

Action Item - 33.

Title: Energy Performance Contract with The Efficiency Network (TEN) Inc. for GESA 2 - Beeber, Bethune and J.H. Brown Elementary Schools(\$32,628,623)

Board of Education Meeting Date: 5/27/2021

Action under consideration

The Administration recommends that the Board of Education authorize The School District of Philadelphia, through the Superintendent or his designee, to execute and perform a contract, subject to funding, as follows:

With: The Efficiency Network, Inc.

Purpose: Energy Performance Contract

Start date: 5/28/2021

End date: 10/31/2023

Compensation not to exceed: \$32,628,623

Description:

The adopted Capital Improvement Plan (CIP) for FY21 includes funding to implement a Guaranteed Energy Savings Agreement (GESA) at three (3) District Schools: Bethune, Beeber, and JH Brown. The GESA project will include capital improvements to the building conditions. These improvements will result in a reduction of utility cost and generate savings that can be applied to reduce the School District's deferred maintenance capital backlog. The Office of Capital Program is recommending the District enter into an energy performance contract with The Efficiency Network (TEN) for a Guaranteed Maximum Price (GMP) not to exceed \$32,628,623. The GMP is inclusive of all the project costs including contractors, subcontractors, professional services, project/construction management and owner controlled contingencies.

The GESA program will focus on the following Energy Conservation Measures (ECMs):

1. LED light fixtures and controls: Installation of high efficiency LED lighting fixtures to both the interior and exterior.
2. Automatic Temperature Controls (ATC) upgrades and repairs to allow improved comfort levels and reduce energy consumption.
3. New boilers and chillers, to improve cooling and new terminal units for heating and ventilation.
4. Steam to hot water heating conversions.
5. New Air Handling Units (AHU's) for improved heating and ventilation.
6. Electrical System upgrades as needed.
7. Seal envelope of buildings to reduce heat loss.

The Pennsylvania Guaranteed Energy Savings Act, 62 Pa.C.S.A. §§3751-3758, permits a school district to enter into an energy performance contract with an Energy Services Company (ESCO) under which the ESCO will provide design and construction services for energy conservation measures, which include facility alterations designed to reduce energy consumption or operating costs, and will guarantee energy savings in these school buildings will meet or exceed the cost of these ECMs over a period of up to 20 years.

Building upon the success of Phase I of the GESA work which is 80% complete, Phase II at an additional four schools was presented to and approved by the Board in October 2020.

Goals and Guardrails

Guardrail 1 - Welcoming and Supportive Schools -Every school will be a safe, welcoming, and healthy place where our students, staff and community want to be and learn each day.

Office Originating Request: Operations - Capital Programs