

DUDLEY-CHARLTON REGIONAL SCHOOL DISTRICT

Meeting of the Capital and School Safety Subcommittee:

Wednesday, November 15, 2023, 3:00 PM

Via video conferencing

Join Zoom Meeting:

<https://us06web.zoom.us/j/84079741595>

MEETING MINUTES

Attendees: Kelly Szela, Cathy Carmignani, Joseph Caron, Steven Lamarche, Richard Mathieu, Peter Olson, Cheryl Kozub.

1. Call to Order

The meeting of the Capital and Safety Subcommittee was called to order at 3:04 p.m.

2. Approval of Minutes (10/18/2023)

The first motion to approve the minutes of October 18, 2023 as written was made by C. Carmignani and seconded by K. Szela. Unanimous approval.

3. Middle Schools Roof Project – Update - Joe Caron.

Not much has changed since last meeting. As of October 3, 2023 after final inspection, the District received 25-year warranty on both roofs. Wrap up punch list. Custodians will replace tiles. No bulk savings on purchase of ceiling tiles.

4. Other Capital Projects – Update.

- a. Architectural Review. All School Committee members will receive copies tonight from the three submitters. November 28, 2023 is the date that scoring sheets must be submitted to Joe Caron for the most advantageous respondent. Joe will tally the scoring sheets. He will negotiate the price.
- b. Radios. Motorola radios have been ordered through 4 vendors. Expected date is March, 2024. They will be pre-programmed. Public safety phones are still in need but this is at a cost of 50-75K. This is part of the architectural review. Currently, there are panic buttons that will alert police who will arrive immediately onsite. With the resource officer present at the high school, there is also an extra radio when needed but does not work in all areas of the school. There are no classrooms that can reach 911. Some schools can reach outside lines while other schools cannot. A more modern phone system is needed with a 911 system that identifies where the call came from. But this is a \$1M project and there is no money to do this.

5. Solar Projects – Open Discussion.

Rich will present to School Committee. Since there are new roofs on the middle schools, we can get solar panels on roofs through Solect Energy. No out-of-pocket costs with KWA rate of 9.5 cents for 20-25 years. A company engineer will check the weight of the roof panels. Aggregate savings of \$3.4M over 25 years between the two middle schools. No grant needed. Procurement and oversight for use was done by the State. Grant comes into play if the roof is recommended. Must file a Letter of Intent for Mason Road School and Heritage School. If problems from installation of purchased solar panel or repair is needed on purchased solar panels, we must pay for repairs. In 25 years, it is unknown what the cost for disposal of the solar panels will be. Therefore, it was recommended that we lease the panels. If there are an overage of credits at one school, i.e., Charlton Middle School,

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the credits can be transferred to another school to save on cost of electricity generated. School Committee will be asked to submit Letter of Intent to lease the panels on the middle schools and Heritage (if metal roof is approved). Shepherd Hill and Mason Road School age out.

6. Update on ALICE – Peter Olson.

Mandatory ALICE training for all schools for in-person and active scenario drills. Doing both of these gets teachers officially trained. Shooter drills were performed with teachers in conjunction with Dudley and Charlton police for those not available in the past year. 42% of teachers and 58% of substitute teachers completed both. Navigate 360 for ALICE also has modules for de-escalation techniques, students with disabilities, school bus drivers, cafeteria workers. High school and middle school students were shared an ALICE video on November 9, 2023. Age-appropriate ALICE videos will be done at all other schools with a notification before and after. There are two drills – tabletop and active – which will be addressed this year.

7. Future Agenda Items.

- Remove Middle School Roofs Project
- Update on Architectural Projects
- Multi-year Capital Projects – Establish priorities
- Next meeting date: December 20, 2023 at 3:00 p.m.

8. Adjourn.

The meeting adjourned at 3:55 p.m., 1st motion by C. Carmignani - 2nd motion by K. Szela. All in favor.

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AGENDA

1. Approval of Minutes (10/18/23)
2. Middle School Roof Project – Update
3. Other Capital Projects – Update
 - a. Architectural Review – Update
 - b. Radios – Update
4. Solar Projects – open discussion
5. Update on ALICE – Peter Olson
6. Future Agenda items
7. Adjourn

“...to advance the knowledge and well being of our children and our community.”

November 15, 2023

Dudley-Charlton Regional School District (DCRSD) School Committee
68 Dudley-Oxford Road
Dudley, MA 01571

Dear Members of the DCRSD School Committee,

Thank you for the opportunity to present this exciting portfolio of proposed solar photovoltaic (PV) projects at DCRSD school sites.

The proposed projects would be financed as Power Purchase Agreements (PPA) through our company, Solect Energy. The PPA structure will allow the schools to access clean, on-site solar energy at **zero upfront cost**, and will provide **estimated net savings of up to \$7.68 million** over the next 25 years by delivering solar energy at a fixed per-kWh price that is substantially lower than the current cost of grid-delivered electricity while providing a powerful hedge against future increases in grid-delivered electricity prices.

Solect is the leading provider of solar energy and battery storage solutions to school districts and public entities in the Northeast US, with a focus on Massachusetts. Headquartered in Hopkinton, MA and founded in 2009, Solect is a full-service, vertically integrated solar provider that will develop, finance, interconnect, permit, construct, own, operate, maintain, and insure the proposed solar systems for the full term of their PPA contracts (20-25 years, depending on the building). Solect will also remove the systems at its own cost at the end of the PPA terms.

Solect is offering these solar proposals through the PowerOptions Solar and Storage Program. PowerOptions is a nonprofit with the mission to 'reduce the cost, carbon, and complexity of energy for nonprofits and public entities.' PowerOptions' role is to administer the program through which the DCRSD and the Towns of Charlton and Dudley are allowed, under state law, ([M.G.L. Chap. 164, Sec. 137](#)) to **contract directly with Solect without having to conduct project-level competitive procurements**. PowerOptions ensures that the terms of any offers under its program comply with its program rules and RFP, and helps to facilitate successful project development by answering questions, offering commentary, and generally advocating for its members throughout the process.

Solect, in collaboration with district staff, is requesting that the Committee vote to authorize the Superintendent or School Committee Chair to sign the enclosed Letter of Intent (LOI) for five (5) proposed solar projects. There is no risk to signing the LOI: the district would not incur any costs and would not agree to reimburse Solect for any of its future costs. **Signing the LOI as soon as is practicable, with a targeted date of 11/17/23, will provide multiple benefits to the District** by (1) enabling Solect to apply by 12/31/2023 for highly time-sensitive state incentives through the MA SMART program, (2) allowing Solect to submit time-sensitive interconnection applications to National Grid, and (3) adding credibility and strength to grant applications DCRSD may wish to submit in the next several months (once the application is published) to the state's new [\\$50 million FY'24 Green School Works program](#), which could provide substantial state funding for roof reconditioning and/or replacement for two schools sites where roof work would be needed before solar can be installed (Mason Road School and Shepherd Hill RHS). Thank you for your consideration of this exciting proposal and the enclosed LOI.

Sincerely,

Dave Bisson
Solect Energy
Director of Business Development
781-281-8474
dbisson@solect.com

Solsect Energy and PowerOptions

Dudley-Charlton RSD School Committee
November 15, 2023 Meeting



About Solect Energy

- Leader in non-residential solar in the Northeast
- Founded in 2009; headquartered in Hopkinton, MA
- Wholly owned subsidiary of [Pattern Energy Group](#)
- Full service solar and energy storage
 - Design ➡ Finance ➡ Install ➡ Monitor ➡ Maintain
 - Solar Roofs, Canopies, Ground, Energy Storage
- 700+ installations | 130+ MW | 95+ employees
- Services team monitors and manages 630+ projects
- DCAMM certified
- PowerOptions Consortium RFP Award winner
 - Solar and storage provider to towns, schools, municipal agencies, and non-profits in MA, CT, and RI



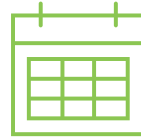
Solar and Storage Power Purchase Agreement



No upfront cost



Fixed per-kWh price for
20 to 25 years



20 to 25 Year Power
Purchase Agreement (PPA)



PowerOptions as an advisor,
advocate, and facilitator



Select to install, finance, operate
and maintain system



Pre-negotiated favorable
contract terms and conditions



Public entities may participate
without conducting individual
procurement
(MGL Ch. 164, Sec. 137)



Schools that currently have Solar-Ready Roofs

Site	Net PPA Savings, Term (2023 VoE*, Block 10)	Net PPA Savings, Term (2024 VoE*, Block 10)	Upside in Net PPA Savings from 2023 VoE*	Solar-Ready Roof?	System Size (kWdc)	Current Usage (kWh)	Solar Production Year 1 (kWh)	% of Current Usage Met by Solar
Charlton Middle School	\$2,099,780	\$1,829,591	\$270,189	YES	720.0	671,000	846,000	126%
Dudley Middle School	\$1,353,877	\$1,169,094	\$184,783	YES	360.0	507,200	421,920	83%
Heritage School (Charlton)	\$419,180	\$316,659	\$102,521	YES	186.7	682,500	216,222	32%
TOTAL	\$3,872,837	\$3,315,344	\$557,493		1,267	1,860,700	1,484,142	80%
*VoE = Value of Energy, a key component of the SMART incentive calculation.								

Charlton Middle



Dudley Middle



Heritage (Charlton)



PPA Cash Flow: Charlton Middle School

SMART Block 10

Year	Solar Production (kWh)	Grid-Delivered Electricity Cost (\$/kWh)	Electric Savings	Solar PPA Rate (\$/kWh)	PPA Payment	Net Savings
1	846,000	\$0.1777	\$137,510	\$0.1145	\$96,895	\$40,615
2	841,347	\$0.1821	\$140,173	\$0.1145	\$96,362	\$43,811
3	836,720	\$0.1867	\$142,887	\$0.1145	\$95,832	\$47,055
4	832,118	\$0.1914	\$145,654	\$0.1145	\$95,305	\$50,349
5	827,541	\$0.1961	\$148,474	\$0.1145	\$94,781	\$53,693
6	822,990	\$0.2010	\$151,349	\$0.1145	\$94,259	\$57,089
7	818,463	\$0.2061	\$154,279	\$0.1145	\$93,741	\$60,538
8	813,962	\$0.2112	\$157,266	\$0.1145	\$93,225	\$64,041
9	809,485	\$0.2165	\$160,311	\$0.1145	\$92,713	\$67,599
10	805,033	\$0.2219	\$163,416	\$0.1145	\$92,203	\$71,213
11	800,605	\$0.2275	\$166,580	\$0.1145	\$91,696	\$74,884
12	796,202	\$0.2332	\$169,805	\$0.1145	\$91,191	\$78,614
13	791,822	\$0.2390	\$173,093	\$0.1145	\$90,690	\$82,403
14	787,467	\$0.2450	\$176,444	\$0.1145	\$90,191	\$86,253
15	783,136	\$0.2511	\$179,861	\$0.1145	\$89,695	\$90,166
16	778,829	\$0.2574	\$183,343	\$0.1145	\$89,202	\$94,142
17	774,546	\$0.2638	\$186,893	\$0.1145	\$88,711	\$98,182
18	770,286	\$0.2704	\$190,512	\$0.1145	\$88,223	\$102,289
19	766,049	\$0.2771	\$194,201	\$0.1145	\$87,738	\$106,463
20	761,836	\$0.2841	\$197,961	\$0.1145	\$87,255	\$110,706
21	757,646	\$0.2912	\$201,794	\$0.1145	\$86,775	\$115,019
22	753,479	\$0.2985	\$205,701	\$0.1145	\$86,298	\$119,403
23	749,334	\$0.3059	\$209,684	\$0.1145	\$85,824	\$123,861
24	745,213	\$0.3136	\$213,744	\$0.1145	\$85,352	\$128,393
25	741,114	\$0.3214	\$217,883	\$0.1145	\$84,882	\$133,001
					Total	\$2,099,780



PPA Cash Flow: Dudley Middle School

SMART Block 10

Year	Solar Production (kWh)	Grid-Delivered Electricity Cost (\$/kWh)	Electric Savings	Solar PPA Rate (\$/kWh)	PPA Payment	Net Savings
1	421,920	\$0.1778	\$72,012	\$0.0945	\$39,885	\$32,127
2	419,599	\$0.1823	\$73,407	\$0.0945	\$39,666	\$33,741
3	417,292	\$0.1868	\$74,828	\$0.0945	\$39,448	\$35,380
4	414,997	\$0.1915	\$76,277	\$0.0945	\$39,231	\$37,046
5	412,714	\$0.1963	\$77,754	\$0.0945	\$39,015	\$38,739
6	410,444	\$0.2012	\$79,259	\$0.0945	\$38,800	\$40,459
7	408,187	\$0.2062	\$80,794	\$0.0945	\$38,587	\$42,207
8	405,942	\$0.2114	\$82,358	\$0.0945	\$38,375	\$43,983
9	403,709	\$0.2167	\$83,953	\$0.0945	\$38,164	\$45,789
10	401,489	\$0.2221	\$85,578	\$0.0945	\$37,954	\$47,625
11	399,280	\$0.2277	\$87,235	\$0.0945	\$37,745	\$49,490
12	397,084	\$0.2333	\$88,925	\$0.0945	\$37,537	\$51,387
13	394,900	\$0.2392	\$90,646	\$0.0945	\$37,331	\$53,315
14	392,728	\$0.2452	\$92,402	\$0.0945	\$37,126	\$55,276
15	390,568	\$0.2513	\$94,191	\$0.0945	\$36,922	\$57,269
16	388,420	\$0.2576	\$96,014	\$0.0945	\$36,718	\$59,296
17	386,284	\$0.2640	\$97,873	\$0.0945	\$36,516	\$61,357
18	384,159	\$0.2706	\$99,769	\$0.0945	\$36,316	\$63,453
19	382,047	\$0.2774	\$101,700	\$0.0945	\$36,116	\$65,584
20	379,945	\$0.2843	\$103,670	\$0.0945	\$35,917	\$67,752
21	377,856	\$0.2914	\$105,677	\$0.0945	\$35,720	\$69,957
22	375,777	\$0.2987	\$107,723	\$0.0945	\$35,523	\$72,200
23	373,711	\$0.3062	\$109,809	\$0.0945	\$35,328	\$74,481
24	371,655	\$0.3138	\$111,935	\$0.0945	\$35,134	\$76,801
25	369,611	\$0.3217	\$114,102	\$0.0945	\$34,940	\$79,162
					Total	\$1,353,877



Green School Works Program – Roof Replacement Grants

The final FY24 Massachusetts budget includes [\\$50 million for Green School Works](#).

- This important program is designed to provide grants to K-12 public schools for clean energy infrastructure projects, **including grants for rooftop repair or replacement to prepare for a solar project.**
- **Goal for Schools Applying for a grant:** be ready to submit a winning application when Green School Works program opens (expected in late Fall 2023)
- **Criteria for winning applications:** exact criteria are TBD pending DESE guidelines, but we expect the following to be important criteria: School has an old roof that needs replacement or reconditioning before going solar; the cost of roofing work is known and documented; the solar project is commercially ready (signed LOI with solar provider, signed Interconnection Agreement with utility, reservation in SMART incentive program, etc. – the more ready, the better)
- **No risk:** if the roof grant application is not successful, schools will not be required to move forward with the solar project and will not need to repay Solect for our incurred costs.



Schools that currently need Solar-Ready Roofs

Site	Net PPA Savings, Term (2023 VoE*, Block 10)	Net PPA Savings, Term (2024 VoE*, Block 10)	Upside in Net PPA Savings from 2023 VoE*	Solar-Ready Roof?	System Size (kWdc)	Current Usage (kWh)	Solar Production Year 1 (kWh)	% of Current Usage Met by Solar
Mason Road School (Dudley)	\$677,951	\$593,947	\$84,004	No	219.8	200,800	258,312	129%
Shepherd Hill RHS	\$3,132,979	\$2,478,923	\$654,056	No	993.6	800,000	1,197,288	150%
TOTAL	\$3,810,930	\$3,072,870	\$738,060		1,213	1,000,800	1,455,600	145%
*VoE = Value of Energy, a key component of the SMART incentive calculation.								

Mason Road (Dudley)



Shepherd Hill RHS



All Schools Analyzed by Solect Energy

Site	Net PPA Savings, Term (2023 VoE*, Block 10)	Net PPA Savings, Term (2024 VoE*, Block 10)	Upside in Net PPA Savings from 2023 VoE*	Solar-Ready Roof?	System Size (kWdc)	Current Usage (kWh)	Solar Production Year 1 (kWh)	% of Current Usage Met by Solar
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Mason Road School (Dudley)	\$677,951	\$593,947	\$84,004	No	219.8	200,800	258,312	129%
Shepherd Hill RHS	\$3,132,979	\$2,478,923	\$654,056	No	993.6	800,000	1,197,288	150%
TOTAL	\$7,683,767	\$6,388,214	\$1,295,553		2,480	2,861,500	2,939,742	103%
*VoE = Value of Energy, a key component of the SMART incentive calculation.								

Thank you!

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