

# Municipal Building Decarbonization Roadmaps



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May 3, 2023

# Melrose - What to know

- ▶ City of 29,000 with a strong mayor form of government and eleven elected city councilors
- ▶ 30 municipal facilities including 10 schools (1m sf)
- ▶ Limited operating and capital budgets
- ▶ New buildings come around once in a blue moon



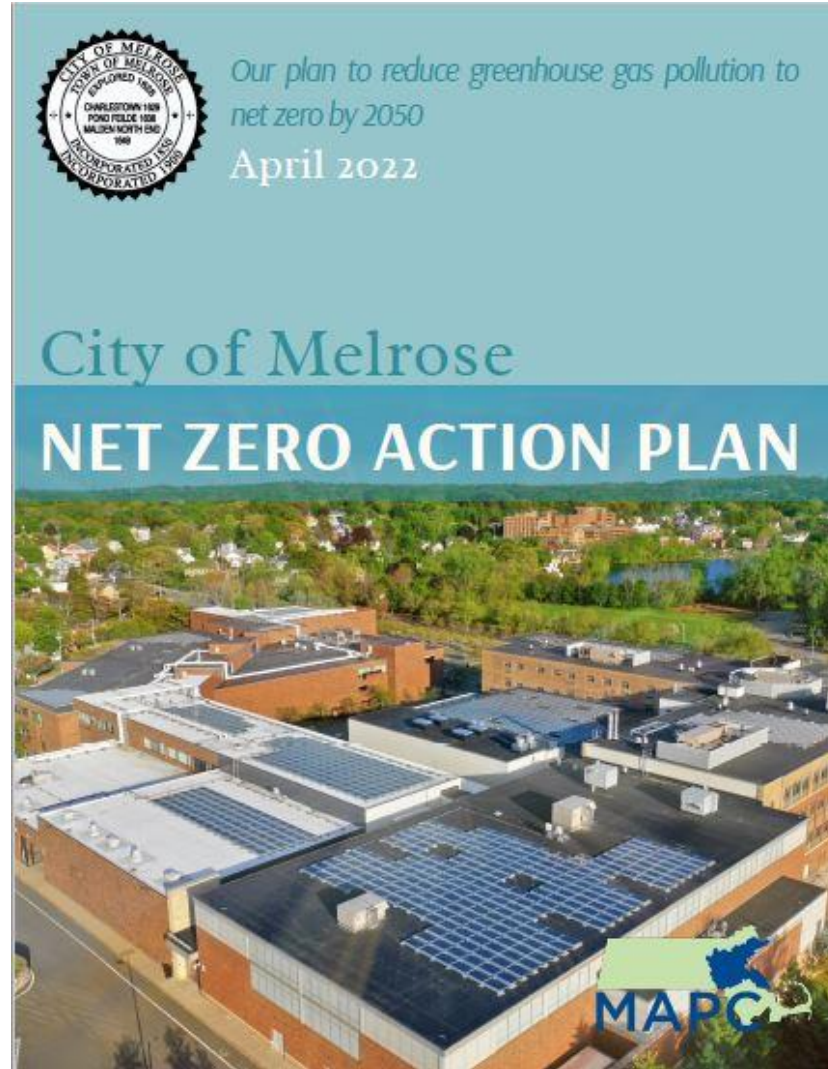
Melrose Veteran's Memorial Middle School - 2007



Melrose Public Library Renovation/Addition 2024

# Our Approach? Zero Over Time

- ▶ Do what we can with the resources we have AND
- ▶ Leverage grants and incentives to the max



# Funding and Financing Options

- ▶ MA School Building Authority (MSBA) for Core Capital Projects and Accelerated Repairs (roofs, windows, boilers)
- ▶ Green Community Grants
- ▶ Mass Save Incentives
- ▶ Energy savings performance contracts (ESCOs)
- ▶ Operating budgets and municipal bonds for large capital projects
- ▶ “Tsunami of Money” - IRA and IIJA Federal grants, tax credits, and incentives including a new “green bank”

# Preparing for the Tsunami

- ▶ Step 1: Catalog all equipment and building systems in each facility
- ▶ Step 2: HVAC equipment study including replacement timeline
- ▶ Step 3: School Facility Master Plan Study
- ▶ Step 4: PowerOptions Building Decarbonization Roadmap analysis
- ▶ Step 5: Scope out shovel-ready projects



# Takeaways - Where we are today

## **'They're not ready': Cities scramble to implement climate law**

By Timothy Cama | 02/09/2023 01:48 PM EST

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- ▶ Opportunity and a need for municipal partners to fill gaps
- ▶ Address the problem of the 50 “Haves” and the 301 “Have Nots”
- ▶ Engage DPW Directors, Facility Managers, Building Operators, City Engineers, CFOs, City Planners
- ▶ Patience is required