

**Discussion and possible action to approved contracting with Schneider Electric for an
Investment Grade Audit
February 12, 2024**

1. Background:

The district and Schneider Electric have a long history of partnering on cost savings projects throughout the district. Staff have been working with Schneider Electric to keep the controls at the High School functioning, but these could go down at any time. We have asked Schneider Electric to provide the district with an investment grade audit (IGA). The audit is needed to apply for some grants/low interest loans.

2. Process:

The district team will meet with the Schneider team at 30%, 60% and 90% completion intervals to review the project. Projects will be prioritized. Once Schneider Electric completes the IGA, we will have an idea of the areas of most concern and cost estimates to use to apply for grants and/or low interest loans.

Some of the areas of focus will be Electrical upgrades, Building envelope (roofs for sure), Water efficiency, evaluate end of life mechanical units (HVAC).

3. Fiscal Impact:

Fiscal impact is \$0.00.

4. Recommendation:

Approve the Superintendent to execute the contract with Schneider Electric for an Investment Grade Audit.

5. Action Required:

Action required

6. Contact Person:

Pam Bendele

Investment Grade Audit Agreement

This Investment Grade Audit Agreement (“Agreement”), dated _____ (“Effective Date”), is entered into by and between Schneider Electric Buildings Americas, Inc. (“ESCO”) and **Uvalde CISD** (“Customer”).

WHEREAS, Customer wishes to engage ESCO to perform an Investment Grade Audit to (i) identify energy conservation measures (“ECMs”) that are available to and appropriate for Customer’s facilities, (ii) determine the guaranteed savings that would result from implementing such ECMs as part of a comprehensive energy conservation improvement program, and (iii) propose a scope of work and project price for ESCO’s implementation of such ECMs.

NOW, THEREFORE, in consideration of the mutual covenants and conditions hereinafter set forth, ESCO and Customer agree with the following terms and conditions:

Section A -- General Terms and Conditions

Section B -- Audit Services

Section C – Facilities

IN WITNESS WHEREOF, the individual signing this Agreement on behalf of its respective party represents that s/he has the authority to execute this Agreement as a duly authorized representative of such party as set forth below.

Uvalde CISD

Schneider Electric Buildings Americas, Inc.

By	_____	By	_____
	(Signature)		(Signature)
Print Name	_____	Print Name	_____
Title	_____	Title	_____
Date	_____	Date	_____

Section A: General Terms and Conditions

1. Entire Agreement

This Agreement constitutes the entire understanding between ESCO and Customer and supersedes all prior oral or written understandings relating to the subject matter herein. This Agreement may not be amended or modified except by written instrument signed by a duly authorized representative of each party.

2. Services

As described more fully in Section B, ESCO will conduct an Investment Grade Audit of certain Customer Facilities (defined below) in order to (i) identify ECMs that are available to and appropriate for such Facilities, (ii) determine the guaranteed savings that would result from implementing such ECMs as part of a comprehensive energy conservation improvement program, and (iii) propose a scope of work and project price for ESCO's implementation of such ECMs (the "IGA"). Upon conclusion of the IGA, ESCO will provide Customer with a report describing the scope and results of such IGA (the "IGA Report"). ESCO will endeavor to identify as many ECMs for Customer's Facilities as possible, however the IGA is not intended to serve as a comprehensive inspection of Customer's Facilities. In order to facilitate the IGA and to assist ESCO in identifying and recommending ECMs appropriate for Customer's Facilities, Customer is responsible for providing ESCO with all such access, knowledge and history as may be relevant to ESCO's analysis, including, without limitation, with respect to Customer's Facilities, systems, and equipment, as well as its accounting, maintenance, and operation practices.

3. Confidentiality

Neither party shall disclose to others any Confidential Information. "Confidential Information" shall mean all information or material, whether revealed orally, visually, or in tangible or electronic form, that is competitively sensitive material not generally known to the public that relates to the business of a party to this Agreement, or any of their respective interest holders, unless such information: (i) was already rightfully known and in possession of the receiving party at the time of disclosure by the disclosing party; or (ii) is in or has or will be entered into the public domain through no breach of this Agreement or other wrongful act of the receiving party; or (iii) has been rightfully received by the receiving party from a third party who is not known by the receiving party to be under obligation of confidentiality to disclosing party and without breach of this Agreement; or (iv) is independently developed by receiving party without reference to the Confidential Information; or (v) is approved for release by written authorization from the disclosing party. This confidentiality obligation shall terminate two (2) years from the date of this Agreement.

4. Insurance

ESCO and Customer shall each maintain insurance coverage, including without limitation, workers' compensation and employer's liability at statutory limits and commercial general liability insurance covering public liability and property damage with limits generally required for its respective industry with not less than \$1,000,000 each occurrence, \$2,000,000 general aggregate. Such insurance shall be with reputable and financially responsible carriers authorized to transact business in the state in which the Facilities are located and the services are being performed with an A.M. Best's rating of at least A- VII.

5. Governing Law

This Agreement will be governed, interpreted and construed by, under and in accordance with the laws, statutes and decisions of the state in which the Facilities are located, without regard to its choice of law provisions.

6. Ownership of Work Products

All drawings, specifications and other documents and electronic data furnished by ESCO to Customer under this Agreement ("Work Products") are deemed to be instruments of service and ESCO shall retain the ownership and property interest therein, including the copyrights and intellectual property thereto. Drawings, specifications, and other documents and materials and electronic data are furnished for use solely with respect to a guaranteed Energy Savings Contract with ESCO. Work Products may not be shared with any third parties without the written permission of ESCO, except to the extent required by law.

Section B: Audit Services

ESCO agrees to provide Customer with the following:

- A. An IGA of each of the facilities described under Section C (each, a “Facility”; collectively, the “Facilities”);
- B. An IGA Report setting forth:
 - a. a list of the ECMs recommended for each Facility;
 - b. a description, based upon the information made available to ESCO during the IGA, of how the recommended ECMs would interact with the existing equipment in the Facilities;
 - c. a financial analysis calculating the impact the ECMs would have on annual cash flow;
 - d. a utility analysis outlining the impact the ECMS would have on Customer’s utility expenses;
 - e. a proposed scope of work to be performed by ESCO (the “Project”); and
 - f. Provide options for replacement/re-design of end-of-life Mechanical (HVAC) units;
 - g. Provide options for Building Automation System Solutions;
 - h. Develop LED lighting retrofit solution across the district;
 - i. Provide options for Electrical upgrades;
 - j. Provide options for Building Envelope;
 - k. Provide options for Water Efficiency;
 - l. Provide options for Strategic Planning;
 - m. Provide options for leaking roof at the High School facility;
 - n. Support and investigation into potential grants and incentives associated with the project;
 - o. proposed pricing for ESCO’s performance of the Project, which such pricing will be honored by ESCO for sixty (60) days following delivery of ESCO’s IGA Report to Customer;
- C. An Energy Services Contract to be entered into if Customer elects to move forward with the Project; and
- D. Applicable schedules to the Energy Services Contract, such as a Performance Assurance Support Services (PASS) Agreement and a Savings Guarantee.

Customer agrees to provide ESCO with the following:

- A. A list of any requirements and/or specifications that Customer expects to be included in and/or associated with the scope of work;
- B. Complete access to the Facilities (including remote network access as appropriate) and to information concerning the Facilities, including without limitation such Facility access and information as will enable ESCO to accurately perform an energy efficiency analysis, measure actual energy use, take equipment inventory, determine operating schedules, and identify known operational deficiencies;
- C. Access to key personnel to discuss operating requirements;
- D. Copies or loans of building plans and other such documents for the purpose of facilitating ESCO’s understanding of the Facility characteristics and the current sequences of operation; and
- E. All other insight, knowledge and history as may be relevant to ESCO’s analysis, particularly with respect to the operation, maintenance and energy efficiency of the Facilities, as well as disclosure of all known or suspected deficiencies, defects and malfunctions of or affecting the Facilities or the systems, components and equipment therein.

Customer is under no payment obligation under this Agreement, if Customer executes an Energy Services Contract with ESCO within sixty (60) days after receiving the Investment Grade Audit Report. Otherwise, Customer agrees to pay ESCO \$91,627 for the Investment Grade Audit service within sixty (60) days after receiving the IGA Report. This cost is equivalent to .15 cents per square foot audited.

Section C: Facilities

Administration	16,000
Dalton Elem	64,843
Batesville School (Pk - 6th)	49,576
Uvalde Elementary	48,164
Flores Elem (5th - 6th)	96,061
Morales Jr High (7th - 8th)	121,096
Uvalde High School (9th - 12th)	147,576
Uvalde Dual Language Academy	67,528

610,844

- **Mechanical Equipment**
 - Provide options to replace end-of-life HVAC units
 - HVAC unit Refurbishment/Rejuvenation
- **Building Automation System**
 - Migrate/Optimize existing controls
 - Network Thermostat Controls
- **LED Lighting**
 - Interior & Exterior LED Lighting retrofit
 - Specialty RGB Lighting in special-use classrooms
- **Electrical**
 - Provide options to replace end-of-life switchgear/panels
- **Building Envelope**
 - Provide options for leaking roof at the High School facility
 - Exterior window replacements
- **Water Efficiency**
 - Upgrade to low-flow fixtures
- **Strategic Planning**
 - Capital Asset Management
 - Client Services
 - Resource Advisor
 - Support and investigation into potential grants and incentives
 - Marketing & Public Image