

**CITY OF PORTSMOUTH, NEW HAMPSHIRE
PORTSMOUTH ENERGY ADVISORY COMMITTEE**



WEDNESDAY, JUNE 3, 2026, 6:30 pm

City Hall Conference Room A

1 Junkins Avenue, Portsmouth NH

Please register in advance to participate via Zoom:

https://us06web.zoom.us/meeting/register/7Y-D72VDQ_KziqMfcPr60g

AGENDA

1. Call to order and Roll Call
2. Approval of minutes for May 6 and March 4
3. Chairman's Remarks
4. Update on Municipal Energy Audit – Peter Rice, DPW Director
5. Review of PEAC priorities selection
6. Review of PCP Communications Plan messaging
7. CPCNH Update - Tom Rooney
8. Other Business
9. Public Comment
10. Adjourn



**COMMUNITY
POWER COALITION
OF NEW HAMPSHIRE**
For communities, by communities.

Notice to: Members

From: Executive Director

Re: Fall 2026 Rate Setting Schedule

Date: May 28, 2026
From: Henry Herndon, Executive Director
To: Principal Executive Officers and Member Representatives of CPCNH
Cc: Operations
Subject: Fall 2026 Rate Setting Schedule

In accordance with the [Retail Rates Policy](#), this letter serves as notice to CPCNH Members that the **Board of Directors meeting on Friday June 26 at 10am** will include action to adjust default Community Power rates effective starting August 1, 2026.

Fall 2026 Rate Setting Schedule

Date	Details
Tues 5/28	Advanced notice to PEOs & Members on rate adjustment
Mon 6/1	9am, Finance Committee (FinCom) meeting
Thurs 6/4	10am, Board of Directors meeting 1pm, Risk Management Committee (RMC) meeting
Mon 6/15	9am, FinCom meeting
Thurs 6/18	Eversource default supply rate proposals submitted for PUC approval, the last of the 3 PUC regulated electric distribution utilities
Weds 6/17	12pm, Rates workshop for Members served by <u>Liberty Utilities</u>
Fri 6/19	CPCNH staff submit proposed rates to RMC, FinCom, Board
Mon 6/22	1pm, Joint RMC-FinCom meeting to deliberate rate recommendations <ul style="list-style-type: none">- Presentation of utility default supply rates and competitive offerings- Presentation on CPCNH revenue requirements (expected costs, expense, reserves) and recommended supply rates- Public comment on changes to default supply rates
Weds 6/24	12pm, Rates workshop for Members served by <u>all utilities</u>
Fri 6/26	10am, Board of Directors meeting including rate setting decision
Mon 6/29	Deadline for Members to elect default rates other than Granite Basic
Tues 6/30	Deadline for public noticing of upcoming rate adjustment; rates posted to www.communitypowernh.gov
Sat 8/1	Rates effective

Meeting details and access at: www.communitypowernh.gov/about/meetings

No action is needed unless your Community Power program selects a default rate other than Granite Basic. To select Granite Plus or a Local Option as your default rate, submit your duly authorized rate elections using the attached template by COB June 29.

Attachment 1: New Hampshire Energy Landscape

The ongoing disruption to global energy markets that commenced on February 28 has increased uncertainty, volatility and forward prices in New England's electricity market, particularly for the coming winter. Fundamentals such as constraints on global fuel supplies are driving up costs. Upward adjustments to electricity rates across the market are possible.

Outcomes of PUC/Eversource Proxy Rates

Starting in 2024, the Public Utilities Commission (PUC) directed utilities to operate in the ISO New England energy spot market and to estimate "proxy rates," a change from the longstanding practice of fixed price agreements for utility default supply. In May, CPCNH regulatory efforts surfaced the following findings about outcomes:

- Eversource supply rates have been set under the actual market cost of power in three out of the four proxy rate periods.
- As of April 2026, Eversource has incurred ~\$33 million in losses from proxy rates charged to residential/small customers, and ~\$5 million in losses for large customers.
- For residential/small customers, amortized recovery could add approximately 1.8 cents/kwh to Eversource rates over one period (6 months) or 0.9 cents/kwh over two periods (12 months). For large customers, amortized recovery could 6 cents/kwh over 6 months or 3 cents/kwh over 12 months.
- Current rate period losses of \$15.7 million in February, March, April may be partially defrayed by net gains in May, June, and July.

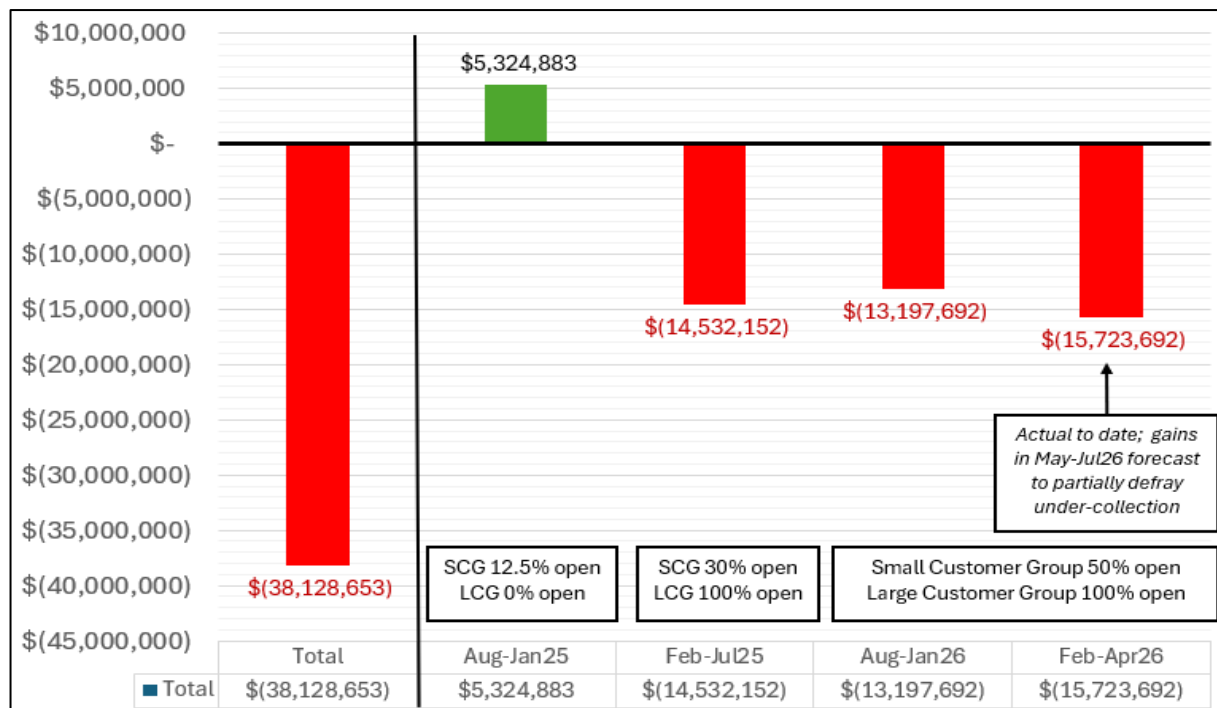


Figure 1. Eversource (Under)/Over Collections: DE 26-017, Eversource data provided in response to CPCNH discovery 01-001 (a)(b); excludes interest carrying costs; combines small and large customer groups.

HB1733: Legislation & Regulation on Recovery of Utility Losses

In May, the NH House and Senate concurred on [HB1733](#). The bill is headed to the Governor and would reinforce the principle that utility supply costs are not to be shifted to customers shopping in the market or through local city and town aggregations.

In the coming months, the PUC will consider how to allow utility recovery of proxy price losses, including: timing (starting as of 8/1/26 vs. some later date); duration of amortization (e.g., 6 vs. 12 months); mechanism (utility supply rates or cost-shifting proposals). The CPCNH policy team continues to work alongside the stakeholders and represent the interests of our members and customers in these policy processes.

Competitive Outlook

CPCNH's success depends on a prudent balance of rate competitiveness and responsibly building financial reserves. For the first two years of service, CPCNH rates outperformed utility default supply rates. Over the past year and half, the organization has re-indexed the balance towards responsible reserve growth during a period in which utility rates were set below market costs.

In the upcoming rate periods, as CPCNH begins tapering reserve adders and utilities begin recovering losses, I anticipate rate comparisons will trend closer to parity.

CPCNH's strategy to increase competitiveness includes:

- tapering reserve adders from current levels
- expanding staff expertise, bolstering investment in portfolio management, and diversifying counterparties and products
- [making use of our eligibility for municipal energy pre-pay bonds](#) to secure 8-12% savings on associated power purchases
- lowering financing obligations and costs and securing a credit rating
- developing more projects and programs in a local energy market that is more innovative, affordable, and independent.

Aspects of the strategy will be implemented in 2026 while others will take longer to fully execute. We are confident in our ability to improve our competitive position in the next period, and to continue to improve performance in the years to come.

Over the coming weeks, I encourage you to participate in our rate-setting deliberations to help inform the decisions that will create the best long-term value for our communities.

Sincerely,

Henry Herndon
Executive Director, CPCNH

**CITY OF PORTSMOUTH, NEW HAMPSHIRE
PORTSMOUTH ENERGY ADVISORY COMMITTEE**



**WEDNESDAY, MAY 6, 2026, 6:30 pm
City Hall Conference Room A
1 Junkins Avenue, Portsmouth NH**

Zoom recording: <https://youtu.be/J1OF23ntRRY>

MINUTES

1. **Roll call** – Meeting called to order at 6:34 pm. Attending, Councilor Tabor, chair; Peter Somssich, Kevin Charette, Ben D'Antonio, Peter Somssich, Sustainability Committee: Fred Calciniari. Betsy Blaisdell, Mary Claire Rodriguez-Abbott. Via Zoom: Tracey Cameron Excused: Tom Rooney Staff: Jillian Harris, Stephanie Seacord, Monte Bohanan.
2. **Chairman's Remarks** – Thanked the Committee for their participation in the City Council Work Session on April 20, which he assessed as a good meeting that aired questions residents have about community power although the discussion did not go into depth on the rate differences or other technical issues, due to time. The chair does not have a sense that the Council will take further action on considering withdrawal from CPCNH but believes there is now momentum to advance the Communications Plan on the night's agenda.
3. **Minutes**
On a motion by Peter Somssich, seconded by Fred Calciniari the April 8, 2026 meeting minutes were approved unanimously.
4. **PEAC Goals**
Committee members voted on their priorities for the term by tagging items on the list suggested at the March meeting, with the addition of Engaging students in energy efficiency initiatives such as the ones the Middle School and Portsmouth High School Eco-Club brought to Council.

The votes ranked the list in this order

1. Educate residents on low cost options to reduce energy and save money
2. Advise on Jones Ave; and identify more solar opportunities in the city (e.g. NREL opportunities at Pease WWTF and Madbury)
3. Be active partner with city to advise on energy efficiency in municipal buildings, including EEI updates
4. Partner with relevant programs (Button Up, Window Dressers, Heat Pump)
5. Engage students in energy efficiency initiatives such as the ones the Middle School and Portsmouth High School Eco-Club brought to Council.
6. Take more aggressive posture with CPCNH for engagement, status updates

7. Identify city issues to elevate to Concord/track legislation affecting energy, State advocacy/ CPCNH legislative affairs – no votes; although Blaisdell commented it is more powerful to have CPCNH be that advocate for the aggregated membership and Chair Tabor noted that the City's Legislative Subcommittee does this and can be supported by sharing the CPCNH Legislative Newsletter with them.
8. Transportation support to align with Climate Action Plan – no votes

In further discussion, Charette recommended that each PEAC Agenda include a CPCNH update to track issues and whatever steps have been taken to implement them since the previous month.

- Build back reserves
- Be more price competitive
- Provide fully transparent information about rate comparisons, even if unfavorable to CPCNH
- Execute on their plan

Somssich recommended PEAC relay any public information coming from CPCNH and remind Portsmouth residents they can switch back and forth – and that Portsmouth Community Power offers more choices for renewable energy options than Eversource. Charette said PEAC can advocate as CPCNH member by understanding the next rate period in advance to create messaging: CPCNH vote June 18 to announce July 1 for rate period starting August 1.

5. Jones Avenue Solar APEX Report Feedback

The recommendation in the April 8 meeting based on the APEX evaluation and the time required for the interconnect study and to secure DES permits to cross the wetlands for the route between Jones Ave and PHS preclude advancing a project to meet the Infrastructure Act solar project completion deadline of December 2027. But the committee believes the opportunity has merit and wants to explore the idea further rather than discard it by pursuing a discussion of the details in the study and other municipal solar project options. Calciniari reported that ReVision is working on a number of solar projects in NH – the activity has not stopped.

Chair Tabor will request a dedicated PEAC work session with DPW/APEX to include the APEX financial expert to discuss:

- The APEX xls workbook supporting the financials – ideally the committee would like the document to evaluate month-by-month cash flow (e.g. the Exeter example showing the point of cash-flow-positive while repaying the bond) and to consider options (or a second opinion). Estimates are conservative, for example a supply cost increase of 2.5%. Would like to see the levelized cost of energy and scenarios where that is higher, equal to or lower than grid price.
- Virtual net-metering projects, i.e. aggregating non-affiliated off-takers and/or existing net-meter providers.
- Instead of abandoning the project, are there work-around ideas such as RFP working from the perspective of: here's a solar array on the available 9-acre, south-facing Jones Ave site, what participants would make it work?
- Review the NREL evaluation and learn what else DPW has looked at (EEI building report) to help prioritize from a better utility systems management perspective.

The Committee will prepare a full list of questions in advance, adding to those posted by D'Antonio at the April 8 meeting.

6. Unitil Funding Opportunity

Portsmouth's gas utility Unitil is offering 90-100% financing to municipalities and small businesses (including churches) for gas energy efficiency/upgrade projects. The project details are due in August 2026 and projects must be completed by December 2026. Unitil has hired Franklin Energy Advisors to assist prospective applicants with navigating the

program and preparing projects for consideration. The program starts with a free energy audit of the project(s). PEAC recommends looking at the DPW energy efficiency study to identify opportunities.

On a motion by Blaisdell, seconded by D'Antonio the committee unanimously voted that: *PEAC recommend that the City Manager leverage the Unifund 90% financing for gas energy efficiency projects to secure funding for municipal gas energy efficiency upgrades identified by EEI and to organize a meeting with DPW and Franklin Energy Advisors before the end of May.*

The Committee also recommended that the Unifund memo be circulated to the Economic Development Commission and Chamber Collaborative to make sure that small businesses are aware of the opportunity.

7. Communications Plan

Monte Bohanan, Director of Communications and Community Engagement and Stephanie Seacord, Public Information Officer presented a draft Portsmouth Community Power Communications Plan. PEAC members were enthusiastic about the plan's methodology, layering available communications channel and following the steady cadence outlined in the month-by-month action plan. The committee recommended sharing the plan with CPCNH in order to provide the customer-oriented messaging to other CPCNH members, also suggesting that CPCNH create a digital library of graphics and other resources for members' use.

On the strategy of direct communication the committee discussed FlashVote (an online poll distributed to a demographically-valid panel of 300-400 Portsmouth residents) to assess what Portsmouth customers know about their participation in Portsmouth Community Power.

Blaisdell recommended that the action plan be reviewed at each PEAC meeting for progress, new messaging opportunities and additional FAQs. Bohanan noted that the Communications team relies on the supply of messages from the Committee and can then develop an editorial calendar of recurring messages for future use.

The committee agreed that direct mail is the most expensive and least effective channel except for emergency communications to a selective list (e.g. the postcard to the 3,000 "refreshed" Portsmouth customers in April). Blaisdell commented on the importance of crisis communications – timely explanations of issues like this and rate deltas.

Suggested metrics for measuring the impact of the Communications Plan include:

- City Newsletter opens and click-throughs
- Social media reactions and shares
- PCP opt-ins and opt-outs

Charette stressed the importance of getting the opt-out information to low-income customers. Messaging includes Welfare Office assistance and Eversource bill-pay help.

Chair Tabor will bring the Communications Plan to City Council as an update on the April 20 work session.

8. CPCNH Update

Chair Tabor reported on the April 30 Member Meeting and the presentation of the evaluation by the third-party auditor that NH Consumer Advocate Don Kreis had recommended, especially to address CPCNH's risk management and hedging policies. CPCNH was given 14 recommendations and reported they have acted on 13 of them so

far. Having weathered January and February challenges, March showed a \$685k profit over budget.

The meeting reports are posted on the CPCNH website: *Results of independent evaluation of the operational performance of the CPCNH relative to the Enterprise Risk Management Policy (JPA Article IX Section 8)*.

- [CPCNH Board Presentation TEA Final\(PDF, opens in new tab\)](#)
- [CPCNH Portfolio Management Assessment TEA Final\(PDF, opens in new tab\)](#)
- [CPCNH Risk Policy Framework Assessment TEA Final](#)
- Also -- CPCNH Annual Report: [Community Power Coalition of NH Annual Report 2026](#)

CPCNH responded to members' questions about seeing more competitive rates by saying they are still building back reserves this year but noted the default utilities have losses to recover so the delta may improve for CPCNH. Liberty has lost so many customers to CPCNH they may not be able to recover their losses through their remaining customer base. Dorea Brown, Nashua Energy Manager said, "We will be watching you."

Charette and D'Antonio inquired about inviting the CPCNH procurement executive to a future PEAC meeting for a more in-depth discussion.

9. Other Business:

Summer meetings: there is no PEAC meeting scheduled for August. Committee will assess the need for a July meeting (possibly re: August rate period and any Unitil opportunity follow-up) at the next meeting in June.

10. Public Comment: None

11. Adjourned at 8:33 pm on a motion by D'Antonio, seconded by Calciniari.

Next regular meeting: Wednesday, June 3 at 6:30 pm.



CITY OF PORTSMOUTH NH
Portsmouth Energy Advisory Committee

Wednesday, March 4, 2026

MINUTES

For the video recording of the meeting on Zoom:

<https://youtu.be/R69JmCvT6Hc>

Roll call – Meeting called to order at 6:35 pm. Attending, Councilor Tabor, chair; Peter Somssich, Tom Rooney, Kevin Charette, Ben D’Antonio, Mary Claire Rodriguez-Abbott. Excused: Sustainability Committee: Fred Calciniari, Betsy Blaisdell, Tracey Cameron. Absent: Peter Somssich. Staff: Jillian Harris. Stephanie Seacord.

1. **Chairman's remarks** – Chair Tabor reported that Councilor Bagley has asked the City Manager to report on what steps would be needed for Portsmouth to opt out of CPCNH. In the discussion at the March 2 the City Council determined they do not have enough information to make that decision and requested a work session with PEAC and a representative from CPCNH – subsequently suggested for either April 6 or April 20 at 6 pm prior to the scheduled City Council meeting. Chair Tabor also reported that Councilor Cook felt it important to have PEAC at that session for their expertise and knowledge of CPCNH and Portsmouth’s participation over the years. The session is to address questions about CPCNH and how it looks for ratepayers in Portsmouth for the next 1-2 years.

Councilor Bagley had also originally included in the Council agenda a motion not to refresh the Portsmouth Community Power membership unless the rate was within 5% of Eversource. That motion was withdrawn before the meeting.

2. **Approval of minutes.** Note: the quorum was not established until 7 pm so the approval of minutes was taken out of order at that time. On a motion by Charette seconded by D’Antonio the committee voted to approve the February 4, 2026 minutes, with Mary Claire Rodriguez-Abbott abstaining because she did not attend the February meeting.
3. **Goal setting for PEAC in 2026** – Deferred from the March meeting. Group exercise in April to rate the priorities. Committee members:

Tracey Cameron (submitted comments in advance)

- Energy efficiency
 - educate residents on low cost options to reduce energy and save money
 - partner with relevant programs (e.g., Button Up NH, Window Dressers, Heat pump funding)
 - state advocacy opportunities

Kevin Charette:

- Energy efficiency, across the board, programs but other educational aspects, with a communications drumbeat to residents: eg. Energy Efficiency Corner from PEAC in weekly City Newsletter recommending the NHSaves homeowner audit and financing for those who qualify
- Advise the City/DPW on energy efficiency in municipal buildings for 5-year tangible priorities and

funding, including update from EEI on actionable items from their energy audit of municipal buildings; help champion what they're doing

- More aggressive posture with CPCNH to hold them to account because there's exposure there and PEAC is responsible for oversight. Need leadership from CPCNH to meet with PEAC regularly with status updates.
- After Jones Avenue Solar Project – what's the next project? With long lead times for solar we should start to identify other opportunities for the City. NREL suggestions?
- Transportation support to align with Climate Action Plan – PEAC member on that committee? Expanding EV charging
- CPCNH Legislative Affairs – Communications loop. PEAC members should subscribe to updates to inform the public <https://www.communitypowernh.gov/advocacy#signup>

Tom Rooney:

- Start with energy efficiency as the foundation with PEAC in advisory role. Start with efficiency and then renewables, etc.
- Contract review on municipal energy projects, if appropriate?
- Education on specific examples for residents e.g. ice dams

Ben D'Antonio

- Support the same priorities as before.
 - Consult with other town energy committees for best practices
 - Lower the municipal carbon footprint
 - Oversight of CPCNH
 - Energy efficiency as the first tool
- Emergency preparedness – identify critical buildings for resilience/microgrid -- public safety circuit on battery? Briefing from City's Emergency Management Operations lead Fire Chief McQuillen?
- Identifying City issues to elevate to Concord/track legislation affecting energy and advise City's Legislative Subcommittee; stay informed and advocate with CPCNH legislative concerns
- Governor's State of the State suggestion of supplementing nuclear power in NH?
- Follow-up on NREL recommendations on solar at Pease Wastewater Treatment Facility

Chair John Tabor

- Move forward with Jones Avenue Solar and review/advise on recommendations
- Get update on EEI energy audit
- Revisit NREL recommendations
- Follow CPCNH legislative updates and advise City's Legislative Subcommittee as appropriate

4. **2026 meeting dates in packet**

5. **CPCNH** – Council asked PEAC to attend work session on whether to withdraw.

PEAC reviewed the follow-up postcard (reviewed with Jackson Kaspari at CPCNH) being sent to the 2,450 'refresh' list of new Portsmouth residents. Chair Tabor reported that Clr Bagley was concerned

that Portsmouth missed the deadline to reject the refresh but the Mayor was not in favor of pausing the refresh as that would create two classes on ratepayers.

In advance, the City Manager should have specific answers from CPCNH on the impact of withdrawal according to the terms of the City's Cost Sharing Agreement – cost and timeline. The timing for withdrawal depends on making CPCNH whole in terms of the revenues anticipated from Portsmouth which impact the procurement profile. In the original CSA there was the possibility of allocating reserves paid in by Portsmouth ratepayers to offset the gap; but the reserve funds were depleted in correcting the CPCNH shortfall. **Recommend the City Manager get the specific CSA rules, the cost and timeline from Henry Herndon – and have Hency or Clifton Below be the CPCNH representative at the work session.**

PEAC members want the work session with Council to address the hard questions and get answers from CPCNH. Bow and Wilmot are in the process of withdrawing and many other cities such as Nashua are considering that option. Dover took the municipal contract out of CPCNH. CPCNH should be well prepared to answer the questions to regain member confidence. Portsmouth was close to Wave 1; and has concerns.

Chair Tabor commented that there is more to the context than just CPCNH v Eversource: there's a changing regulatory environment such that CPCNH's original procurement model advantage over the utilities set procurement schedule is no longer the case. But CPCNH procurement model by itself has not driven the PUC regulatory changes. Spot market price exposure in NH is likely to affect the regulations.

Key questions the Work Session should address:

- Remind ratepayers they can switch from Community Power to Eversource and back without penalty, even as the City considers the pros and cons in the cost and timing of any withdrawal. Do ratepayers know? How many have opted in/out over 13 months of higher rates?
- Recognize the in-depth knowledge and energy industry expertise of PEAC members who, as the City's community power stewards need to hear level setting from CPCNH: how did we get here? CPCNH explain what happened over past 12 months and what they're doing about it.
- What is the track record for Portsmouth customers: two years each of \$1+ million savings, then \$800,000 loss, now at break-even? **Have rate chart showing the balance.** Ask: where are the promised monthly City-specific reports?
- CPCNH needs to education Council. This is the third rate period with Community Power higher than Eversource. CPCNH: how long will the recovery take? If the Eversource rate advantage diminishes (due to Eversource reconciliation, and possible better CPCNH rate).
- The high rates are caused not just by cold weather and the regulators. Need to be honest and detail the steps for turning the problem around. What is the recovery plan and where are we? Why weren't the controls and procedures not followed? We want them to be successful and to have an energy coalition representing 40 towns to compete at scale with the utilities.
- What is the plan for staffing critically important roles and when? Need the in-house leadership, especially Director Finance, but also Executive Director and Director of Power Operations (procurement).
- Even if the rates are the same as/competitive with Eversource, what does the City get from CPCNH membership? Sell us again on their active procurement management.
- All members available for a work session on either April 6 or 20. All work sessions are public with a zoom option and public comment.

6. Public comment – None.

Adjourned on a motion by D'Antonio, seconded by Rooney at 7:55 pm.

Next meeting, April 8, 2026 at 6:30 pm

Topics to include:

- Jones Avenue Solar recommendations and next steps from consultant.
- Prioritizing goals.

CITY OF PORTSMOUTH, NH ECM/IMPROVEMENTS MATRIX									
Facility	ECM Number	Project	Selected Yes	Budget Cost	Grant, Rebates, Credits	Annual Utility Bill Savings	Annual CO2 Reduction (lbs)	Level Of Need (1,2,3)	Scope Notes
Total:				\$61,324,609	\$17,309,085	\$288,464	\$1,938,592		
DPW Energy ECMs with Rebates									
DPW Facility	ECM-1A	Upgrade Ventilation w/HE FURNACES & RTU	☐	\$1,502,501	\$5,000	\$1,267	9,451	1	Provide ERVs w/ high efficiency furnaces, replace RTU.
DPW Facility	ECM-1B	Upgrade Ventilation w/ VRF	☐	\$2,124,276	\$12,500	\$1,663	86,200	1	Provide ERVs and VRF
DPW Facility	ECM-1C	Upgrade Ventilation w/ Ground Source Heat Pumps	☒	\$5,796,406	\$2,318,562	\$2,179	86,553	1	ITC could pay up to 40% of cost (30% typical)
DPW Facility	ECM-2	Garage Area Fume Extraction	☒	\$279,300	\$0	\$0	0	1	Upgrade Garage Bay Fume Exhaust
DPW Facility	ECM-5	LED Lighting Upgrade	☒	\$144,256	\$19,200	\$4,772	7,953	2	Upgrade existing fluorscent lighting to LED with integral occupancy and daylighting controls.
DPW Facility	ECM-7	Building Insulation & Weatherization	☒	Pending Review	\$1,500	\$1,726	8,656	2	Increase R-Value of walls and roofs, seal gaps and cracks.
DPW Facility	ECM-11	Exterior Site Lighting	☒	\$199,500	\$2,000	\$0	0	1	Pricing dependant on final lighting design.
DPW Facility	ECM-18	Roof Solar	☒	\$840,000	\$215,000	\$56,000	112,800	3	
DPW Facility	ECM-19	Window & Storefront Replacement	☒	\$479,833	\$1,250	\$1,438	7,214	1	
DPW Facility	ECM-3	Garage Area Destrat Fans and Door Controls	☒	\$93,100	\$1,000	\$925	11,174	2	Provide destrat fans for even heating/cooling. Interlock unit heaters with bay doors.
DPW Non-Energy ECMs									
DPW Facility	ECM-4	Mold Remediation & Full siding replacement	☒	\$1,629,250	\$0	\$0	0	1	
DPW Facility	ECM-6	Flammable Storage	☒	\$99,750	\$0	\$0	0	1	Bring flammable storage area into code compliance
DPW Facility	ECM-8	Repair Roof Leak	☒	Pending Review	\$0	\$0	0	1	Repair roof leak at low/high roof flashing
DPW Facility	ECM-9	Garage Bay Offices Code Compliance	☒	\$212,800	\$0	\$0	0	1	Subdivided offices within garage bay need to be brought up to fire and ventilation code.
DPW Facility	ECM-10	Enclose Main Electrical & Sprinkler Services	☒	\$19,950	\$0	\$0	0	1	Provide protection around main electrical services.
DPW Facility	ECM-12	Upgrade Fire Alarm System	☒	\$101,080	\$0	\$0	0	1	Remote annunciator at entrance and devices need replacement.
DPW Facility	ECM-13	Air Compressor Survey/Repair	☒	\$33,250	\$300	\$500	833	2	Repair air compressor leaks. Pricing dependant on survey.
DPW Facility	ECM-14	Garage Area DHW Upgrades & Fixtures	☒	\$13,300	\$0	\$0	0	2	Replace fixtures and DHW heater.
DPW Facility	ECM-15	Garage Area Break Room	☒	\$106,400	\$0	\$0	0	2	Create separate break room space.
DPW Facility	ECM-16	Elevator Refurbishment	☒	\$99,750	\$0	\$0	0	2	Elevator original to building.
DPW Facility	ECM-17	Truck Bay Fire Spray Foam	☒	\$50,000	\$0	\$0	0	1	
DPW Total Selected				\$10,197,925	\$2,558,812	\$67,541	235,184		
City Hall Energy ECMs with Rebates									
City Hall	ECM-1A	Upgrade FCUs w/4-pipe Pumping	☐	\$5,559,839	\$30,000	\$0	0	1	Provide new 4 pipe FCUs, risers, and pumping plant. Includes police wing.
City Hall	ECM-1B	Upgrade Ventilation w/VRF	☐	\$9,905,242	\$37,500	\$1,939	89,444	1	Provide new ERVs, VRF, controls. Includes police wing.
City Hall	ECM-2	LED Lighting Upgrade	☒	\$289,195	\$42,180	\$10,852	18,087	2	Upgrade existing fluorscent lighting to LED with integral occupancy and daylighting controls.
City Hall	ECM-4	Upgrade Step Up Transformers	☒	\$59,850	\$3,000	\$3,000	5,000	3	
City Hall	ECM-5	DHW Insulation	☒	\$10,000	\$500	\$500	6,040	2	
City Hall	ECM-6	Windows	☒	\$1,660,674	\$3,000	\$3,922	13,045	1	
City Hall	ECM-11	Roof Solar	☒	\$223,000	\$57,000	\$13,000	26,700	3	
City Hall	ECM-1C	Upgrade Ventilation w/4-pipe FCUs & GSHP	☒	\$17,293,392	\$6,917,357	\$14,214	185,457	1	Provide new ERVs, 4 pipe FCUs, Ground Source Heat Pump. Includes police wing. ITC could pay up to 40% of cost
City Hall Non Energy ECMs									
City Hall	ECM-3	Replace Select Electrical Subpanels	☒	\$133,000	\$0	\$0	0	1	
City Hall	ECM-7	Wire Fire Sprinkler Tamper Switch	☒	\$5,000	\$0	\$0	0	1	Located in attic space
City Hall	ECM-8	Seybolt Finish Upgrades	☒	\$1,170,400	\$0	\$0	0	2	Plaster repair, painting, molding, carpet, bathrooms
City Hall	ECM-9	Seybolt Fire Egress Stair Not to Code	☒	Pending Review	\$0	\$0	0	1	
City Hall	ECM-10	Roof Replacements & Structural Allowance	☒	\$1,243,550	\$0	\$0	0	1	Gravel/ballsted roofs only.
City Hall Total Selected				\$22,088,061	\$7,023,037	\$45,488	254,329		

CITY OF PORTSMOUTH, NH ECM/IMPROVEMENTS MATRIX									
Facility	ECM Number	Project	Selected Yes	Budget Cost	Grant, Rebates, Credits	Annual Utility Bill Savings	Annual CO2 Reduction (lbs)	Level Of Need (1,2,3)	Scope Notes
Total:				\$61,324,609	\$17,309,085	\$288,464	\$1,938,592		
Fire Station 1 Energy ECMs with Rebates									
Fire Station 1 (Central)	ECM-1A	Ventilation & VAV Upgrade	☐	\$686,513	\$500	\$500	5,312	1	Upgrade RTU, replace/add electric VAVs
Fire Station 1 (Central)	ECM-1B	Ventilation & VRF Upgrade	☒	\$825,498	\$7,500	\$2,981	28,726	1	Provide ERV, Add VRF
Fire Station 1 (Central)	ECM-2	Apparatus Bay Destrat Fans and Door Controls	☒	\$21,280	\$500	\$500	6,040	2	Provide destrat fans for even heating/cooling w/door interlock
Fire Station 1 (Central)	ECM-3	Moisture Mitigation at Hose Drying Rack	☒	\$46,550	\$0	\$0	0	2	
Fire Station 1 (Central)	ECM-4	Data/IT Room Split System	☒	\$19,950	\$500	\$500	833	1	Demo window AC units and provide split systems
Fire Station 1 (Central)	ECM-5	Boiler Plant Pumps, Pipe Insulation, RCx	☒	\$26,600	\$750	\$750	6,457	2	Upgrade 5 zone pumps to ECM, retro commission boiler plant to verify outdoor air reset controls, insulate piping.
Fire Station 1 (Central)	ECM-6	LED Lighting Upgrade	☒	\$43,485	\$5,640	\$4,555	7,592	2	Upgrade existing fluorscent lighting to LED w/OS and dimming
Fire Station 1 (Central)	ECM-7	DHW Upgrades	☒	\$39,900	\$500	\$500	6,040	1	Replace DHW heater and insulate piping.
Fire Station 1 (Central)	ECM-8	Attic Blown in Insulation	☒	\$33,250	\$500	\$500	6,040	2	Blow in cellulose insulation into attic space.
Fire Station 1 (Central)	ECM-18	Basement Windows	☒	\$39,976	\$500	\$500	6,040	1	Single pane wood casement.
Fire Station 1 Non Energy ECMs									
Fire Station 1 (Central)	ECM-9	Basement Egress/Reuse Roll-up Door	☒	\$66,500	\$0	\$0	0	1	
Fire Station 1 (Central)	ECM-10	Basement Bathrooms Not ADA	☒	\$33,250	\$0	\$0	0	1	
Fire Station 1 (Central)	ECM-11	Attic Access	☒	\$13,300	\$0	\$0	0	1	
Fire Station 1 (Central)	ECM-12	Main Stair Not to Code	☒	Pending Review	\$0	\$0	0	1	
Fire Station 1 (Central)	ECM-13	Rated Doors Exiting Basement	☒	\$13,300	\$0	\$0	0	1	Two locations, pending review.
Fire Station 1 (Central)	ECM-14	Enclose Main Electrical Service	☒	\$9,975	\$0	\$0	0	1	
Fire Station 1 (Central)	ECM-15	Sprinkler Entrance Not Protected	☒	\$9,975	\$0	\$0	0	1	
Fire Station 1 (Central)	ECM-16	Dryer Vent length	☒	\$6,650	\$0	\$0	0	1	
Fire Station 1 (Central)	ECM-17	Understair Storage	☒	\$9,975	\$0	\$0	0	1	
Fire Station 1 (Central)	ECM-19	Trench Drain	☒	\$39,900	\$0	\$0	0	2	Pending review of existing drainage.
Fire Station 1 (Central)	ECM-20	Decon Room	☒	Pending Review	\$0	\$0	0	1	
Fire Station 1 Total Selected				\$1,299,314	\$16,390	\$10,786	25,712		
Fire Station 2 Energy ECMs with Rebates									
Fire Station 2 (Lafayette)	ECM-1	Upgrade RTU-1/Controls	☒	\$299,250	\$0	\$1,255	4,174	1	End of life. Replace RTU-1 with high efficiency unit with new controls
Fire Station 2 (Lafayette)	ECM-2	Upgrade RTU-2/Controls	☒	\$266,000	\$0	\$1,255	4,174	1	End of Life. Replace RTU-2 with high efficiency unit with new controls
Fire Station 2 (Lafayette)	ECM-3	LED Lighting Upgrade	☒	\$58,526	\$7,290	\$4,501	7,502	2	Upgrade existing fluorscent lighting to LED with integral occupancy and daylighting controls.
Fire Station 2 (Lafayette)	ECM-7	Transformer Upgrade	☒	\$19,950	\$1,000	\$1,000	1,667	3	Upgrade standard efficiency step up transformer.
Fire Station 2 (Lafayette)	ECM-8	Roof Solar	☒	\$243,000	\$62,000	\$14,000	28,423	3	
Fire Station 2 Non HVAC ECMs									
Fire Station 2 (Lafayette)	ECM-4	Bottle Fill Station Upgrades	☒	\$9,975	\$0	\$0	0	3	Replace water fountains with water fill stations.
Fire Station 2 (Lafayette)	ECM-5	Replace Generator	☒	Pending Review	\$0	\$0	0	1	~150k emergency, pending review.
Fire Station 2 (Lafayette)	ECM-6	Repair Sprinkler Shutoff Valve	☒	\$7,500	\$0	\$0	0	1	Valve leaking
Fire Station 2 (Lafayette)	ECM-9	Minor Exterior Repairs	☒	\$50,000	\$0	\$0	0	1	Allowance to repair few areas of minor rust and failures.
Fire Station 2 (Lafayette)	ECM-10	Decon Room	☒	Pending Review	\$0	\$0	0	1	
Fire Station 2 Total Selected				\$954,201	\$70,290	\$22,011	45,940		

Facility	ECM Number	Project	Selected Yes	Budget Cost	Grant, Rebates, Credits	Annual Utility Bill Savings	Annual CO2 Reduction (lbs)	Level Of Need (1,2,3)	Scope Notes
Total:				\$61,324,609	\$17,309,085	\$288,464	\$1,938,592		
Fire Station 3 Energy ECMs with Rebates									
Fire Station 3 (Pease)	ECM-1	Upgrade HVAC to ERV & VRF	☑	\$392,816	\$2,500	\$474	1,884	2	Upgrade to VRF system and include ERV for ventilation, single thermostat controls.
Fire Station 3 (Pease)	ECM-2	Boiler Rm Upgrade	☑	\$200,000	\$1,000	\$684	4,421	3	Upgrade standard efficiency boiler and pumps to condensing with ECM pumps.
Fire Station 3 (Pease)	ECM-3	Apparatus Bay Destrat Fans and Door Controls	☑	\$21,280	\$500	\$105	3,805	2	Provide destrat fans for even heating/cooling. Interlock unit heaters with bay doors.
Fire Station 3 (Pease)	ECM-8	LED Lighting Upgrade	☑	\$19,019	\$2,940	\$2,779	4,632	2	Upgrade existing fluorscent lighting to LED w/OS and Dimming
Fire Station 3 (Pease)	ECM-10	Roof Solar	☑	\$105,000	\$27,000	\$5,000	10,163	3	
Fire Station 3 (Pease)	ECM-13	Windows & Exterior Metal Doors	☑	\$109,543	\$500	\$285	1,130	1	
Fire Station 3 Non Energy ECMs									
Fire Station 3 (Pease)	ECM-4	Apparatus Bay Door Film	☑	\$15,000	\$0	\$0	0	2	Glass tinting film on apparatus bay doors.
Fire Station 3 (Pease)	ECM-5	HW Pipe Chases	☑	Pending Review	\$0	\$0	0	3	
Fire Station 3 (Pease)	ECM-6	Replace Generator	☑	Pending Review	\$0	\$0	0	1	Pending review or requirements.
Fire Station 3 (Pease)	ECM-7	Main Electrical Exterior Disconnect	☑	\$15,000	\$0	\$0	0	1	Move main electrical disconnect to inside of building or fence off exterior access for security.
Fire Station 3 (Pease)	ECM-9	Roof/Flashing Repairs	☑	\$5,000	\$0	\$0	0	1	Pending review and investigation
Fire Station 3 (Pease)	ECM-11	Fire Entrance Not Enclosed	☑	Pending Review	\$0	\$0	0	1	Near entrance to building
Fire Station 3 (Pease)	ECM-12	Gym Room/Decon Room	☑	Pending Review	\$0	\$0	0	1	Building addition?
Fire Station 3 (Pease)	ECM-14	Masonry Repairs	☑	\$50,000	\$0	\$0	0	1	
Fire Station 3 Total Selected				\$932,657	\$34,440	\$9,327	26,035		
Community Campus Energy ECMs with Rebates									
Community Campus	ECM-1A	Upgrade AHUs 1-5, VAVs, Boiler Rm	☐	\$6,354,541	\$5,000	\$29,059	216,667	1	
Community Campus	ECM-1B	Upgrade AHUs 1-5, VAVs, Ground Source Heat Pump	☑	\$12,766,138	\$5,106,455	\$30,305	458,727	1	ITC could pay up to 40% of all HVAC upgrades
Community Campus	ECM-2	Kitchen MAU Upgrade	☑	\$166,250	\$0	\$0	0	1	
Community Campus	ECM-3	Kitchen Equipment Controls Upgrade	☑	\$30,000	\$3,000	\$2,033	8,074	3	Provide ecoAzur kitchen hood controls with VFD on MAU and EF. Provide freezer/cooler door heater and evap fan controls.
Community Campus	ECM-4	LED Lighting Upgrade	☑	\$209,657	\$16,730	\$9,542	15,903	2	Upgrade existing fluorscent lighting to LED with integral occupancy and daylighting controls.
Community Campus	ECM-5	Stepdown Transformer Upgrades	☑	\$99,750	\$5,000	\$5,000	8,333	3	
Community Campus	ECM-8	Mezzanine Insulation and Sealing	☑	\$103,300	\$3,000	\$4,065	16,147	1	Add blown in cellulose on top of existing batt. Seal decking separating gym from mezzanine, blow in cellulose.
Community Campus	ECM-10	Window & Curtain Wall Replacement	☑	\$3,364,204	\$2,500	\$3,388	13,456	1	Replace all windows.
Community Campus	ECM-13	Roof Solar	☑	\$451,000	\$115,000	\$28,000	34,410	3	
Community Campus Non Energy ECMs									
Community Campus	ECM-6	Fire Separations	☑	\$200,000	\$0	\$0	0	1	Seal between rooms and hallways.
Community Campus	ECM-7	Flammable Storage Area Code Compliance	☑	Pending Review	\$0	\$0	0	1	
Community Campus	ECM-9	EPDM Roof Replacement & Structural Allowance	☑	\$798,000	\$0	\$0	0	2	
Community Campus	ECM-11	Exterior Door Replacements	☑	\$399,000	\$0	\$0	0	1	
Community Campus	ECM-12	Façade Repairs	☑	\$100,000	\$0	\$0	0	1	Allowance to repair few areas of minor rust and failures.
Community Campus Total Selected				\$18,687,299	\$5,251,685	\$82,333	555,051		

CITY OF PORTSMOUTH, NH ECM/IMPROVEMENTS MATRIX									
Facility	ECM Number	Project	Selected Yes	Budget Cost	Grant, Rebates, Credits	Annual Utility Bill Savings	Annual CO2 Reduction (lbs)	Level Of Need (1,2,3)	Scope Notes
Total:				\$61,324,609	\$17,309,085	\$288,464	\$1,938,592		
Public Library Energy ECMs with Rebates									
Public Library	ECM-1A	Upgrade HVAC Systems	☐	\$2,302,762	\$13,000	\$13,018	16,822	1	Fully duct air system, replace ERVs, Heat Pumps, Cooling Tower, Boilers.
Public Library	ECM-1B	Upgrade HVAC Systems and Connect to Ground Pipe Wells	☒	\$5,674,977	\$2,269,991	\$20,092	83,602	1	ITC could pay up to 40% of all HVAC Upgrades
Public Library	ECM-2	LED Lighting Upgrade	☒	\$135,686	\$21,940	\$11,728	19,547	2	Upgrade existing fluorscent lighting to LED w/OS and Dimming
Public Library	ECM-3	Stepdown Transformer Upgrades	☒	\$59,850	\$3,000	\$3,000	8,333	3	
Public Library	ECM-4	Spray Foam and Air Sealing	☒	Pending Review	\$2,000	\$2,259	7,514	1	Ice damning on eaves. Would need to fully duct attic first.
Public Library	ECM-6	Smart Power Strips	☒	\$10,640	\$1,500	\$1,899	3,165	3	Building has large plug load.
Public Library	ECM-8	Rooftop Solar	☒	\$220,000	\$56,000	\$12,000	24,732	3	
Public Library Non Energy ECMs									
Public Library	ECM-5	Select Exterior Door Replacement	☒	\$66,500	\$0	\$0	0	1	
Public Library	ECM-7	Roof Replacement & Structural Allowance	☒	\$997,500	\$0	\$0	0	1	Pending scope review.
Public Library Total Selected				\$7,165,153	\$2,354,431	\$50,978	146,894		
Design CA		Architect							
Contingency		Construction Contingency (5%)							
Bid Contingency		Bidding Contingency (5%)							
District Wide		Roof and Solar Evaluation							
		Total		\$61,324,609	\$17,309,085	\$288,464	1,938,592		

PEAC PRIORITIES

The votes at the May 6, 2026 meeting ranked the list in this order:

1. Educate residents on low cost options to reduce energy and save money
2. Advise on Jones Ave; and identify more solar opportunities in the city (e.g. NREL opportunities at Pease WWTF and Madbury)
3. Be active partner with city to advise on energy efficiency in municipal buildings, including EEI updates
4. Partner with relevant programs (Button Up, Window Dressers, Heat Pump)
5. Engage students in energy efficiency initiatives such as the ones the Middle School and Portsmouth High School Eco-Club brought to Council.
6. Take more aggressive posture with CPCNH for engagement, status updates
7. Identify city issues to elevate to Concord/track legislation affecting energy, State advocacy/ CPCNH legislative affairs – no votes; although Blaisdell commented it is more powerful to have CPCNH be that advocate for the aggregated membership and Chair Tabor noted that the City's Legislative Subcommittee does this and can be supported by sharing the CPCNH Legislative Newsletter with them.

Portsmouth Community Power Energy Info Item

27-Apr Did you know you can switch back-and-forth to Eversource with no penalty to save money between now and *August 1, 2026?

4-May Understanding your electric bill. What is supply? What is distribution? Interactive examples of Eversource bills are available online.

11-May Understanding your electric bill. What is supply? What is distribution? Interactive examples of Eversource bills are available online.

18-May NA

26-May Did you know you can switch back-and-forth to Eversource with no penalty to save money between now and *August 1, 2026?

1-Jun Need help paying your electric bill? [Https://portsnh.com/Electric_Bill_Assistance](https://portsnh.com/Electric_Bill_Assistance)

8-Jun Get ready for summer! Free Home Energy Audit https://portsnh.co/NHSaves_Energy_Audit

15-Jun Want to know more about Community Power? Subscribe to CPCNH newsletters. [Https://portsnh.co/CPCNH_Newsletters](https://portsnh.co/CPCNH_Newsletters)

22-Jun Understanding the new Community Power rate coming Aug 1

29-Jun Need help paying your electric bill? [Https://portsnh.com/Electric_Bill_Assistance](https://portsnh.com/Electric_Bill_Assistance)

6-Jul Summer's here! Free Home Energy Audit https://portsnh.co/NHSaves_Energy_Audit

13-Jul Understanding the new Community Power rate coming Aug 1

20-Jul Used AC & dehumidifier turn-in event Aug 8. \$50 for each unit (limit 2) https://portsnh.co/AC_Rebate

27-Jul Understanding the new Community Power rate coming Aug 1

3-Aug Used AC & dehumidifier turn-in event Aug 8. \$50 for each unit (limit 2) https://portsnh.co/AC_Rebate

10-Aug MAYBE: Did you know you can switch back-and-forth to Eversource with no penalty to save money between now and *February 1, 2027?

17-Aug Understanding your electric bill. What is supply? What is distribution? Interactive examples of Eversource bills are available online.

24-Aug MAYBE: Did you know you can switch back-and-forth to Eversource with no penalty to save money between now and *February 1, 2027?

31-Aug Need help paying your electric bill? [Https://portsnh.com/Electric_Bill_Assistance](https://portsnh.com/Electric_Bill_Assistance)