A quarterly publication of the Boston Chapter of the National Electrical Contractors Association

POWERPOINTS

A Message from the Executive Manager

NECA Launches Energy Conservation and Performance Platform

Performance guarantees and competitive financing for energy-efficiency and distributed generation projects

The solar energy industry continues to grow in Massachusetts and it is a highly competitive marketplace. According to the Solar Energy Industries Association (SEIA), in 2014, more than 308MW of solar electric capacity was installed in the Bay State, ranking the state 4th nationally. That represented an investment of more than $790 million in solar installations.

At the forefront of solar installation and energy retrofit projects in Massachusetts and nationwide, NECA is now offering the industry’s most innovative financing and performance guarantee program, the Energy Conservation and Performance (ECAP) platform.

Introduced in 2014, ECAP enables NECA contractors to compete favorably with even the largest energy service companies (ESCO’s) on any energy-efficiency or distributed generation projects, regardless of size. The program guarantees the end-user a successful turnkey project, assuring: 1) installations are performed by a highly-skilled, performance-driven electrical contractor, 2) the project achieves guaranteed energy savings, and 3) the project is secure and competitive in its financing.

Among ECAP’s many benefits are:

• Streamlined Customer Engagement & Project Development;
• Standardized Project Documentation & Underwriting;
• Best in Class ASTM-Compliant Project Benchmarking;
• Turnkey Project Measurement & Verification;
• Insured Investment Grade Performance Guarantees; and
• Flexible Project Financing Solutions

INDUSTRY NEWS

NECA Boston Chapter’s 2015 Board of Directors

WEST NEWTON, MA — The National Electrical Contractors Association (NECA) Boston Chapter confirmed its 2015 Directors and Officers (see photo) at its Annual Chapter Meeting in January. Chapter President Joseph Bodio of LAN-TEL Communications is serving the second year of a two-year term.

Seated (l to r):
- William Weber, Jr., Treasurer – Gaston Electrical Co., Inc
- Paul Guaracino, Governor – J.M. Electrical Company, Inc.
- Joseph Bodio, President – LAN-TEL Communications
- Joseph McCluskey, Jr., Vice President – E.G. Sawyer Co., Inc.

Michael McDonald, Secretary – McDonald Electrical Corp.

Standing (l to r):
- Kristen Gowin, Assistant Manager
- Stephen Scarponi, Director – Scarponi Electric
- Thomas Driscoll, Director – E.S. Boulos Company, Inc.
- Ronald Koning, Jr., Director – State Electric Corp.
- Kathleen Guinee, Director – Aetna Fire Alarm Service, Co., Inc.
- Gregory Sapochetti, Director – J. F. White Electrical
- David Noon, Director – J & M. Brown Company, Inc.
- Glenn W. Kingsbury, Executive Manager

Additional Board Members (not in photo):
- Herbert W. Aikens, Director – Lighthouse Electrical Contracting, Inc.
- John Quinci, Director – Cruz Electric, Inc.

NECA Boston Chapter Meets with Massachusetts Lieutenant Governor Karyn Polito

BOSTON, MA — On March 10, NECA Boston representatives had an informational roundtable meeting with Lieutenant Governor Karyn Polito. The discussion included workforce development, procurement, and the Massachusetts regulatory environment critical to the construction industry and the economy.

CONNECTIONS

CONNECTIONS is a quarterly publication of the Boston Chapter of the National Electrical Contractors Association / Electrical Contractors Association of Greater Boston, Inc., 106 River Street, West Newton, MA 02465. Phone 617-969-2521. Mission: CONNECTIONS is designed to provide information relating to current happenings in the electrical construction industry in Eastern Massachusetts, Maine, and New Hampshire and to report activities of the Boston Chapter of NECA and its members. Your comments are welcome. We can be reached via e-mail at: info@bostonneca.org
INSTALLATIONS
An inside look at recent projects completed by NECA Greater Boston Chapter members

J&M Brown Company Completes Electrical Renovation of Old South Church, Boston, MA

NECA contractor teams with GC: Consigli Construction Co., Boston, MA; EE: Syska Hennessy Group, Cambridge, MA; Architect: Wiss, Janney, Elstner Associates, Boston, MA; Spectrum IT provides Tel/Data and Security

JAMAICA PLAIN, MA – J&M Brown Company, Inc. (JMB), based in Jamaica Plain, MA, has completed the comprehensive, multiphase electrical systems’ renovation at the historic Old South Church at 645 Boylston Street in Boston. The project scope, which coincided the complete upgrade of the building’s mechanical systems, entailed replacement of the church’s electrical, fire alarm, security, tel/data, HVAC, elevator, and sprinkler systems. JMB’s construction of a new electrical room and electrical distribution system were integral to the project.

Pre-construction planning was critical to the project, as J&M Brown teamed with general contractor Consigli Construction of Boston and electrical engineering firm Syska Hennessy Group of Cambridge to ensure the historic building’s structural integrity and interior finishes were not adversely impacted during construction. Project manager Steve Cabral and general foreman Tom Campbell headed the JMB project team, comprised of a field crew of 10 IBEW Local 103 electricians and technicians. A highlight of the renovation was J&M Brown’s restoration of 18 historic chandeliers dating back to the turn of the century.

Spectrum Integrated Technologies, the low voltage division of J&M Brown, provided both tel/data and security system installations.

The historic renovation project was provided without interruption to ongoing church services and day care center activities. Work commenced in April 2014 and was completed on a six-month schedule in October 2014.

The Old South Church, a National Historic Landmark building, was constructed in 1875.

BERLIN, NH – The E.S. Boulos Company (ESB) Utility Division has completed the ground up construction of the new PSNH Community Street Substation in Berlin, NH. The 34.5kV - 4.16kV substation is comprised of two 34.5 - 4.16kV, 6.25 MVA transformers and includes HV and LV protection, one bus-tie breaker, four 4.16kV feeders, and an overhead mobile connection. ESB provided all above- and below-grade electrical work in addition to testing and commissioning support.

ESB managed an electrical crew of two foremen and eight electricians based out of IBEW Local 490 in Concord, NH and two linemen from IBEW Local 104 in Walpole, MA. Project Manager Dave Kachinski, Assistant Project Manager Adam Miller, and Superintendent David Dudzik headed the ESB project team.

The tight substation site, located between two active city ball fields and a bordering wood-chip power plant, added to the logistical challenges met by ESB. ESB initiated construction in June 2014 and the fast-track project was completed ahead of schedule, in December 2014.

The new PSNH substation replaces and expands on the capacity of an aging substation located at the top of the east side of the Androscoggin River bank. It serves approximately 3,800 PSNH customers, including public facilities in Berlin, including City Hall, the public library, police and fire stations and Berlin Middle and High Schools as well as downtown businesses. The station is designed to reliably meet the area’s growing electricity usage.

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INSTALLATIONS
An inside look at recent projects completed by NECA Greater Boston Chapter members

Maria Fallon Electrical Services Shines in Energy-Efficiency Lighting Retrofit at Historic 160 Federal Street, Boston, MA

NECA Boston Contractor teams with ESCO Energy Services Company, Lenox, MA; Property Manager: Taurus Management Services, Boston, MA

BOSTON, MA – At the landmark 160 Federal Street building in downtown Boston, Maria Fallon Electrical Services, LLC, based in Westwood, MA, is nearing completion of the building’s energy-efficiency lighting retrofit project.

The scope is comprised of renovating both exterior and interior lighting at the historic, 24-story Class A office building. Maria Fallon Electrical is replacing the existing exterior façade lighting with LED fixtures, and retrofitting interior lighting in hallways and bathrooms with energy-efficient ballasts. Bathrooms have also been equipped with occupancy sensors. In total, the NECA contractor is replacing over 500 fixtures, 205 of which are exterior LED floodlights that will illuminate the historic facade.

Maria Fallon Electrical, a minority and woman-owned business enterprise (MBE, WBE), commenced work on December 1 and completed all interior lighting installations and much of the exterior lighting project by the end of December to ensure the facility owner could take advantage of 2014 energy rebates.

To meet the aggressive project schedule, Fallon is supervising a field crew of IBEW Local 103 electricians. Close coordination with property manager Taurus Management Services and the facility’s tenants was required in the fully occupied building.

ESCO Energy Services Company of Lenox, MA is serving as the project’s primary contractor.

Maria Fallon Electrical and its Local 103 crew are also currently providing energy efficiency lighting upgrades at Veteran’s Rink in Somerville, MA for ESCO Energy Services.

Averill Electric Completes Fast-Track Target Store at University Station, Westwood, MA


WESTWOOD, MA – Averill Electric Co., Inc., the Holbrook, Massachusetts based, NECA Boston/IBEW Local 103 signatory contractor, has completed the comprehensive electrical construction and fit-out of the new 135,000 square-foot Target store at University Station in Westwood, Massachusetts.

The multifaceted scope included installation of the retail facility’s electrical distribution system, panel boards and switchgear, generator, lighting, fire alarm system, security/intrusion detection systems, energy management system, refrigeration controls, general power receptacles, kitchen power, mechanical systems power, and refrigeration systems power, as well as site lighting and site utilities.

A highlight of the project is the Target store’s extensive, energy-efficient lighting package, comprised of more than 3,000 LED fixtures and controlled by a state-of-the-art energy management system installed by the electrical construction team.

Averill managed the fast-track seven week project with a field crew of 42 Local 103 electricians, supervised by Foreman Paul Buttafoco and Project Manager Paul Konarski. The electrical team worked nights and weekends to meet the aggressive project schedule. Averill commenced construction during the last week of October 2014 and the project was completed by mid-December.

“Local 103 provided us with an experienced electrical team that did a magnificent job,” said Averill Electric President Frank Averill. “We’re pleased we were able to offer over 1100 hours of overtime to our crew of Local 103 workers,” he added.

Averill Electric worked on a construction team headed by general contractor, The Whiting-Turner Contracting Company, of Bridgewater, New Jersey. Project Manager Michael Gorman of Whiting-Turner commented on the project: “Averill is a large reason for the success of this job as a whole. Both the foresight and the accountability from the Averill office (Paul Konarski), and the quality and productivity in the field (Paul Buttafoco) have been superior to any of the electrical contractors that I’ve worked with.”

Discussing his firm’s ability to efficiently meet the project’s demands, Averill said, “Averill Electric takes a pro-active approach to plan our work well ahead of time, so our field crew is managed in an efficient and productive Continued on page 4
Converse will take occupancy in spring 2015 to meet the aggressive project schedule, as project in mid-September 2014 and is on track.

Charles River. MEC commenced work on the of-the-art recording studio overlooking the Converse’s new, stand-alone, two-story, state-of-the-art recording studio overlooking the warehouse undergoing complete renovation, entails McDonald Electrical’s comprehensive installations for ten floors of office space and two mechanical floors. Additionally, the contractor is providing installations in Converse’s new, stand-alone, two-story, state-of-the-art recording studio overlooking the Charles River. MEC commenced work on the project in mid-September 2014 and is on track to meet the aggressive project schedule, as Converse will take occupancy in spring 2015.

McDonald’s scope includes installation of a new electrical distribution system and branch circuitry at the 200,000 square-foot facility, as well as its uninterruptible power supply (UPS) and advanced Simplex fire alarm system. Project requirements also include installation of energy-efficient interior and exterior lighting and the state-of-the-art Lutron lighting control system.

McDonald Electrical’s project team, comprised of 26 IBEW Local 103 electricians, is headed by Project Executive/PM Mike Lawlor and Foreman Dave MacDonald. The NECA member is working in tandem with general contractor Shawmut Design and Construction and other skilled trades to address logistical challenges presented by the building’s open ceiling layout, as building information modeling (BIM) coordination is being consolidated with the actual installation schedule in order to meet the project schedule.

The new Converse headquarters in the North Station area and in close proximity to TD Garden and the Zakim Bridge, will house more than 400 Converse employees when it opens in April 2015. The Converse headquarters building is a key component of Lovejoy Wharf’s historic adaptive reuse project that will transform the gateway between Charlestown, Boston’s North End and West End.

Converse is a Fortune 500 footwear manufacturer and a wholly owned subsidiary of NIKE, Inc.

Continued from page 3 Averill Electric on Fast-Track with Target Store

manner. We work with our foreman to layout all the work prior to starting so we have minimized and coordinated any issues well in advance. Knowing exactly what needs to be get done and in what order is critical. We seek out ways to advance our production, which in turn helps the general contractor with their schedule. We know exactly what order every aspect of the project will undergo, and strategically plan our crews and vendor equipment and materials.”

The Westwood Target store opened March 4th. The store is a key component of the first phase of University Station, a transit-oriented, mixed-use development, adjacent to the Route 128 Amtrak and MBTA Station. Phase one of University Station includes 500,000 square-feet of retail and restaurants, 350 luxury residential units and 100 assisted living units. The second phase will include a 350,000 square-foot Class A office building, a 160-room hotel, and upwards of an additional 300 residential units. The project is being developed collaboratively by New England Development, Eastern Real Estate, and National Development.

Averill Electric has also been awarded and is underway with Target’s massive 160,000 square foot new urban concept store, CityTarget, at 1325 Boylston Street in Boston’s Fenway neighborhood.

INDUSTRY EDUCATION NEWS

NECA Boston Contractors Attend Managing Field Productivity Workshop

D ORCHESTER, MA — Electrical construction is a labor-intensive industry and increasing field productivity is key to every project. On March 3rd, 18 project managers and field supervisors from NECA Boston Chapter contracting companies, including J&M Brown Company, A. Murphy, Inc., State Electric Corp. and LAN-TEL Communications, attended the Managing Field Productivity workshop at the Greater Boston JATC conducted by Awad S. Hannah, Ph.D., P.E., Chair of Construction Engineering and Management at University of Wisconsin-Madison.

The 6-hour continuing education NECA course focused on ways to plan, measure, and take corrective action to increase field productivity. Topics included identifying risk factors affecting productivity; pre-job and pre-task planning; and, techniques to cost-effectively measure field productivity.

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CONCORD, MA — On December 8, 2014 outgoing Governor Deval Patrick joined with state and local officials and representatives from Ostrow Electric Company, NECA Boston Chapter and IBEW Local 103 in the official groundbreaking of the Walden Pond State Reservation’s new Visitor Center project. Ostrow Electric, a Worcester based NECA Boston/Local 103 contractor, was awarded the project’s first phase, which will feature a 100 kilowatt solar parking canopy and two electric vehicle charging stations. Ostrow Electric is serving as the project’s General Contractor on the design/build project and Solar Design Associates LLC of Harvard, MA is working as part of the Ostrow team.

The solar installation is expected to power the new Visitor Center and the rest of the park. The project’s first phase is expected to be completed by fall 2015.

The renewable and energy conservation project at the landmark site supports the governor’s commitment to growing Massachusetts’ renewable energy capacity.

“The birthplace of the conservation movement, Walden Pond is an important natural landmark for the Commonwealth and nation,” said Governor Patrick. “These improvements are about good stewardship for this generation and the next.”

The new Visitor Center will be a near Net Zero energy facility and a model of green technology, designed to achieve LEED Silver certification. It will feature interior and exterior exhibits, larger meeting and administration space, and public bathrooms. The project also includes pedestrian safety improvements and enhanced accessibility.

“Under the leadership of Governor Patrick, Massachusetts is once again on the cutting edge of environmental protection and clean energy technology,” said Executive Office of Energy and Environmental Affairs Secretary Maeve Valley Bartlett.

The Department of Conservation and Resources (DCR) has received a Department of Energy Resources (DOER) $50,000 Clean Energy Grant for the Solar PV Canopy and a $130,000 Zero Net Energy Building Grant for the visitor center. The Massachusetts Department of Environmental Protection (MassDEP) will provide $6,800 in funding for the acquisition of two Level 2 dual-head charging stations as part of their Massachusetts Electric Vehicle Incentive Program (MassEVIP): Workplace Charging.

“The improvements to DCR’s Walden Pond will lower operational costs, be more energy-efficient, all while creating a world-class visitor center,” said DCR Commissioner Jack Murray.

“The new Walden Pond Visitor Center will be a shining example of the Patrick Administration’s commitment to constructing state-of-the-art buildings, reduce energy costs for decades, and support our environmental goals,” said DOER Commissioner Meg Lusardi. “Zero net energy buildings are the next frontier and the Commonwealth is at the forefront of this incredibly exciting national movement.”

“NECA Boston, Ostrow Electric, and Local 103 are proud to be part of this landmark Walden Pond project in our ongoing commitment to be at the forefront of renewable energy installations in Massachusetts,” said NECA Boston Executive Manager Glenn Kingsbury.

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On March 12, NECA Boston Chapter’s Future Leaders held their first 2015 meeting at a Boston Bruins - Tampa Bay Lightning game at TD Garden, won by the B’s in OT! Professionals from nearly 15 NECA companies attended. The peer networking group meets quarterly to exchange ideas and learn from prominent industry leaders. The Future Leaders’ task force includes Mike Weber of Gaston Electrical, Matt Guarracino of J.M. Electrical, Herb Aikens of Lighthouse Electrical, Brian Murphy of A. Murphy, and Matt Noon of J&M Brown.

Future programs will keep members current with industry trends and best practices, with an eye toward innovations that will help shape the industry’s future.
WASHINGTON, D.C. – On December 16, 2014, President Obama signed into law the CR/omnibus package. Most significant is the inclusion of a long-awaited provision to reform the multiemployer pension system, based on the NECA-supported Solutions Not Bailouts (SNB) Proposal.

This law made the multiemployer pension funding provisions of the Pension Protection Act of 2006 permanent rather than sunsetting them on December 31 as originally feared. In addition, the reforms grant the trustees of some severely distressed plans the option to slash benefits promised to current retirees in order to avoid outright insolvency and includes other protections for plans in critical status and technical amendments to the PPA, as well.

A noteworthy change to the IBEW Local 103 pension plan and the National Electrical Benefits Fund (NEBF) is the modest increase to $26 (from $13) in the annual Pension Benefit Guaranty Corporation (PBGC) premiums per participant.

NECA was proactive in support of multiemployer pension reform, along with nearly 40 labor and management stakeholders, including the IBEW, Associated General Contractors (AGC) and North America Building Trades.

Just prior to passage, Marco Giambardino, NECA’s Executive Director, Government Affairs, said in a letter to Congress, “The need for multiemployer pension reform is real and it is immediate. Employers need a system that does not place their businesses at risk, and employees and retirees need to know that their retirements are secure. The bottom line is that financial collapse of the system would be detrimental to workers and taxpayers alike.”

Sean McGarvey, president of North American Building Trades, said the legislation will “strengthen the multiemployer pension system for the long terms and provide hard-earned security for our members.”

Congressional leaders have committed to working with NECA on other pension-related issues that were not addressed in the CR/omnibus package.

Learn more at: www.necanet.org/advocacy/neca-on-the-issues/multiemployer-pension-reform

NECA Board Member Kathleen Guinee and IBEW/NECA’s Lisa Podgurski Appointed to MA Board of State Examiners of Electricians

Local 103 Business Manager Thomas Leahy also appointed to BSEE

BOSTON, MA – NECA Boston Chapter and IBEW Local 103 are assured of being well-represented on the State Board of Electrical Examiners (BSEE). On January 5, 2015, outgoing Gov. Deval Patrick reappointed NECAs Kathleen Guinee, NECA/IBEW Business Development Manager Lisa Podgurski, and IBEW Local 103 Business Agent Thomas Leahy to the BSEE.

Ms. Guinee, principal of Aetna Fire Alarm of Dorchester and a director on NECA Boston’s Board of Directors, was appointed as a Systems Technician member. It marks the third term she’ll serve on the BSEE. Ms. Podgurski will serve as a Public member and Mr. Leahy as a Systems Contractor member.

Professionals licensed by the Examiners include Master Electricians (A), Journeyman Electricians (B), Systems Contractors (C) and Systems Technicians (D). “Systems” include fire warning and security. The mission of the Examiners is to protect the citizens of Massachusetts by establishing minimum standards for persons performing electrical installations. They examine and license candidates and enforce regulations and general laws relating to electrical installations in Massachusetts. The Examiners also prosecute those found to be working without a license, either through the Office of the Attorney General or directly in the courts of the Commonwealth.

The Examiners also assist local wiring inspectors in mediating code disputes between licensees and wiring inspectors. In addition, they perform fire investigations under the direction of the State Fire Marshal to determine if electricity could have contributed to the cause. While performing fire investigations, Examiners check installation(s) for code compliance and possible licensee misconduct.

The NECA ECAP program is designed to put our contractors on a level playing field. As industry leaders in solar electricity, we are proud to provide solutions that ensure NECA contractors can remain competitive while offering owners and the public solar electric projects that meet stringent and critically important installation standards.

Discussing ECAP, Matt Lash, NECA Boston Chapter and IBEW Local 103’s Director of Business Development, said, “In Massachusetts, ECAP enables our contractors to compete more readily with large solar developers and ESCO’s by offering turnkey design, development and financing solutions.”

Several NECA Boston Chapter contractors are already utilizing the ECAP program to bid on viable solar projects and we look forward to reporting news on its successful implementation in upcoming Connections issues.

To learn more about NECA’s ECAP program, contact the Boston Chapter office at 617-969-2521 or visit www.necaecap.com.

Multiemployer Pension Reform Legislation Signed into Law

NECA Launches New Program for Solar and Energy Retrofit Projects

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