



To: Board of Trustees
From: Dr. Dennis Womack, Chief Operations Officer
Date: May 15, 2023
cc: Dr. Brad Hunt, Superintendent

RE: Energy Optimization Services

Background:

As a means to be more efficient and to lower utility costs, the district sought an energy analysis from Ideal Impact, Inc. The proposal from Ideal Impact was procured in accordance with Texas Education Code §44.031 through the district's membership with The Interlocal Purchasing System (TIPS) contract #20100201, a national purchasing cooperative that offers access to competitively procured purchasing contracts to its membership.

Ideal Impact has analyzed and identified several areas for improvements in Coppell ISD. If awarded a contract, there would be three primary phases during the term of the agreement:

Applications Phase I

1. Install remotely accessible controllers for 1,034 air handling units, modify controls background coding to optimize energy savings;
2. Complete Energy Optimization for all 1,074 pieces of HVAC equipment and improved optimization settings of existing controllers.
3. Implement Ideal Impact Campus Optimizer (Patent Approved) for 1,074 pieces of HVAC equipment, associated buildings, rooms, and zones, to optimize energy consumption, demand reduction, humidity reduction, and ramp times;
4. Improving weatherization for all buildings included;

Applications Phase II

5. Tune the controls and processes of each facility;
6. Help with operations of the EMS (Energy Management System) and/or controls for the first three months of the Application phase;
7. Rewrite the software of the EMS as needed for the savings;
8. Monitor trend logs and temperature data recorders in the Facility to plan strategies on energy optimization;
9. Make recommendations to CISD about possible alternate energy savings techniques at the Facility to decrease energy cost;

10. Develop a customized written energy plan to include: (a) projected annual savings; (b) tune settings of the Facility; (c) how to update and change settings to meet the basic need of the district; (d) how to update and change the settings to match basic changes in energy rates; (e) education plans for energy stewards; (f) education plans for occupants of the Facility; (g) coaching designated individuals during the Term of this agreement on the implementation of the plans prepared; (h) motivate on energy plan for occupants of the Facility; and (i) education on key energy rate decisions, terms and structures;
11. Provide support for the energy plan to include: (a) introducing the energy plan to CISD staff; (b) training on implementation of the energy plan; (c) ongoing coaching on the energy plan during the term of the agreement; (d) updating the energy plan through the term of the agreement; (e) tracking and reporting of results of the energy plan; (f) assist with energy rate structures; (g) advise with maintenance contracts related to the energy plan; (h) advise on improvements to the Facility related to the energy plan.

Coaching Phase

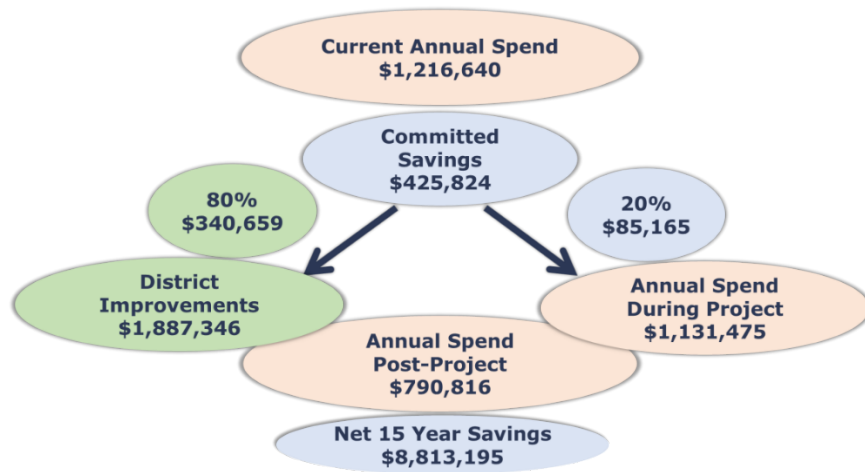
12. Ongoing training of the CISD on energy savings, equipment and strategies at each facility;
13. Tracking of savings;
14. Periodic auditing to ensure that the strategies are being successfully implemented;
15. Advising CISD on possible other improvements;
16. Advising CISD on electrical contract negotiation;
17. Being CISD's advocate with new additions being built; and
18. Aiding in motivating for energy savings.

Savings Projection and Guarantee: Ideal Impact is projecting annual savings of \$425,824. The district will pay 80% of actual savings achieved until the total project fee is met.

Rates: Ideal Impact will use the actual charged utility rates of the district.

Utility Savings Verification and Operational Savings Verification:

Ideal Impact DOES NOT use ANY operational savings in the savings calculations. They believe all savings should be accounted for at the meter in an energy savings project. Ideal Impact will send a monthly savings report with data pulled directly from the district's utility bills to calculate the savings achieved.



If approved, Ideal Impact will implement the project at no upfront cost to Coppell ISD. The district will pay Ideal Impact 80% of the actual quarterly savings up to a maximum of \$1,887,346. If the actual electric and gas savings in each quarter equals less than the minimum quarterly fee of \$58,980, Ideal Impact will send Coppell ISD a check for the difference.

Over the past 14 years, Ideal Impact has performed “Total Campus Energy Optimization Services” for more than 900 clients in Texas. Here is a short list of some of their education clients:

Longview ISD
Copperas Cove ISD
Shiner ISD
Red Lick ISD
Giddings ISD
Franklin ISD
Sweeny ISD
Onalaska ISD
Godley ISD
Jasper ISD
Lone Oak ISD

Kennedale ISD
Academy ISD
Brenham ISD
Rogers ISD
Olney ISD
Freer ISD
Celeste ISD
Tom Bean ISD
Buffalo ISD
Hubbard ISD
Frankston ISD

Gary ISD
Ingleside ISD
Burkeville ISD
Huntington ISD
Vernon College
Cisco College
Hill College
Southwestern Adventist
University

Recommendation: Consider awarding a contract to Ideal Impact at the May 22, 2023, Regular Board Meeting utilizing The Interlocal Purchasing System (TIPS) contract #20100201 for Total Campus Energy Optimization Services.