

Energy Performance Contract Summary



August 8, 2012

Energy Performance Contract

- ▶ Long process but worthwhile
- ▶ Process began in September 2008
- ▶ ECG initial proposal: \$4.4 – 4.6MM
- ▶ Johnson Controls won bid: \$10MM
- ▶ Ending project total: \$12MM

- ▶ Phase I – approved in July 2011
 - \$6.3MM
 - Borrowed \$6,010,000 – 17 year lease purchase agreement at 2.84%
 - NYSERDA grant of \$268,404

- ▶ Phase II – approved in July 2012
 - \$5.6MM
 - Will borrow this amount

What does this mean?

- ▶ Total cost \approx \$12MM
- ▶ Total interest \approx \$2.8MM
- ▶ Total cost of project plus interest \approx \$14.8MM
- ▶ State Aid @23.6% on principal+interest \approx \$3.5MM
- ▶ Total District cost \approx \$11.3MM

Bottom Line

- ▶ District will have \$12MM of energy related renovation with no impact on the budget.
- ▶ Project will generate \$11.3MM of energy savings.
- ▶ Upon completion, District will receive \$169,780 in rebate from Con Edison's Commercial & Industrial Energy Efficiency Program.

Timeline

- ▶ Phase I:
 - Complete by 12/2012

- ▶ Phase II:
 - Finance Complete by 9/25/2012
 - Project Complete by 12/2013

**Summary of Energy Efficiency Improvements - For Parts I and II of the EPC
Chappaqua Central School District, Chappaqua, New York**

FIM	PROPOSED MEASURES	Greeley High School	Roaring Brook Elementary	Robert Bell Middle School	Seven Bridges Middle School	West Orchard Elementary	Grafflin Elementary	Admin.	Chappaqua Library
FIM 1	Lighting								
	Fixture Retrofit	Pt I	Pt I	Pt I	Pt I	Pt I	Pt I	Pt I	Pt I
	New Fixtures	Pt I	Pt I	Pt I	Pt I	Pt I	Pt I	Pt I	Pt I
	Controls	Pt I	Pt I	Pt I	Pt I	Pt I	Pt I	Pt I	Pt I
FIM 2	Building Envelope Improvements	Pt I	Pt I	Pt I	Pt I	Pt I	Pt I		Pt I
FIM 3	Energy Management System								
	Conversion to DDC	Pt II	Pt II	Pt II		Pt II	Pt II	Pt II	
	Temperature Setback	Pt II	Pt II	Pt II		Pt II	Pt II	Pt II	
	AHU/AC Shutdown/Slowdown	Pt II	Pt II	Pt II		Pt II	Pt II		
	Exhaust Fan Shutdown/Slowdown	Pt II	Pt II	Pt II		Pt II	Pt II		
	Demand Controlled Ventilation	Pt II		Pt II	Pt II	Pt II	Pt II		
	Destratification Fans								Pt II
	Heating System - Outdoor Temperature Reset	Pt II		Pt II		Pt II			
FIM 4	Steam System Improvements								
	Steam Traps Replacement	Pt I	Pt I	Pt I					
	Repair Vacuum Return System		Pt I	Pt I					
FIM 5	Heating Distribution System - Pipe and Valve Insulation	Pt I	Pt I	Pt I	Pt I	Pt I	Pt I		
FIM 6	Boiler Replacement		Pt I			Pt I	Pt I	Pt I	
FIM 7	Heating System - O2 Trim on Boilers	Pt I		Pt I					
FIM 8	Rooftop Unit Replacement								
	Replace RTUs	Pt II				Pt II			
	Install Heat Recovery Ventilator	Pt II				Pt II			
FIM 9	Heating System - Convert CV to VAV	Pt II							
FIM 10	Cooling System Upgrade							Pt I	
FIM 11	Pump Improvements								
	VFD on Hot/Chilled Water Pumps	Pt I							Pt I
	Install new variable speed pump	Pt I	Pt I	Pt I		Pt I	Pt I	Pt I	Pt I
FIM 12	Air System - VFD on Fans and Motor Replacement	Pt I / Pt II		Pt I / Pt II					Pt I
FIM 13	Domestic Hot Water Improvements	Pt I	Pt I	Pt I			Pt I		
FIM 14	Domestic Hot Water System - Solar Thermal System	Pt I							
FIM 15	Computer Management System	Pt I	Pt I	Pt I	Pt I	Pt I	Pt I	Pt I	
FIM 16	Window Film								Pt I
FIM 17	Renewable Energy - Photovoltaic Electric Generation	Pt II			Pt II				Pt II
FIM 18	Wireless Clocks	Pt I	Pt I	Pt I	Pt I	Pt I	Pt I		
FIM 19	Window and Door Replacement	Pt II	Pt I			Pt I	Pt I		
FIM 20	Advanced Energy Panels (Windo-Therm) Installation					Pt I			
FIM 21	Renewable Energy - Wind Power	Pt II							
		26	17	19	9	19	16	9	10

Pt I = Scope Items Completed in Part I of the EPC (Contract Amendment dated July 13th, 2011)

Pt II = Scope Items Completed in Part I of the EPC (Contract Amendment dated July 9th, 2012)