### Organizational Goals
- Reduction in Energy Use
- Reduction in Greenhouse Gas Emissions
- Use of Renewable Energy
- Job Creation

### Facility Issues
- Occupant Comfort
- Health & Safety
- Deferred Maintenance
- Energy Price Uncertainty

### Resource Needs
- Budget
- Manpower / Capacity
- Expertise
Guaranteed Energy Savings Program (GESP)

- Department of Commerce program enabling contracting and financing to implement energy-savings projects
- 11 Pre-qualified Energy Services Companies (ESCO) under Master Contract, standard documents & contracts
- ESCO Assumes Turn-key Responsibility for Project Design, Bidding & Implementation
- ESCO Provides Guaranteed Savings & Guaranteed Maximum Price
- Third-party Lease Purchase Financing
- Intended for projects $1 million or larger
Local Energy Efficiency Program (LEEP)

• Department of Commerce program enabling completion of Investment Grade Audits (IGA) to implement energy-savings projects

• 10 Pre-qualified Firms under Master Contract, standard documents & contracts

• IGA Report details energy-savings opportunities including estimated savings, implementation costs and utility rebates

• Project Design, Bidding & Implementation handled by local government

• Enables use of lease purchase financing – St Paul Port Authority provides low-cost financing for LEEP participants through its Energy Savings Partnership

• Projects as small as $70,000 can be financed using ESP
LEEP or GESP? ... Commerce Assists with Choosing Program that Best Fits Your Needs

- Needs, Issues and Goals?
- Anticipated project size?
- Need to coordinate with Capital Improvement Plan?
- Available funding?
- Interest in alternative financing mechanisms?
• Program Development and Administration
  • Pre-qualify Providers (firms/contractors)
  • Master Contract and Procurement Documents

• Opportunity Assessment
  • B3 Benchmarking Data
  • Needs, Issues and Goals

• Technical Assistance
  • Provider Selection
  • Investment Grade Audit Review
  • Project Development Assistance
  • Project Implementation Oversight (GESP)
  • Annual Project Performance Evaluation
The use of savings gained from the maintenance, operations and utilities budgets, as capital to make needed upgrades to your building systems, that is financed over a specified period of time.
Strategic Approach to Addressing Energy Efficiency and Deferred Maintenance Needs

- Capital Improvement Plan (CIP) doesn’t fund all your Deferred Maintenance needs

- Some Capital Improvement work has associated energy savings:
  - Electrical
    - Lighting System replacement
  - Building Envelope
    - Window and exterior door replacement, caulking, insulation
  - Mechanical Systems
    - Heating, ventilation and air-conditioning (HVAC) and control system replacement
  - Indoor Air Quality
LEEP enables local government and schools to:

• Identify project costs, energy/operation/maintenance savings and utility rebates

• Update 10 Year Capital Improvement Plan (CIP) and/or Long Term Facility Maintenance Plan (LTFM)

• Enable use of lease purchase financing to expand available funding beyond Capital Improvement Plan funding (doesn’t require voter approval)

• Leverage savings to fund lease purchase payments (budget neutral)

• Utilize traditional plan-bid-build approach for project implementation (transparent – low cost)

• Implement Energy Conservation Measures standalone or integrated with related capital projects (simplifies coordination of financing and implementation)
Local Public Building Enhanced Energy Efficiency Program (a.k.a LEEP) – pilot project

- Investment Grade Audit completed in 4 buildings with 488,000 sq.ft.
- Building Envelope, Pumps, HVAC Controls and RTU Improvements
- Implemented $215,000 project using various contractors
- $22,500 Annual Energy, Maintenance & Operation Savings

Chisago Lakes Schools
LEEP Provides the Tools Necessary to Achieve Your Energy Goals

- Master Contract with Pre-Approved Providers
- Pre-Approved Joint Powers Agreement
- Site-Specific Request for Proposals Template
- Provider Evaluation & Selection Tools
- Work Order Contract
  - Preliminary Investigation Tasks
- Amended Work Order Contract
  - Detailed Investment Grade Audit Tasks
Thank You!

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