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INVESTING IN GEORGIA'S ENERGY, LAND & WATER RESOURCES



Energy Performance Contracting

Georgia Department of Transportation

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April 15, 2015



Welcome



Energy Performance Contracting

Agenda

- **Guaranteed Energy Saving Performance Contracting Program (GESPC)**
- **GESPCs: Agencies And Projects For FY2015**
- **GDOT Project**
- **Financing Documents**
- **Finance relationships**
- **Questions**



Energy Performance Contracting

Enabling Legislation

Guaranteed Energy Saving Performance Contracting Act (GESPC Act)

O.C.G.A. § § 50-37-1 through 50-37-8 (2012)

Established Policy

Georgia State Financing and Investment Commission (GSFIC)

“Fiscal Requirements for Energy Performance Contracts”

Established Rules, Procedures and Documents

Georgia Environmental Finance Authority (GEFA)

“Guaranteed Energy Savings Performance Contracting State Agency Manual”



Energy Performance Contracting

According to O.C.G.A. § 50-37-2 (5)

Energy Performance Contract

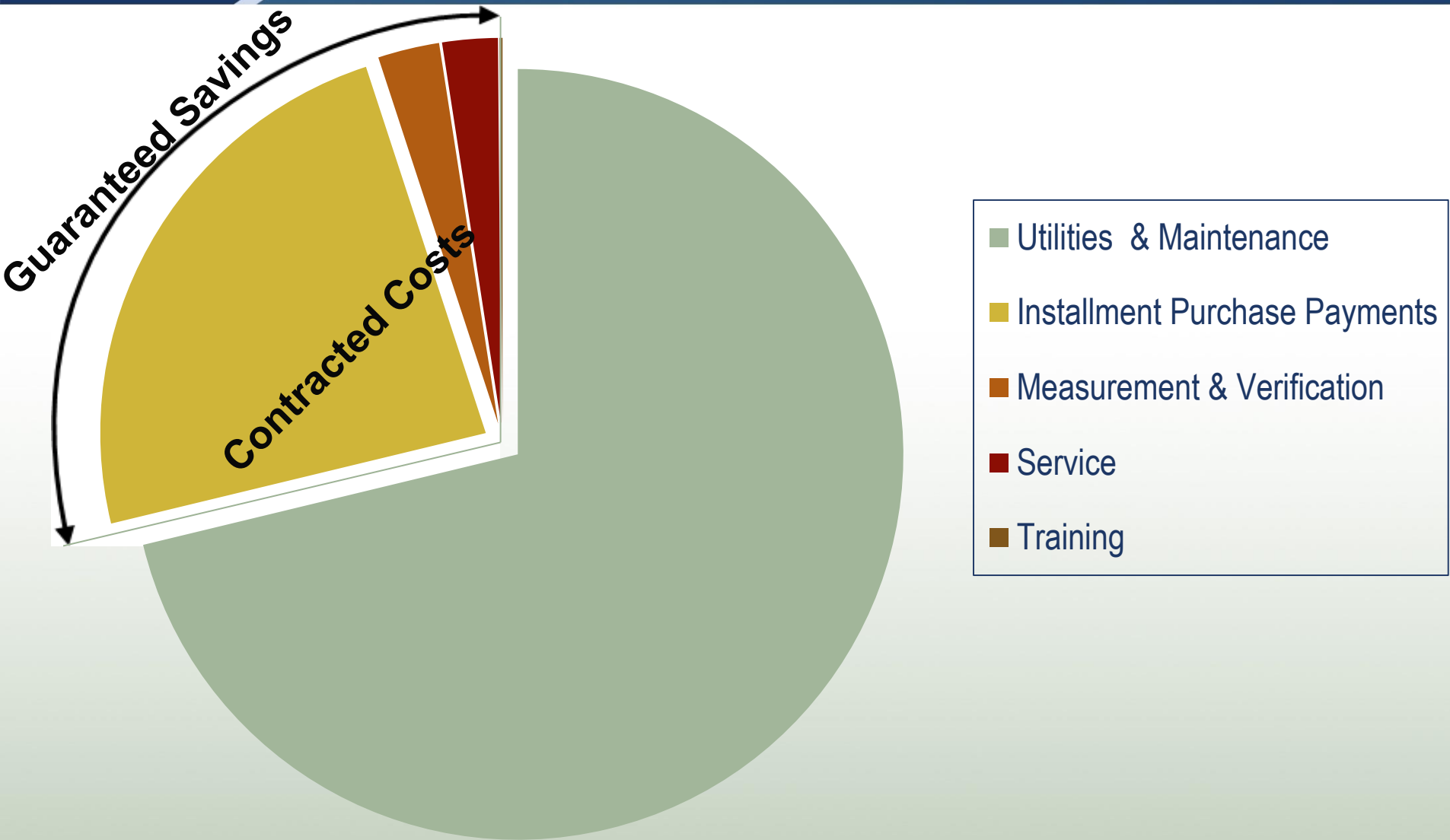
- a contract for evaluation, recommendation, and implementation of one or more **energy conservation measures** which include, at a minimum, the **design and installation** of equipment and, if applicable, **operation and maintenance** of any of the measures implemented,
- and **guaranteed annual savings** which **must meet or exceed** the **total annual contract payments**, including **financing** charges to be incurred by the governmental unit over the life of the contract.



Energy Services Providers

GEFA Prequalified List	
<u>ABM</u>	<u>McKinstry</u>
<u>AECOM</u>	<u>NEXtera Energy Services</u>
<u>Ameresco</u>	<u>OpTerra Energy Services</u>
<u>ConEdison Solutions</u>	<u>Pepco Energy Services</u>
<u>Constellation Energy</u>	<u>Noresco</u>
<u>Energy Systems Group</u>	<u>Schneider Electric</u>
<u>Honeywell</u>	<u>Siemens</u>
<u>Johnson Controls</u>	<u>Trane</u>

Utility Expenses





Energy Performance Contracting

GSFIC EPC Policy

Savings Guarantee:

State entities must have a **written guarantee** from the ESCO that the **contracted ECMs** will result in annual energy or utilities consumption **savings** consistent with the GESPC Act, and in particular O.C.G.A. § 50-37-2 (5) in an amount **not less than the total of all EPC contract payments**.



Energy Performance Contracting

According to O.C.G.A. § 50-37-5 (a) and (b)

Budget Payment Protection and Budget Funding Sources

Requires

During the life of the contract, grants, subsidies, or other **payments from the state** to a governmental unit **shall not be reduced** as a **result of energy savings** obtained as a result of a guaranteed energy savings performance contract.

Allows

A governmental unit may use funds designated **for operating, utilities,** or capital expenditures **for any guaranteed energy savings performance contract**, including, without limitation, for purchases on an installment payment or lease purchase basis.



Energy Performance Contracting

According to O.C.G.A. § 50-37-4 (f)

Measurement & Verification and Services paid by Guaranteed Savings

Requires

The guaranteed energy savings performance **contract shall include** an agreement for the provision of **measurement and verification services** to be **paid for from the energy and operational cost savings** generated by the project for the term of the contract.

Allows

It **may include maintenance services** for the measures installed under the contract.



Energy Performance Contracting

**\$87.4 Million Total Contract Value Authority for FY2015
Four Agencies and Two Authorities; Seven Projects**

Governmental Unit		Contract Value
North Georgia Mountains Authority		\$5.1 Million
Georgia World Congress Center Authority		\$28.1 Million
Department of Corrections		\$28.6 Million
Board of Regents:		\$10.2 Million
	UGA Athens	
	GIT	
Department of Transportation		\$12.3 Million
Department of Juvenile Justice		\$3.1 Million



GDOT Project

- **Training Office**
- **H.E.R.O. Office_525**
- **H.E.R.O. Office_515**
- **Area 3 Office**
- **Area 2 Office**
- **District Office**
- **Office of Equipment Management**
- **Maintenance Activity Unit**
- **Materials & Testing Lab Traffic**
- **Management Center**

ECM #	ECM
ECM 1	LED Lighting Upgrade
ECM 2	Lighting Controls
ECM 3	Vending Misers
ECM 4	Boiler Replacement
ECM 5	Steam to HW conversion
ECM 6	Chiller Replacement
ECM 7	Building Envelope Improvement
ECM 8	Premium Efficiency Motors and
ECM 9	BMS Upgrades
ECM 10	Water Conservation
ECM 11	Computer power management
ECM 12	Transformers

Financing Relationships

