

Collin County Community College District Board of Trustees

2. Campus Facilities & Construction Committee

June 19th, 2018

Resource: Bill King

Executive Director Facilities and Construction

DISCUSSION ITEM: Authorize the District President or Designee to Negotiate and Execute a No-Cost Letter of Commitment with Trane Comprehensive Energy Solutions to Validate Energy Savings Identified in the Phase 1 Study

DISCUSSION: A representative from Trane Comprehensive Energy Solutions will present the results of a preliminary energy study for the district.

Trane, with the consent of the College, has undertaken a preliminary no-cost, no-obligation study to determine the feasibility of a more in-depth study of potential energy conservation measures. The initial study has identified potential energy conservation measures that could lead to energy savings and the concurrent replacement of end-of-life utility systems and fixtures.

The purpose of the program development contract is to identify and quantify in much greater detail energy conservation measures that can be undertaken to provide efficiency and cost savings that will provide resources to simultaneously replace inefficient or end-of-life utility delivery system components. The results of the program development study will inform the question of whether or not the College could benefit from an energy performance contracting engagement.

Energy savings performance contracts for higher education are regulated by Texas Education Code Section §51.927. Energy savings performance contracts must be for the specified efficiencies in the Code such as insulation, storm windows, automatic energy control systems, heating, ventilating or air conditioning system modifications, lighting fixtures that increase energy efficiency, energy recovery systems, electric system improvements, water conserving fixtures, water conserving landscape irrigation equipment, landscape features that reduce watering demands, rainwater harvesting equipment, equipment for recycling or reuse of water and other energy or water conservation-related improvements or equipment. The Act also requires the

improvements to be code compliant and that the performance contractor be experienced in the design, implementation and installation of the conservation measures addressed by the contract.

These projects identified in the preliminary study include, but are not limited to, high-efficiency lighting retrofits, building automation system retrofits and revisions, chilled water system control optimization, electrical demand load control strategies, domestic water consumption reduction, landscape irrigation water control, and heating system optimization. All of these energy conservation measures fall within the definition of energy or water conservation measures within the Act. Equipment specified for the project shall be non-proprietary.

The next steps will be to authorize the President or his designee to negotiate and execute a Letter of Commitment for Trane to complete all engineering required to validate and verify the following:

1. Trane “Guaranteed” Energy and other Collin College savings of \$736,064 (which will be contractually “guaranteed” by Trane)
2. Develop individual corrective measure final investment detail.
3. Generate a “utility assessment report” (UAR).
 - a. The UAR contains all energy calculations and detail supporting Trane “Guaranteed” savings. In accordance with state code the UAR is to be used by an “independent” third-party engineer selected and funded separately by Collin College to validate a “Guaranteed Energy” savings on behalf the college.

The College is expected to realize operations, maintenance and capital replacement savings of \$439,048 yearly over the life of the project in addition to the “Guaranteed” Energy Savings.

Trane’s fee for the detailed engineering study will be \$460,974.00 which will be rolled into the project cost if the detailed study supports the energy savings of \$736,064. If the detailed study does not support the

expected savings of \$736,064 there is no cost to Collin College for the study. Trane "Guaranteed" Energy savings validation will take place in the initial phase of the detailed study. Savings and other detailed study information will be delivered via Trane managed "workshops" to be scheduled throughout the detailed study process in order to keep Collin College updated as to status.