



D11 Energy Performance Contract

Update to Board of Education

February 1st, 2023

Agenda

Why are we here?

CO Energy Office State Program

How the Program Works

Savings Potential

Potential Project Overview

Case Studies

Investment Grade Audit Specifics

Project Timeline

Next Steps



Life Is On

Schneider
Electric

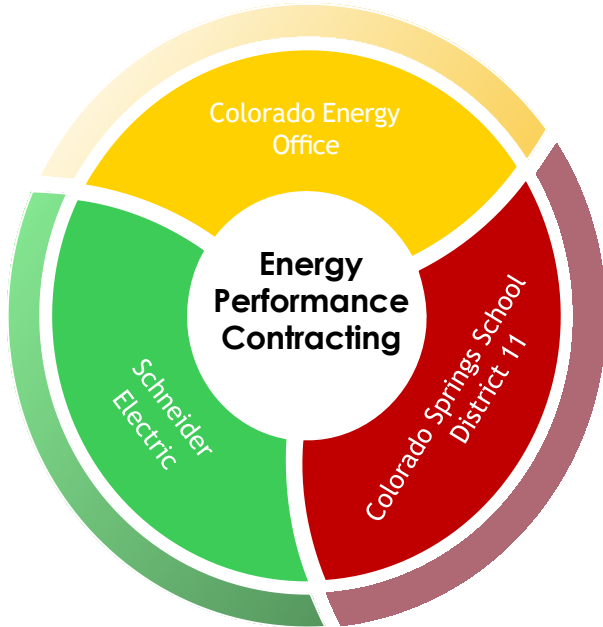


Why are we here?

- Maximize Opportunities for the Students and Community of District 11
- Optimize the Physical Learning Environment
- Use Time, Energy & Resources Effectively
- Protect the Budget, Practice Strong Fiscal Stewardship, Reduce Operational Costs
- Leverage Funding Opportunities



CO Energy Office State Program



Colorado Energy Office

Program Administrators, Engineers, Contract Support, Guidance Tools, Standardized Documents

Public Jurisdictions

School Districts, Cities, Counties, State Agencies, Higher Education Institutes, Special Districts

Private Sector Firms

Energy Service Companies (ESCOs), Financial Institutions



COLORADO
Energy Office



CO Energy Office State Program

Program History



Higher Ed: 32 (73%)



State Agency: 23 (44%)



County: 33 (38%)



Municipality: 61 (14%)



School District: 88 (34%)



Special District: 17

106M

Square-footage
Improved

239M kWh

Savings in
Electricity Use

\$710M

Invested in Facility
Improvements

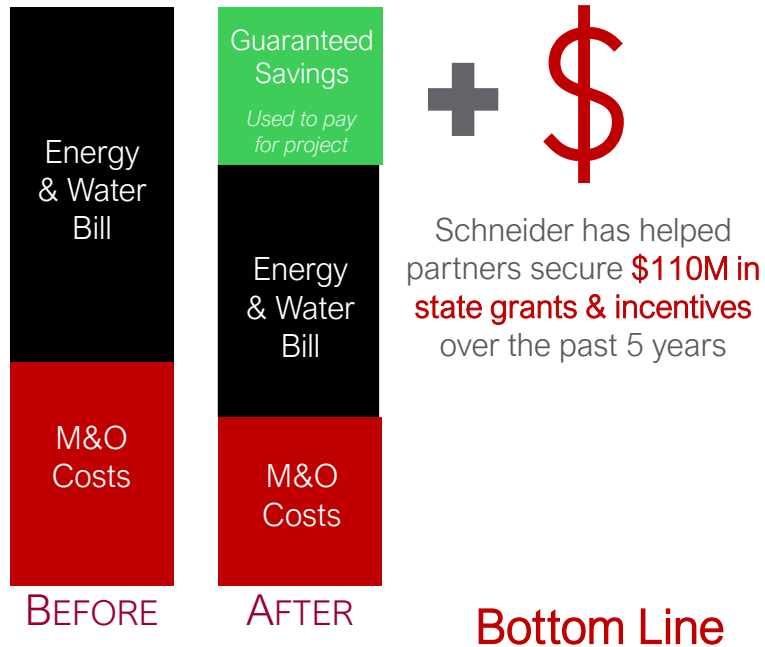


COLORADO
Energy Office



How the Program Works

Project Funding Summary



District 11 can reinvest dollars that are currently being spent on utilities into their schools, positively impacting the classrooms and infrastructure across the district.

Program Benefits

- Project scope likely to result in major benefits to learning environment, health and safety of schools
- Budget Neutral/Budget Positive method for addressing critical projects
- Allows for major capital upgrades without impacting the general fund, depleting reserves, or a tax question
- Protects D11's investments by cost-effective retrofits vs. full scale replacements
- Capital cost avoidance (use utility expenses to fund future capital projects)
- Protect budget from rising utility costs
- Risk Transfer – Schneider responsible for project performance, energy savings guarantee
- Comprehensive cost-savings project enables D11 to leverage new funding opportunities (grants, rebates, etc.)
- Colorado Energy Office provides free technical support and oversight throughout entire process



Savings Potential

Low End Annual Savings	
Electric & Gas	\$ 500,000
Water	\$ 70,000
O&M	\$ 50,000
Total/year	\$ 620,000
20 Year Total, 3% Escalation	\$16.7M

Life Cycle Savings: \$22.6M

High End Annual Savings	
Electric & Gas	\$ 1,400,000
Water	\$ 140,000
O&M	\$ 280,000
Total/year	\$ 1,820,000
20 Year Total, 3% Escalation	\$49M

Life Cycle Savings: \$66M

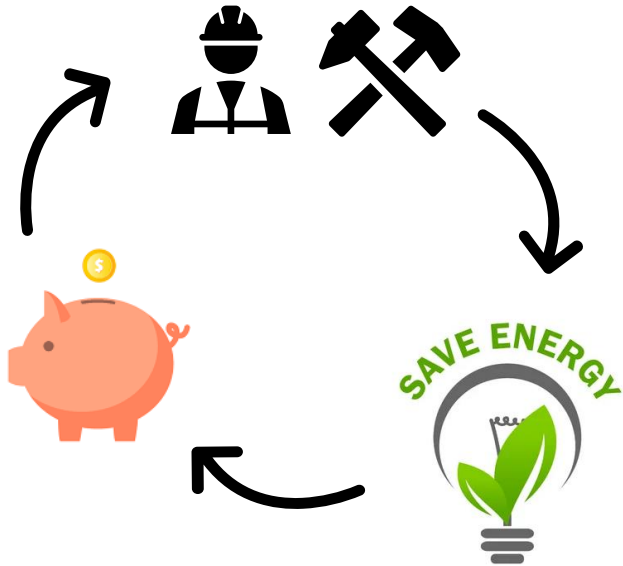


Potential Project Overview

- **\$30M in Deferred Maintenance / Capital Projects Addressed**
- **Over \$40M in Cost Savings** over the next 20 years
- **Safety and Security** Upgrades at Several Schools
- **Occupant Comfort Improved** and Ventilation in District Facilities/Classrooms
- Classroom Light Levels **Optimized for Learning** Districtwide
- **Local Economy Stimulated** (El Paso County Labor Leveraged)
- **Useful Life of Equipment Extended** through Building Automation System Optimization
- **Future Costs Avoided** and Utility Rate Escalation Impact Minimized



Potential Project Overview



Potential Projects

- LED Lighting
- HVAC Upgrades
- Building Automation Systems
- Occupancy Sensors
- Retro-commissioning
- Water Conservation Measures
- Building Envelope/Weatherization
- Door and Window Replacements
- Solar PV
- Safety and Security Upgrades (access controls, cameras, vestibules, etc.)
- Roofing Improvements
- Humancentric and RGB Tunable Lighting
- Dynamic Scene LED Field Lighting
- Artificial Turf
- Flooring
- Outdoor Learning Environments
- STEAM Lab
- Interactive Educational Exhibits
- EV Infrastructure
- Etc.



Case Studies

Cañon City Schools



Budget positive project that addresses major HVAC issues, improves ventilation, reduces energy and telecom costs, involves CCS students and provides marketing/PR support for bond initiative. Special lighting for SPED classrooms

Cripple Creek-Victor School District



Leveraged two grants (Dept. of Local Affairs & Dept. of Justice) to fund critical mechanical and security needs. Improvements to physical learning environments (comfort and visual) throughout buildings. Major security improvements and impact to community space

Lewis-Palmer School District 38



Utilized energy savings and grants to help offset the cost of 3 security vestibule installations. \$10+ million in energy and operational savings over the next 20 years

Thompson School District R2-J



Thompson School District has partnered with Schneider Electric to achieve sustainability management plan goals (project development not completed)

Maximum Scope & Highest Value

*“Bottom line... **this project will reduce our utility an operational costs by up to 23%, generate lifecycle savings of over \$9.5M...** also addressing one of our most pressing facility needs to upgrade and **enhance the physical security for 3 of our school locations** that have been without entrance vestibules for over a decade. To accomplish all of this in the middle of a global pandemic, the work with **the Schneider Electric team has been nothing short of stupendous.**”*



*Dr. KC Somers, Superintendent
Lewis-Palmer School District 38*

Maximizing Project Funding

*“As a board member, I’ve been thoroughly impressed with the Schneider team. They are not your run of the mill contractor. **Not only did they help us secure a BEST grant for critical mechanical work, they have gone above and beyond by supporting our students in various capacities.** I would recommend Schneider Electric and Caleb to any other Colorado school district.”*



*Kurt Holland, Vice President of Board of Ed.
Monte Vista School District*

Providing New Opportunities

“The Engineering and Design program at Cañon City High School is proud to partner with Schneider Electric as one of our professional advisors. Schneider brings a comfortable yet professional approach, expert knowledge and guidance, and great opportunities for our students to design and implement real-world solutions.

*Currently, we are working with Caleb and his team on **a multi-phase project that not only improves education, but also gives our students a taste of potential careers they may not have previously considered.** We are greatly appreciative of this partnership.”*



*Scott Smith, Senior Design Instructor
Cañon City High School*

Impacting D11's Students



*“Thank you for the STEAM Conference; my students that attended last year could not stop talking about the conference and said **it was the best field trip that they had ever attended. It truly made a huge impact on our students.**”*



*Elizabeth Torrez, Science Teacher
West Middle School, Gifted Magnet Program*



Project Timeline

Investment Grade Audit (IGA)

Design Phase (scope, savings, funding package, engagement opportunities)

February – Fall/Winter 2023



Procurement Process

D11 competitively procured best-value firm through state's RFP process

September 2022



Project Implementation

Schneider manages entire construction process around D11's schedule and priorities

TBD

Post-Project Support

On-going training, support, guarantee services, to ensure savings materialize

TBD





Project Timeline

Investment Grade Audit (IGA)

Design Phase (scope, savings, funding package, engagement opportunities)

February – Fall/Winter 2023



You are here



Investment Grade Audit (IGA) Specifics

- The Schneider team is suggesting that 35 buildings be included in the investment grade audit
- These 35 buildings total ~ 2.9 M square feet, representing 73% of the District's total building area.
- The rate for an investment grade audit is \$.20/SF (established by the Colorado Energy Office)
- The cost for the audit will be ~ **\$571,000**

**Note: At the conclusion of the audit, District 11 will be presented with a detailed report of all the findings accompanied by and energy performance contract project proposal.*



Investment Grade Audit (IGA) Specifics

School Buildings

ADAMS
AUDUBON
BRISTOL
BUENA VISTA
CARVER
CHIPETA
COLUMBIA
EDISON
FREEDOM
FREMONT
GRANT
HENRY
HOWBERT
JACKSON
KELLER
KING

MADISON
MARTINEZ
MCAULIFFE
MIDLAND
MONROE
PENROSE
QUEEN PALMER
ROGERS
RUDY
SCOTT
STEELE
STRATTON
TAYLOR
TRAILBLAZER
TWIN
WILSON

GALILEO MS
HOLMES MS
JENKINS MS
MANN MS
NORTH MS
RUSSELL MS
SABIN MS
SWIGERT MS
WEST K-8
CORONADO
DOHERTY
MITCHELL
PALMER
ERPS GYM
RJWAC
TESLA EOS

Support Buildings

CENTRAL ADMIN.
SECURITY
CCR
PRINT SHOP
IT BLDG.
TESLA BLDG.
DISTRIBUTION CENTER
FLEET MAINTENANCE
FOTC GEIGER
FOTC GALLEY
STADIUM (GARRY BERRY)

**Thorough “Investment Grade”
Audit Conducted at These Facilities**
High Level Audit to Seek Out High ROI
Projects at These Facilities



Next Steps: After Board Approval of IGA

- 6 - 9 month (typically) collaborative scope design & development phase
- Data collection, site surveying, utility analysis, engineering, conceptual and schematic design, etc.
- CO Energy Office provides technical oversight, ensures compliance
- Scope determined, project costs and savings identified
- Incentive funding opportunities vetted/secured (grants, rebates, etc.)
- Marketing, community and student engagement opportunities
- Energy Performance Contract project proposal presented to D11 for approval





COLORADO SPRINGS
DII
SCHOOLS

+ Schneider
Electric