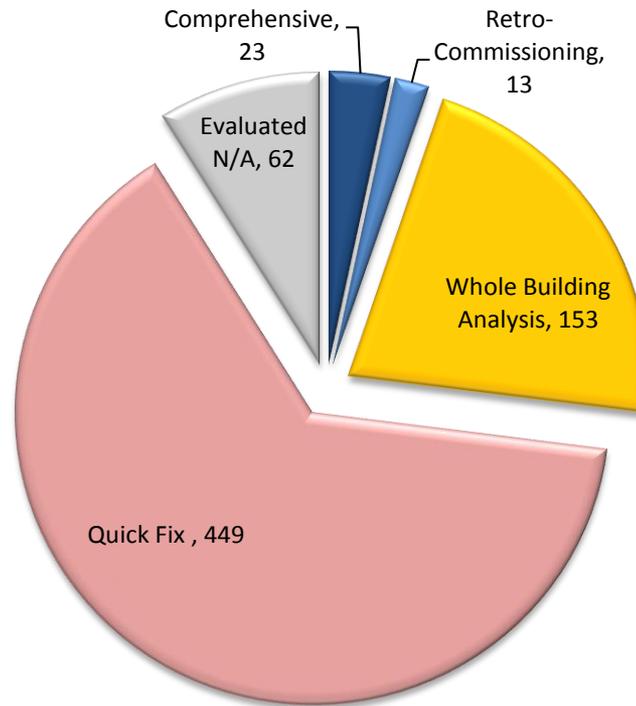
DCAM and DOER will work with each agency to implement energy projects.

Number of AEP Facilities by Program Area
Total = 700 Facilities



Program Definition (May 2012)

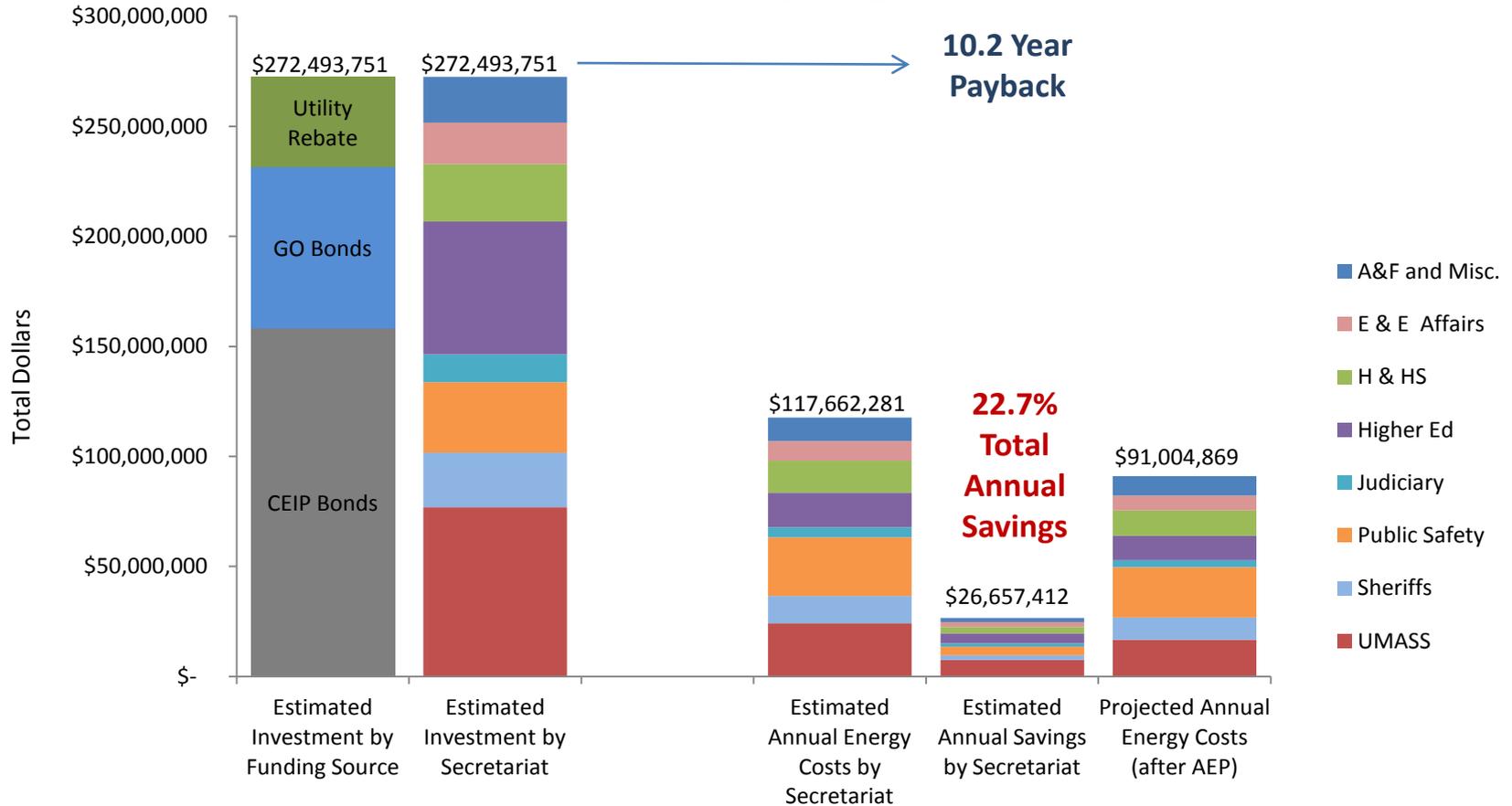
The Accelerated Energy Program facilities will be directly addressed through new energy and water conservation projects.



**AEP Base Scope
700 Facilities**

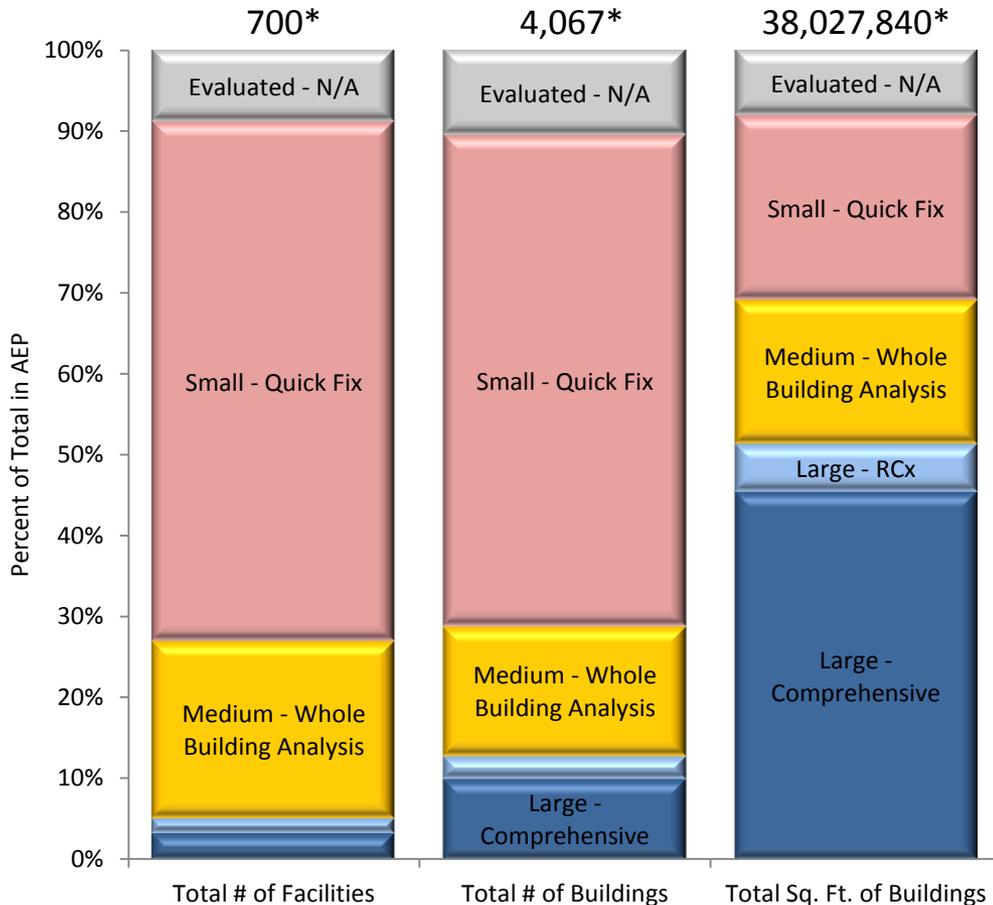
AEP Investment Plan (Base Scope)

AEP Financials by Program Area



Implementation Plan

We have grouped facilities based on their size to leverage existing implementation strategies.



Evaluated – N/A : Facilities do not use energy resources and do not require retrofits (62 Facilities with 427 Buildings).

Small Facilities: New partnerships with utilities and facility maintenance staff for “Quick Fix” implementation of O&M energy measures (449 Facilities with 2,469 Buildings).

Medium Facilities: Perform retrofits and work with utilities for “Whole Building Analysis” ECMs, leverage funds for larger upgrades / renewables (153 Facilities with 650 Buildings).

Large Facilities: Accelerate DCAM’s current comprehensive project model (21 Facilities with 402 Buildings) and retro-commissioning (13 Facilities with 115 Buildings)

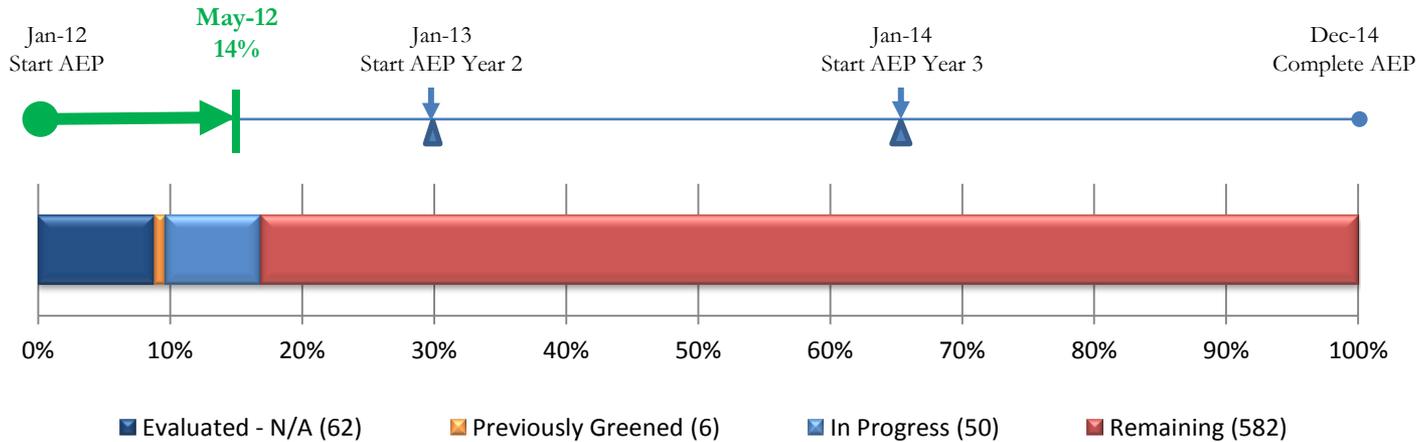
* Defined as buildings in use and active

We plan to “green” 700 facilities in the next 700 working days... (as of Feb 28, 2012)

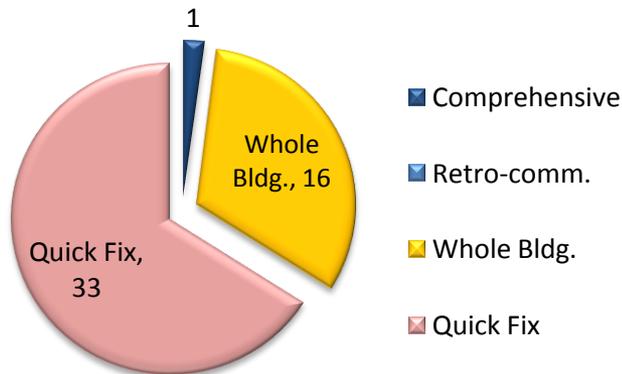
We have initiated work at **50** facilities in **66** working days... (as of May 31, 2012)

- **13** Facilities by DOER
- **37** Facilities by DCAM

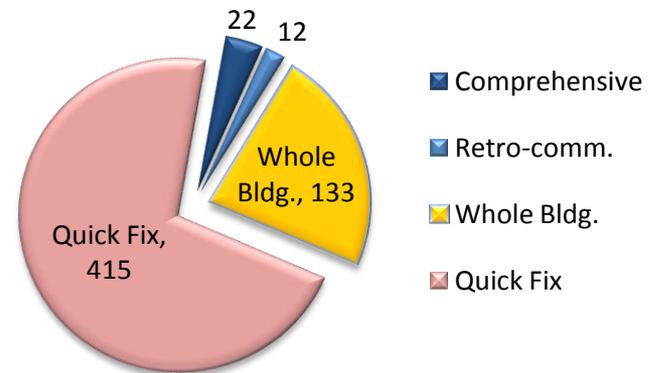
Program Status – May 2012



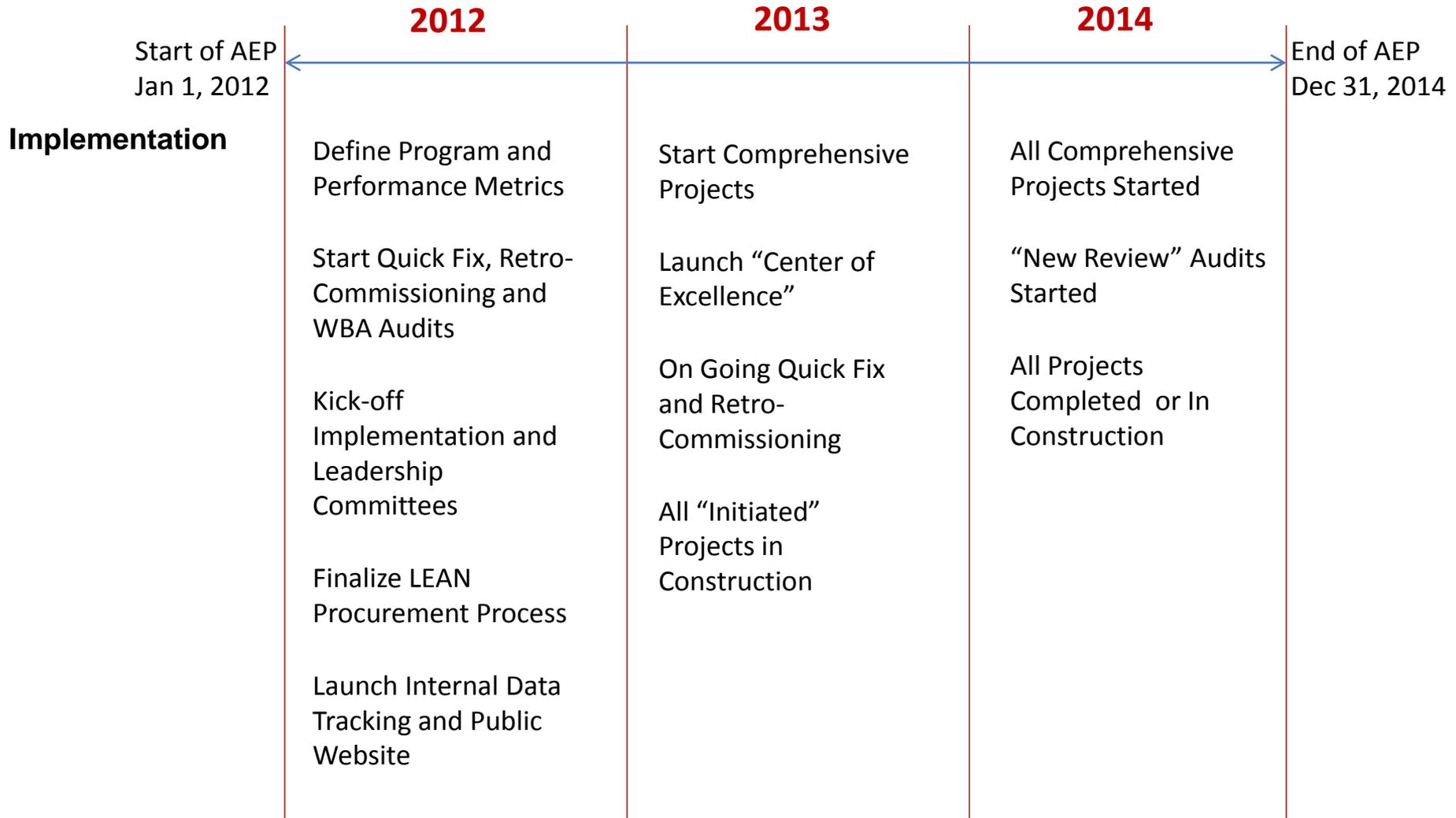
Number In Progress (50)



Number Remaining (582)



3-Year Planning



2012 Planning

	Q1 2012	Q2 2012	Q3 2012	Q4 2012
Leadership Steering Committee	1 st Meeting – Mar 16	2 nd Meeting - Aug 3	3 rd Meeting – Nov 2	4 th Meeting – Feb 8
Quick Fix	DOER/Utility Meeting Held	Finalize Utility Program w/ utilities	Start Construction	On Going
Audits	Advise on First Audit Groupings	Quick Fix Audits (Start)	RCx & WBA Audits (Start)	Comprehensive Audits (Start)
Data & Performance Mgmt	Meeting since Jan. Define program finalize Metrics	QA/QC, Project Controls & Start database work	Launch Internal Tracking	On Going Tracking & Reporting
Outreach & Tech Support	Research & Define Program	Center of Excellence Concept Developed	On Going Outreach	Start Training
Procurement	Finalize LEAN scope of work	Quick Fix Procurement (MOA) & LEAN	M/WBE Outreach	Job order contracting
Leasing	Collect data	Develop approach	Finalize approach	Start implementing
Facility Upgrades	Develop Matrix	Develop advisory opinion	Outreach & research funding	On Going
Communications	Communications Plan	Kick-off events Press outreach	Launch Public Website	Awards Ongoing outreach

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AEP Working Group Update

Division of Capital Asset Management



Working Group Lead: **Jim Freeley**

Working Group Members:

Bijan Mohammadipour (BSB)	John Sites (DDS)
Al Weisz (DCP)	Christina Halfpenny (DOER)
Stephen Brown (DCR)	Celia Blue (DOT)
Patrice Kish (DCR)	Joe Hogan (DYS)
Robin Pfetsch (DCR)	Marco Brancato (MassBay)
Domenick Sacco (DCR)	Derek Buchler (MOCA)
Raul Silva (DCR)	Penni Conner (NSTAR)
Ruth Teixeira (DCR)	Dmitrity Nikolayev (OSD)
Fred Yule (DCR)	

Quick Fix WG

Objectives:

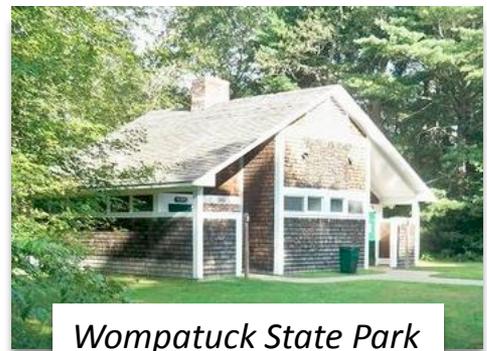
- Plan and lead retrofit 449 small facilities
 - 370 facilities with utilities
 - 79 facilities with municipalities

Accomplishments:

- Met with NSTAR, WMECO and NGrid to leverage existing programs
 - Small Business and Direct Install
- Initiated audits on 33 facilities

Next Step:

- Secure contracts with utilities



Audits & Retro-Commissioning WG

Working Group Lead: **Mike Reinhardt**

Working Group Members: Alex Genereux (DCP)
Graham Knowland (DCP)
Kathryn O'Rourke (DOER)
Derek Buchler (MOCA)
Sean McGloin (NGrid)
Melissa Lucas (UMass Medical)
Robert Dvorchik (WMECO)

Audits & Retro-Commissioning WG

Objectives:

- Plan and lead implementation of audits and retro-commissioning on 189 remaining facilities in AEP

Accomplishments:

- Coordinated 16 audits for WBA facilities and 1 comprehensive
- Initiated retro-commissioning project at Worcester Trial Court

Next Step:

- Develop standardized template for audits



*Retro-Commissioning of the
Worcester Trial Court*

Outreach & Tech Support WG

Working Group Lead: **Krista Lillis & Tom Tagan**

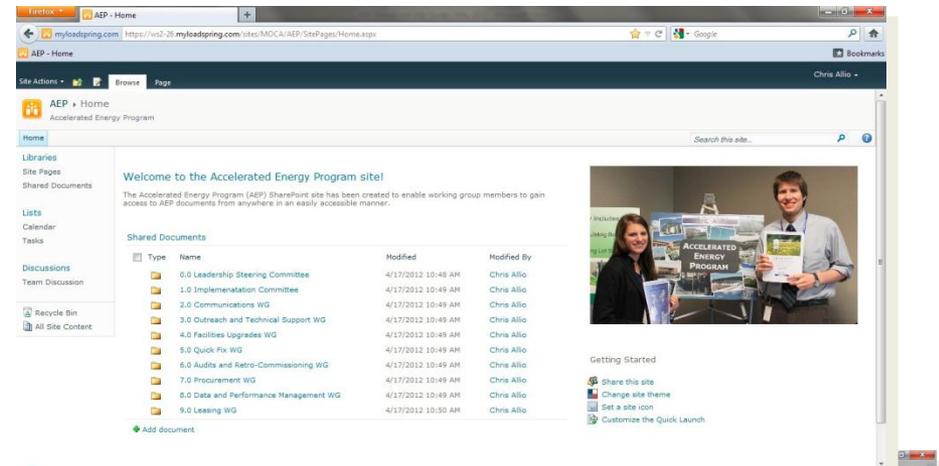
Working Group Members: Donald Zanetti (BSB)
Mukiya Baker-Gomez (DCP)
Louise Outler (DCP)
Andrew Bakinowski (DOC)
Donald Sargent (HLY)
Chris Allio (MOCA)
Richard Reney (North Shore CC)
Aditi Pain (UMass Boston)

Outreach & Tech Support WG

Objectives:

- Develop specifications , guidelines, training through a new “Center of Excellence”
- Manage content on AEP internal website
- Deliver outreach and support

AEP SharePoint Website

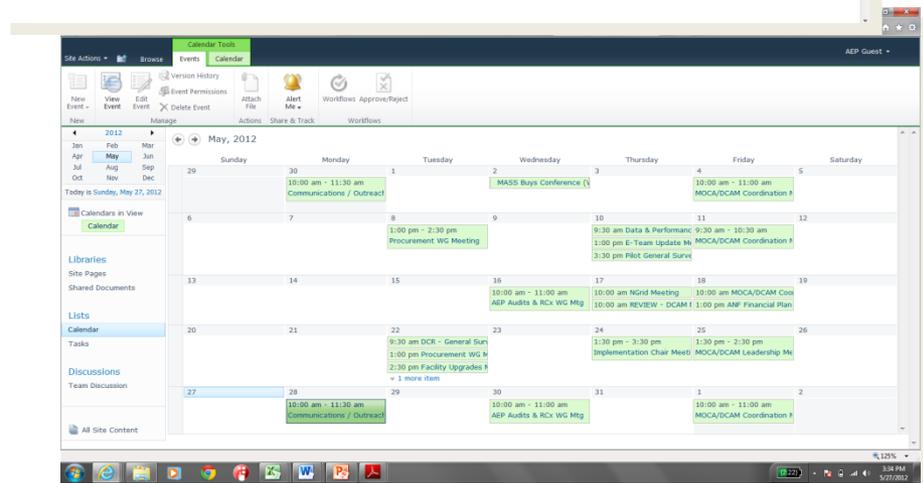


Accomplishments:

- AEP Facility Manager distribution list
- AEP Internal Website (SharePoint)

Next Step:

- Survey to Facility Managers



Working Group Lead: **John Crisley**

Working Group Members: Vin Cirigliano (BSB)
Scott Calisti (DCP)
Susan Kreuzsch (DCP)
John O'Donnell (DCP)
Ann Schiro (DCP)
Kevin Allen (DCR)
Jeff Quick (DOC)
Ian Finlayson (DOER)
Bill Kelleher (DPH)
Tom Riley (DPS)
Ed Terceiro (Higher Ed)
Derek Buchler (MOCA)
Paul Antoniewicz (JUD)

Facilities Upgrades WG

Objectives:

- Guide how to use deferred maintenance funds
- Incorporate repairs & improvements
- Define relevant building code requirements

Accomplishments:

- Identified Mass Codes likely to be encountered
- Collaborated with DOER on application of International Energy Conservation Code (IECC) 2009

Next Step:

- Develop building code matrix for AEP facilities



Working Group Lead: **Sandra Duran & Ryan Bird**

Working Group Members: Rachael Neff (ANF)
Alex Zaroulis (ANF)
Colette Phillips (CPC)
Shirin Karanfiloglu (DCP)
Gail Rosenberg (DCP)
Dan Burgess (DOER)
Matthew Sepe (Middlesex CC)
Chris Allio (MOCA)
Kevin Bernier (MOCA)
Marcella Barrière (Paradigm Properties)

Communications WG

Objectives:

- Collaborate with Associations and Leadership Councils
 - MAFMA, LBE, CAFC
- Outreach to Building Occupants
- Promote AEP to Employees and the Public

Accomplishments:

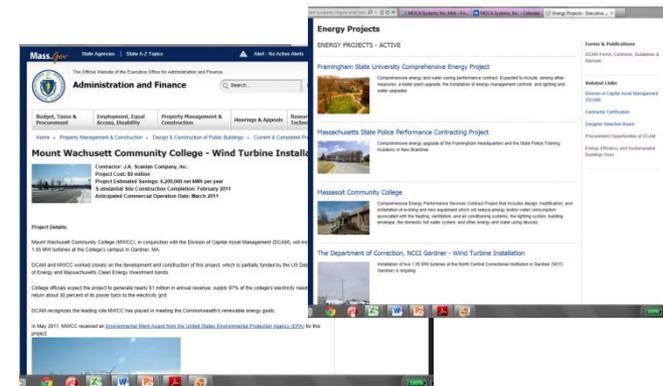
- Developed public website content
- A&F Communications & PR
 - Top 10 Facilities with Ambassadors
- MASSbuys EXPO Booth & Presentation

Next Step:

- Launch public website



Jenna Ide presenting an AEP overview at the MASSbuys EXPO on May 2nd.



Data & Performance Mgmt WG

Working Group Lead: **Ryan Bird & Dave Lewis**

Working Group Members: Robbie Brown (DCP)
Deborah Carr (DCP)
Ann Chi (DCP)
Bill Hanson (DCP)
Mike Malia (DCP)
Bill Tivnan (DCP)
Kent Carlson (DCR)
Todd Gundlach (DOC)
Lloyd Nathanael (DCR)
Eric Friedman (DOER)
Andrea Urrutia (DOER)
Eric Teicholz (Graphic Systems)
Chris Allio (MOCA)
Brent Fleming (MOCA)

Data & Performance Management WG

Objectives:

- Plan and prioritize projects
- Manage data for all WGs
- QA/QC & project controls
- Performance management, tracking and reporting

Accomplishments:

- Evaluated and grouped all facilities
- Financial Plans
- Drafted Energy Baseline with DOER
- Monthly Reporting

Next Step:

- Prioritize all AEP projects



DCAM and A&F personnel defined software requirements for the AEP PMIS through multiple interactive planning charrettes.

Working Group Lead: **Tony Dover & Tony Ransom**

Working Group Members:

James LaBlanc (ANF)	Stacey Quish (DCP)
Luciana Burdi (DCP)	Allen Wiggin (DCP)
Camila Dinamarca (DCP)	Michael Abrahams (DCR)
Jack Keleher (DCP)	Maggie McCarey (DOER)
Carol Kemp (DCP)	Victoria Sheehan (DOT)
Andrea Laing (DCP)	John Nunnari (Mass AIA)
John Lemay (DCP)	Kevin Bernier (MOCA)
James Malary (DCP)	Derek Buchler (MOCA)
Mary Kaitlin McSally (DCP)	Carol White (NGrid)
Barbara Meyer (DCP)	Robert Coates (WMECO)

Procurement WG

Objective:

- Create new procurement processes with utilities and Job Order Contracting
- Improve existing processes using LEAN
- Meet Access & Opportunity goals (M/WBE)

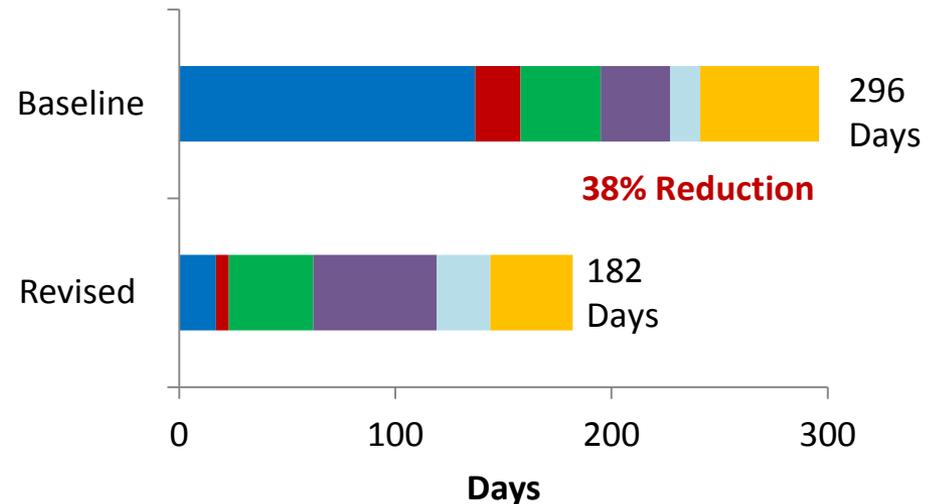
Accomplishments:

- Used LEAN to refine Energy Design Build procurement process
- Working with NGrid, NStar, Unitil & WMECO to develop contracts for Quick Fix

Next Step:

- Develop approach for achieving M/WBE goals

Energy Design-Build Procurement Process



- Prepare and Issue RFP
- RFP Phase
- Contractor Proposal Preparation
- Proposal Evaluation
- Contractor Selection
- Contract Review and Award

Working Group Lead: **Stacey Fox**

Working Group Members: Paul Wolff (BHCC)
Mary Gardill (DCP)
Martha Goldsmith (DCP)
Gilles Quintal (DCP)
Brendan Kiley (DEP)
Arnold Sapenter (DEP)
Brent Fleming (MOCA)
Tom Paine (UMass Dartmouth)

Leasing WG

Objective:

- Develop plan to retrofit Leased Buildings
 - State-owned facilities that are leased
 - Third-party facilities being leased by state agencies

Accomplishments:

- Identified all the State-owned leased facilities (56 facilities)

Next Step:

- Identify all leased spaces in privately owned facilities.



DEP Boston leased space

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Group Participation

Division of Capital Asset Management



Group Participation

Questions

1. Beyond investment dollars, what can DCAM do to help you?
2. How would you like us to prioritize projects?
3. What is the best way to use the Commonwealth's resources?
4. Are there any innovative approaches to consider?
5. Other...

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Q&A and Wrap-up

Thank you!

Division of Capital Asset Management

