TOWN OF ROCKY HILL
BOARD OF EDUCATION FACILITIES COMMITTEE
MEETING MINUTES/MOTIONS

In order to comply with Connecticut General Statutes regarding minutes of meetings, the following will be used to record information during all public meetings that take place. An original must be submitted to the Town Clerk of Rocky Hill within 48 hours of the meeting being adjourned. Motions should be complete, showing the maker and second of the motion as well as how each member voted. Unanimous votes may be listed as unanimous.

NAME OF PUBLIC BOARD OR COMMISSION	Board of Education Facilities Committee
DATE MEETING AGENDA POSTED	November 5, 2026
LOCATION	Moser School Media Center
DATE OF MEETING	November 12, 2026
TIME MEETING STARTED	6:00 p.m.
PERSON PREPARING MEETING MINUTES	Sandy Mal, Secretary to the Superintendent of Schools
VERBATIM NOTES TAKEN	☐ Yes ☒ No
AUDIO, VIDEO OR LIVE TRANSMISSION OF MEETING	☐ Yes ☒ No

MEMBERS PRESENT AT MEETING:

Mr. Thomas Cosker (Committee Chairperson)	Ms. Kristen Dudanowicz
Mr. Jay Chhabra	
Ms. Jessica Loffredo (Board Chair)	

Also present: Ms. Amber Tucker, Dr. Mark Zito, Superintendent, Dr. Scott Nozik, Asst. Superintendent for Finance & Operations, Ms. Wendy Durand, Asst. Superintendent for Curriculum & Instruction, Mr. Ronald Lamontagne, Director of Facilities & Food Services, Dr. Mary Schaefer, Language Arts Coordinator, Mr. Jason Maziarz, Principal (GMS), Mr. Brian White, Incoming Superintendent (Effective January 1, 2027), Mr. Justin Beniot, Director of Project Delivery for Energia

NUMBER REQUIRED FOR QUORUM 2 QUORUM PRESENT ☒ Yes ☐ No

Summary of Meeting

Call to Order- The meeting was called to order by Committee Chair Mr. Thomas Cosker at 6:00 p.m.

1. Energy Performance Contract (EPC) Overview: Mr. Justin Benoit, Director of Project Delivery for Energia, explained that Energy Performance Contracting (EPC) is a way to pay for building energy upgrades now using future utility bill savings. Through this model, a competitively hired Energy Services Company (ESCO) designs and installs the upgrades, trains staff, and legally guarantees that the resulting energy savings will cover the project cost. Energia oversees the entire process and verifies the savings, with their fee covered entirely by those energy savings at no additional cost.

2. Activity to Date: Following an initial utility and facility assessment, Energia issued an RFP on August 10, 2026. Three proposals were received on October 7 from Johnson Controls (JCI), Honeywell, and NORESCO. Energia and Town/District administration evaluated the bids and interviewed the top two finalists on 11-2026.

3. Proposal Comparison

Metric	**JCI (Base)**	**Honeywell**	**NORESCO**
Annual Saving	$1.2 M	$1.3M	$1.4M

Total Cost	$18.1M	$17.8M	$23.2M
Total Rebates	$1.5M	$1.2M	$5.4M (incl. $3.8M Solar ITC)
Case Flow	$59.6K	$1.9M	$5.1M
Total Value	$18.1M	$19.7M	$28.3M

All three bids included solar PV, LED lighting, retro commissioning, AHU/RTU replacements, and pneumatic-to-DDC controls at Stevens. Unlike JCI and Honeywell, NORESCO excluded battery storage, but was the only vendor to include heat pumps/DOAS and window replacements and the West Hill roof.

4. Recommended ESCO: NORESCO is recommended to move forward with a Comprehensive Energy Audit:

- **Solar:** 3,870 kW of roof, ground, and carport solar.
- **Controls & HVAC:** Pneumatic-to-DDC conversion, BMS retro commissioning, geothermal/heat pumps at Stevens ES, plus boiler and UV replacements.
- **Building Envelope:** Windows at Stevens ES, roof at West Hill, and one overhead door.

5. Next Steps

- **Nov/Dec 2026:** Request authorization from the Board of Education and Town Council to appoint NORESCO to begin a Comprehensive Energy Audit (CEA) at no cost or obligation.
- **Audit & Contract:** NORESCO will collaborate with the Town, District, and Energia to finalize the project scope (which remains flexible) and deliver a CEA report with fixed costs and guaranteed savings for final Energy Savings Agreement execution.

Q&A: Mr. Justin Benoit, Mr. Ron Lamontagne, & Dr. Scott Nozik answered questions from Board of Education (BOE) members regarding the presentation and proposal details.

TEXT MOTIONS AND RESULTS VOTES

1st Motion

Adjournment

- Committee Chair Mr. Thomas Cosker requested a motion to adjourn. **Motion:** Made by Ms. Kristen Dudanowicz and Seconded by Mr. Jay Chhabra.

The meeting was adjourned at 6:42 p.m.

TIME MEETING ADJOURNED: 6:42 p.m. TIME DELIVERED TO TOWN CLERK: _____

Date of BOE Approval: _____ Signature of BOE Secretary: _____