

# G-NECI: ENERGY PERFORMANCE CONTRACTING STATUS UPDATE

JULY 14, 2010  
GLENWOOD SPRINGS, CO

# Discussion Overview

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- What Has Been Done?
  - ▣ Re-connect with Process
  - ▣ Status of Each Partner
  - ▣ G-NECI Cost and Energy Savings Overview
- How do We Proceed?
  - ▣ Desired EPC Projects (with supplemental funding)
  - ▣ Next Steps

# WHAT HAS BEEN DONE?

# GEO EPC Process

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- Data Collection ✓
- Needs Assessments ✓
- Walk through of Facilities ✓
- Preliminary Technical Energy Audit (TEA) ✓
- Scope Selection Working Session(s) finalizing
- Final Technical Energy Audit (TEA)
- Energy Performance Contract (EPC)
- Implementation
- Verification
- Monitor

# G-NECI EPC Status

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Entity		Status						
Partner	Primary Contact	3 Years Utility Costs	3 Years O&M Costs	Approved TEA	Needs Assessment	Scope Working Session	Final Scope Selection	Begin Final TEA
G-NECI	Jeff/ Alice							
Garfield County	Dale Hancock	Complete	Complete	Approved	Opted Out	Complete	In Process	July??
Garfield County Library District	Amelia Shelley	Complete	Not Applicable	Approved	Complete	Complete	Not Applicable	
Town of Parachute	Bob Knight	Complete	Not Available	Approved	Complete	Complete	Need Funding	
Town of Carbondale	Larry Ballenger	Complete	Not Available	Approved	Complete	Complete	In Process	July??
Town of New Castle	Andy Barton	Complete	Not Available	Approved	Complete	Complete	Need Funding	
Town of Silt	Davis Farrar	Complete	Not Available	Approved	Complete	6/29/2010	Need Funding	
City of Rifle	Mike Braaten	Complete	Not Available	Approved	Complete	Complete	In Process	July??
RFTA	Mike Hermes	In Process	Not Available	Approved	Complete	7/7/2010	In Process	July??

# Utility Energy Consumption Overview

## (Preliminary Audit)

Partner	Total Utility Bill	Current Energy Intensity (for EPC Bldgs)			Relative Utility Bill
		Utility Bill (for EPC Bldgs)	\$/sf	kBTU/sf	
City of Rifle	\$ 633,671	\$ 95,344	\$1.00 to \$2.23	68 to 213	higher than average
Garfield County	\$ 595,089	\$ 442,413	\$0.58 to \$4.37	27 to 387	higher than average
Garfield County Library	\$ 36,576	\$ 19,414	\$0.68 to \$1.50	42 to 81	lower than average
RFTA (*)	\$ 210,418	\$ 210,418	\$2.90 to \$3.20	234 to 241	higher than average
Town of Carbondale	\$ 324,837	\$ 271,566	\$0.84 to \$1.59	44 to 94	average
Town of New Castle	\$ 164,260	\$ 8,776	\$0.56 to \$2.88	37 to 148	higher than average
Town of Parachute	\$ 119,085	\$ 41,919	\$2.17	172	higher than average
Town of Silt	\$ 149,688	\$ 105,946	\$0.44 to \$1.07	47 to 98	lower than average
<b>Total's</b>	<b>\$ 2,233,624</b>	<b>\$ 1,195,796</b>			
*Chart does not include RFTA's total utility building, only EPC					

### Observations & Notes:

- Most partners have slightly higher than average energy intensities
- Smaller towns do not spend much on facilities chosen for PC, so potential savings not as high
- Garfield County will have a significant impact on the savings level that can be achieved

# Self-Funded Projects

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GNECI Partner	Scope	Cost	Utility and Operational Savings	Payback (Years)	Benefits	Challenges
City of Rifle	Lighting, RetroCx, Vending Mizers	\$ 177,000	\$ 15,825	11	Base Energy Savings	Not addressing some core needs (e.g. new energy efficient equipment and comfort issues), and not obtaining level of desired energy
Garfield County	Lighting, RetroCx, Controls, Boiler for Courthouse, Destrat Fans, Door Switches, Weatherization	\$ 1,003,500	\$ 97,450	10	Base Energy Savings New Equipment for Large Energy User	Not addressing some core needs (e.g. new energy efficient equipment and comfort issues in many of their buildings), and not obtaining level of desired energy savings
Garfield County Library District	Lighting, Controls	\$ 3,000	\$ 300	10	Minimal Energy Savings	Not addressing the expressed needs for equipment and comfort improvements, and not obtaining level of desired equipment
RFTA	Lighting, Door Switches, Premium Efficiency Motors	\$ 105,250	\$ 9,250	11	Base Energy Savings	Not addressing the needs for the equipment and systems improvements
Town of Carbondale	Lighting, RetroCx, Minor HVAC, Door Seals, Vending Mizers	\$ 183,250	\$ 16,950	11	Base Energy Savings New Equipment for Large Energy User	Not addressing majority of needs (e.g. new energy efficient equipment and comfort issues), and not obtaining level of desired energy
Town of New Castle	Lighting, Controls, Door Switches, Windows,	\$ 24,250	\$ 3,005	8	Base Energy Savings Addresses Some Comfort Issues	Not addressing most of needs, e.g. new energy efficient equipment and comfort issues at Town Hall and Comm Ctr
Town of Parachute	Lighting and RetroCx	\$ 25,750	\$ 2,900	9	Base Energy Savings Addresses Some Comfort Issues at Town Hall	Only addressing base energy savings and base Town Hall comfort issues, not addressing needed improvement and energy savings at remaining facilities
Town of Silt	Lighting only	\$ 81,500	\$ 7,250	11	Base Energy Savings Updated Lighting in Most Facilities	Not addressing majority of needs (e.g. new energy efficient equipment and comfort issues), and not obtaining level of desired energy
<b>Totals</b>		<b>\$ 1,603,500</b>	<b>\$ 152,930</b>	<b>10</b>		

**% Savings of Energy Bill 11%**

# HOW DO WE PROCEED?

# EPC Project Approach, ASSUMING Supplemental Funding is Found

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Partner	Current 'Viable' EPC Project	Additional Scope from Supp. Funding	Total Project Size	Total Utility Energy Savings
City of Rifle	\$ 350,000	\$ 125,000	\$ 475,000	\$ 25,000
Garfield County	\$ 1,000,000	\$ 250,000	\$ 1,250,000	\$ 97,500
Garfield County Library District	\$ -	\$ -	\$ -	\$ -
RFTA	\$ 225,000	\$ 125,000	\$ 350,000	\$ 17,500
Town of Carbondale	\$ 350,000	\$ 125,000	\$ 475,000	\$ 25,000
Town of New Castle	\$ -	\$ 125,000	\$ 125,000	\$ 2,500
Town of Parachute	\$ -	\$ 125,000	\$ 125,000	\$ 2,500
Town of Silt	\$ -	\$ 125,000	\$ 125,000	\$ 3,500
<b>Total</b>	<b>\$ 1,925,000</b>	<b>\$ 1,000,000</b>	<b>\$ 2,925,000</b>	<b>\$ 173,500</b>
		<b>Utility Savings</b>		<b>15%</b>

## Assumptions:

- Rifle, RFTA, and Carbondale provide some incremental capital funding to make their projects 'viable'. This will result in a lower life cycle cost project for each entity.
- G-NECI, GEO, and Ennovate are successful in finding ~\$1M in supplemental funding
- Allocations of supplemental funding are illustrative only.
- Savings are rough-order magnitude estimates

# Next Steps

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- 1. Finalize commitments to proceed, as follows:

Partner	Open Actions
City of Rifle	<ul style="list-style-type: none"><li>confirm EPC scope for final TEA</li><li>confirm supplemental capital funding</li></ul>
Garfield County	<ul style="list-style-type: none"><li>confirm EPC scope for final TEA</li><li>confirm funding appropriation</li></ul>
Garfield County Library District	<ul style="list-style-type: none"><li>not applicable</li></ul>
RFTA	<ul style="list-style-type: none"><li>confirm EPC scope for final TEA</li><li>confirm supplemental capital funding</li></ul>
Town of Carbondale	<ul style="list-style-type: none"><li>confirm EPC scope for final TEA</li><li>confirm supplemental capital funding</li></ul>
Town of New Castle	<ul style="list-style-type: none"><li>find funding</li></ul>
Town of Parachute	<ul style="list-style-type: none"><li>find funding</li></ul>
Town of Silt	<ul style="list-style-type: none"><li>find funding</li></ul>

- 2. Pursue Supplemental Funding (G-NECI, GEO, DOLA, Others?)