

- Compared to other Michigan schools, Bay is doing well but can do a lot more. Chris recognized Ralph Curry, Director of Buildings and Grounds, for taking it upon himself to look at suggested energy efficiency projects after receiving results of the 2001 energy audit. Those improvements are now reflected in the 2015 report. **Pat Bazan also strives to fund and implement energy efficiency projects for West Campus.* Ralph and Pat have been instrumental in the savings the College has realized. Chris suggested an additional 20% reduction in most buildings can still be achieved.
- Renewables should be considered as alternative energy sources as energy reduction is considered. Solar, heating water from solar, geothermal, wind, water catchment and anaerobic digesters are reasonable suggestions for our area.
- Human Efforts:
 - A shut off the lights campaign will start in January with reminder stickers placed on light switches so employees shut off lights when not in use.
 - Computers go into an automatic sleep mode when not in use and will be encouraged to shut down at night and over weekends.
 - Occupancy light sensors have been installed in the Library and Hub which will adjust as they sense ambient light from windows.
 - Outside lights have been converted to LED except for the large spotlights.
 - The campuses close during the holiday break and transitions to four 10 hour work days in the summer to reduce consumption.
- Current projects are funded through cash flow. The maintenance and replacement fund covers operational and academic needs for programs. Rebates and grants are used when available. Rebates have been deposited into a green revolving fund to fund other projects. Grants are no longer easy to come by because energy conservation is expected.

Philip Strom suggested loans from USDA Rural Development at a 2.5% interest rate may be possible because they are looking for projects to fund. Jim Yoder is the local representative in Gladstone.

- Performance contracting is a contract the College could enter into with an energy service company (ESCO) to fund energy efficiency projects out of the energy efficiency project savings. It is a budget neutral concept with an upfront amount needed to start the projects paid back through savings. The ESCO guarantees the savings and pays the difference if the savings are not met. There are other Michigan community colleges and universities and counties and municipalities in these contracts with many companies. It is a common thing to do but requires the time commitment to working closely with the company, maintaining clear scope, management, tracking, and benchmarks to ensure success.

**Comments about Pat Bazan were not stated at the meeting but requested by Chris Williams to be added for the record.*

The College fits all criteria in determining whether performance contracting is an option. Chris believes in this philosophy and encouraged it as the right direction for the College.

Chris responded to a question about the risks. The risks are on the energy company because they are guaranteeing the energy savings. The risk would come if the College did not meet the expectation by consuming more energy than the estimated savings.

The length of the contract can range from 3 to 20 years depending on how much money is committed, the interest rate on the loan, and the time available.

Joy Hopkins asked about net metering on solar installations. Chris responded if the College generates more energy than it consumes, it would go back into the grid and provide the College with a credit. The credit is then used when the sun is not shining, such as during the evening hours. Getting to a place where the College could generate its own energy and not have to buy any is her goal.

- The College's annual utility cost is \$560,000. Electrical energy is the largest expense so we know we can work to reduce it.
- Projects with the greatest return on investment were reviewed.

Tom England asked what may be better - Completing the "short" list of projects before an ESCO is brought in or just bringing them in. Chris responded it comes down to funding available.

Dr. Coleman stated the maintenance and replacement budget funds projects within \$500,000. Urgent maintenance replaces funding for projects that could result in savings.

- Other Energy Savings Projects (outside of buildings)
 - Prairie conversions are underway in multiple areas on campus. A Midwest prairie mix of wildflowers and grasses have been planted but will take a few years to convert the lawn to prairie. This is why some areas of campus were not mowed this year. In about two years, beautiful beds of wildflowers will create habitat for birds and insects. These areas are depicted as the yellow spaces on the map in the presentation. If we reduce mowing, carbon emissions, fuel costs, and maintenance will be reduced.
 - A MDOT TAP grant will be applied for this winter to help fund a pathway around campus to connect trails to Escanaba and Gladstone. The pathway will encourage people to come to campus and benefit the cross country teams. A connector pathway connecting North 30th and Danforth bike paths to the campus pathway is complete.
 - The maps in the presentation depict landscaping with perennials as the blue spaces and potted plants at building entrances as red dots.

Philip Strom asked if there is any sense in tying some of these efforts to programming and if so, when should those conversations happen? Chris responded the PAC and faculty have talked about this and would want to look at program possibilities after an energy audit is conducted so we can determine what programs would be feasible.

Dr. Coleman stated the request brought to the Board is to get permission or approval to go ahead with the RFP process for an energy audit to take place to determine if there is interest in going forward with a performance contract.

It was motioned by Jim Hermans and seconded by Tom England to:

“Approve going ahead with the RFP process for an energy audit.”

No further discussion. Motion carried unanimously.

Chris stated at the point the College wants to enter a commitment with an ESCO, the Board is required by state law to approve the contract.

There being no further business, it was moved by Bill Lake and seconded by Tom England to:

“Adjourn the meeting.” No discussion. Motion carried unanimously. The meeting adjourned at 5:47 p.m. ET.

Laura L. Johnson Assistant Board Secretary	11/17/16 Completion Date	Approval Date
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Philip L. Strom Board Chair	Approval Date
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