Energy Performance Contract (EPC) Progress Update for the South Country CSD

Presented by: Energia and Energy Systems Group

energy systems group

ENERGIA™

Maximum Energy Savings Guaranteed℠

Re-Introduction to Energia

- Specialists in Energy Performance Contract (EPC) Owner's Representative/ Engineering Services
- 125+ Successful EPC Projects – All meeting and exceeding guaranteed energy savings
- Our job is to protect the District's interests – We perform all due diligence needed to ensure District receives optimal value for savings

ENERGIA™
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Activity-To-Date at South Country CSD

May 2023

- Energia issued a Request for Proposals (RFP) on behalf of the District

July 2023

- District received four proposals in response to the RFP
- Energia reviewed all proposals and shared findings with District Administration
- Energia and District Administration conducted interviews with all four respondents.

November 15th, 2023

- Asking the Board pass the recommended Resolution to appoint Energy Systems Group (ESG) as the winner of the RFP and be permitted to proceed with the Comprehensive Energy Audit
- **No cost** & **No obligation** to ultimately proceed with the EPC

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South Country Central School District
Energy Performance Contract

November 15, 2023

Presented by:
Doreen Hamilton

energysystemsgroup.com

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Agenda

1. Project Approach
   - ✓ Your Project – Your Choice
   - ✓ As proposed
2. Building Your Project
3. Financial Benefits/Financing
   - ✓ Financing Partners

Open Discussion Welcomed Throughout

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Project Approach - Partnership

This is YOUR project, all of the measures will be customized and balanced to meet South Country's goals.

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ESG Student Programs

Aligned to Curriculum Goals

Sustainable Energy Curriculum and Units;

- School Energy Inspectors, School Energy Experts Units
- Science of Energy, Efficiency and Conservation Curriculums
- STEM Encouragement

Student Engagement Program

Interactive in-classroom sessions with our ESG team and the students of South Country following the building of your Energy Performance Contract. *Sessions include*: EPC 101, Understanding Buildings & Technologies, Lighting Walkthrough Activity, Mock Project Creation, Construction Safety Walkthrough, School Board Presentations

Career Conversations

A team of professionals and trades people, working on the South Country project, will explain in a fun roundtable or auditorium style what they do, how they got there, what a day in the life is like in that profession, leaving students with encouragement of said profession. This ranges from the sales, engineering, marketing, project management, managers, legal, finance, tradesmen, etc.

Partner Programs

ABC's of S.T.E.M Curriculum Kit Program

NEED Education: Energy Curriculum Unit Kits, Energy Infobooks & Energy Games

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Your Energy Baseline and Savings

- ✓ Current energy spend **$1,575,580**
- ✓ Total projected utility cost savings **$464,960**
- ✓ New projected energy spend **$1,110,620**
- ✓ Reduction of Electric cost **25%**
- ✓ Reduction of total Fuel Oil cost **51%**
- ✓ Reduction of total Natural Gas cost **37%**
- ✓ **GHG reduction 891 Metric tons of CO2**

Facility Name	Total Utility Cost	Pre - Site EUIs	Post - Site EUIs	% Reduction
Bellport High School	$457,956	65	40	39%
Bellport Middle School	$343,264	67	47	31%
Frank P. Long Intermediate	$182,068	75	43	42%
Kreamer Street Elementary	$150,315	100	76	24%
Brookhaven Elementary	$185,772	83	53	35%
Verne W. Critz Elementary	$145,715	91	63	31%
South Haven School	$26,179	97	62	36%
Administration Building / Head Start	$84,312	110	88	20%

EUI = Energy Use Index

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Your Project – Your Priorities

Building	NYSED Item Description - Facility Improvement	BCS Priority	ESG PROPOSING
Bellport High School	Replace North Boiler Room	RFP Request	✓
Bellport High School	Replace Unit Ventilators	RFP Request	✓
District-Wide	Air Quality Improvements to Under Ventilated Spaces	RFP Request	✓
District-Wide	Temperature Controls Upgrades: New Front End System	RFP Request	✓
District-Wide	Upgrade existing light fixtures to comprehensive LED lighting, interior and exterior	RFP Request	✓
Frank P. Long Intermediate School	Replace Boiler Room 2	RFP Request	✓
Frank P. Long Intermediate School	Replace Rooftop Units	RFP Request	✓
Verne W. Critz Elementary	Replace Boiler Room 1	RFP Request	✓
Bellport High & Middle School, Elementary School	Replace building wide battery carbon monoxide	1	✓
Bellport High School	Install heat and carbon monoxide detectors in Kitchen	1	✓
Bellport High School	Provide ventilation in special ED office & room 16 & chairperson office	1	✓
Bellport High School	Replace girls and boys gym, boy's locker room lighting & boiler room exit lights	1	✓
Bellport Middle School	Provide ventilation for office at west kitchen & security office	1	✓
Brookhaven Elementary School	Add ventilation for 2 offices at special ed, room 21 & 24, & relief grille in classroom 13	1	✓
District-Wide	Exit/Emergency Lights	1	✓
District-Wide	Provide CO detection in boiler rooms	1	✓
Family Engagement/ Student Support	Unblock grilles for ventilation	1	✓
Southaven School	Provide ventilation for two offices	1	✓
District-Wide	Upgrade battery CO detection	1	✓

Building	NYSED Item Description - Facility Improvement	BCS Priority	ESG PROPOSING
Bellport High School	Insulate 40 feet of steampipe in auditorium mechanical rm	3	✓
Bellport High School	Replace Boilers in North Boiler Room	3	✓
Bellport High School	Replace Lighting Faculty 122 and adjacent offices	3	✓
Bellport High School	Replace steam traps in South boiler room	3	✓
Bellport High School	Upgrade controls for auditorium unit & upgrade band room unit DDC controls	3	✓
District-Wide	Upgrade front end	3	✓
Bellport Middle School	Insulate 60 feet of 4" hot water piping in west boiler	3	✓
Bellport Middle School	Replace existing pneumatic differential valves on pumps with VFDS for better operational efficiency	3	✓
Bellport Middle School	Upgrade BMS front end	3	✓
Brookhaven Elementary School	Recommission controls for Kindergarten area	3	✓
Family Engagement/Student Support	Insulate 180 feet of 2" steam piping	3	✓
Family Engagement/Student Support	Replace furnace and condensing unit	3	✓
Family Engagement/Student Support	Extend BMS to building	3	✓
Frank P. Long Intermediate School	Provide ventilation for room 18 & room 23A	3	✓
Frank P. Long Intermediate School	Replace outdoor soffit lights + Install photocells	3	✓
Kreamer Street Elementary School	Replace Domestic Water Heater	3	✓
Southaven School	Convert Building to DDC	3	✓
District-Wide	BERTS System		✓
District-Wide	Building Envelope		✓
District-Wide	Steam Trap Replacement & Rebuild		✓
District-Wide	Student Curriculum and Engagement Program		✓

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Potential Infrastructure Upgrades

- ✓ *Customize energy solutions*
- ✓ *Maximize infrastructure needs*
- ✓ *Build your project*

ECM ID	Energy Conservation Measure "ECM" Description	Administration Building / Head Start	Bellport High School	Bellport Middle School	Brookhaven Elementary	Frank P. Long Intermediate	Kreamer Street Elementary	South Haven School	Verne W. Critz Elementary
01A	LED Exterior Upgrades	✓	✓	✓	✓	✓	✓	✓	✓
01B	LED Interior Upgrades	✓	✓	✓	✓	✓	✓	✓	✓
02A	Boiler Replacements - ALL Boilers				▬		▬	▬	✓
02B	Boiler Replacements - Boiler Room #1		▬	▬		✓			
02C	Boiler Replacements - Boiler Room #2		✓	▬		✓			
03A	Building Controls - Front End Upgrade to New Platform	✓	▬	▬	✓	✓	✓	▬	✓
03C	Building Controls - Front End Upgrade INCLUDING AHUs, H&V Units & RTU Controls with DCV & End Use UV Equipment & Room Level Control		✓	✓	▬	▬	▬	✓	▬
04	DDC Control for Exhaust Fans to aid in indoor air quality control		✓	✓	▬	✓	▬		▬
05	Retrocomission Existing Controls System		✓	✓	✓	✓	✓	▬	✓
06	UV Replacement		✓						
07	Furnace Replacement	✓							
08	DHW Replacements					✓	✓		✓
09	RTU Replacements		▬	▬	▬	✓	▬		▬
10A	Mechanical Trap - Replacements		✓		✓			✓	
10B	Thermostatic Trap - Rebuilds		✓		✓			✓	
11A	Building Envelope - Infiltration Upgrades	✓	✓	✓	✓	✓	✓	✓	✓
11B	Building Envelope - Insulation Upgrades	✓	✓	✓	✓	✓	✓	✓	✓
12	Install BERTs Plug Load Controls	✓	✓	✓	✓	✓	✓	✓	✓

ECM ID	Energy Conservation Measure "ECM" Description	Administration Building / Head Start	Bellport High School	Bellport Middle School	Brookhaven Elementary	Frank P. Long Intermediate	Kreamer Street Elementary	South Haven School	Verne W. Critz Elementary
01C	Option #2 Interior - NEW 2x4 Flat Panel LED - Classrooms & Offices		▬	▬	▬	▬	▬	▬	▬
02D	Boiler Replacements - Lead Boilers ONLY		▬	▬	▬	▬	▬	▬	▬
13A	Carport PV in Parking Lot	▬	▬	▬		▬	▬	▬	▬
13B	Roof Top Solar				▬				
14	Roof Replacement at Brookhaven ES for Solar PV				▬				
15	Boiler Burner Replacements		▬	▬	▬	▬	▬	▬	▬

✓ Included in Project
▬ Considered and will be further evaluated during the CEA

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Building Your Project with You

- Goal setting
  - Kick Off Meeting / Project Expectations
  - 30/60/90 Development Review Meetings
- Joint workshops to discuss and review
  - Tailored scope of work
  - Flexibility to change
  - Savings parameters/M&V approach
  - Contractual language
  - Project commissioning
  - Training - video recorded for future use
  - Long term maintenance/on-going training
- Cooperatively engage external stakeholders
  - Engage local utility early to maximize incentives
  - Identify school construction aidable projects
  - Provide student engagement program for students during the CEA/Installation phase
  - Media and Website inclusion

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Project Schedule

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Project Financials

Project
$9.4 Million | 17.98 Year SPB | 15 Year Term

Project financials will change based on final scope chosen

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More than just an EPC with ESG

Dr. Phyllis Harrington,
Superintendent of Oceanside School District, NY

New York State Council of School Superintendents President 21/22

"As excited as I am about the idea of saving energy and saving money, I'm most excited about the educational opportunities that ***ESG will partner with our school district*** *on for our students…ESG has a commitment to going into classrooms, and showing [students] real life work that can come from these jobs, and there are multitudes of them.* ***It's an added benefit to their work*** *and something I'm very excited about."*

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