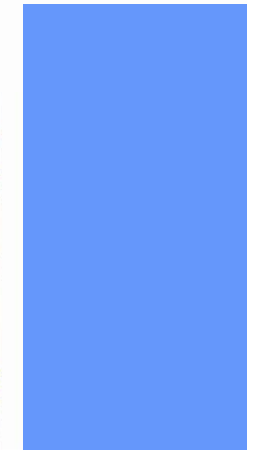
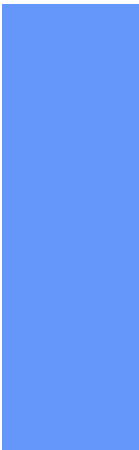




Public Building Commission of Chicago

M/WBE Networking Session-for the PBC
Multi-Agency Guaranteed Energy
Performance Contracting Services





PUBLIC BUILDING COMMISSION OF CHICAGO

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Welcome

—Paul Spieles, Chief Operating Officer, PBC



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Semi-Finalist for ESCO Services

- Ameresco, Inc.
- Chevron Energy Solutions Company
(a division of Chevron USA, Inc)
- Energy Systems Group, LLC
- Honeywell International Inc.
- Johnson Control, Inc.
- Noresco, LLC
- Schneider Electric Buildings Americas, Inc.



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Multi-Agency GEPC Program

—*George Marquisos, Project Manager*



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PBC – Multi-Agency GEPC Program

Program Structure

- Increase Energy Efficiency In a Wide Variety of Public Buildings
- Utilize ESCOs to Identify, Install, & Guarantee Energy-Related Capital Improvements
- Administered by the PBC on Behalf of User Agencies



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PBC – MAGEPC Program

Primary Goals

- Reduce energy costs without incurring upfront capital costs
- Guaranteed Energy Consumption Reductions
(estimated between 18% and 28% annually)
- Utilize (ECM) retrofits that achieve significant long term savings that can be measured and verified.
- ESCOs guarantee annual savings will be more than sufficient to cover Program financing costs



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PBC – MAGEPC Program

Program Objectives

- Create Local Jobs
- Reduce Greenhouse Gas Emissions
- Obtain Improved Levels of Occupant Comfort & System Functionality.
- Enhance the capacity to centrally monitor and remotely manage public buildings
- Lower every building's lifetime operating cost



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Current Program

- City Department of General Services
 - 45 buildings (variety of functions: fire, police, library, office, garage)
 - Current annual utility costs of \$6.5 million
 - Estimated energy reductions of between \$1.2 million and \$1.8 million per year.
 - Cost estimate for ECM implementation - \$20 million
- Chicago Public Schools
 - 23 schools (16 elementary schools, 7 high schools)
 - Current annual utility costs of \$3.8 million
 - Estimated energy reductions of approximately \$900,000 per year
 - Cost estimate for ECM implementation - \$13.4 million



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Current PBC Procurement Schedule

- Two Part RFQ/P Released 7/13/11
- Qualification Proposals Submitted 8/24/11
- 7 - Semi Finalist Selected 9/28/11
- Representative Building Group Walk-Throughs 10/11/11 thru 11/18/11
- Part II Proposals Due 12/6/11
- Selection of 3 ESCO Finalists 1/10/12
- Investment Grade Audit Contract Execution 3/1/12
- ESCO Investment Grade Audits 3/1/12 to 6/1/12
- GEPC Contract Execution 9/1/12
- ECM Installations 9/1/12 to 4/1/14



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Typical ECMs (Energy Conservation Measures)

- Lighting and Lighting Controls
- Mechanical Systems
 - Boiler and Chiller retrofits and optimizations
 - VFDs on fans and pumps
 - CAV to VAV conversions
- Building Controls
- Building Envelope & Roofing Renovations



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Typical Trades Utilized in GEPCs

- Mechanical
- Electrical
- General Carpentry/ Construction
- Insulation
- Environmental Remediation
- Roofing
- Windows



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The results:

- Measured and verified significant long term energy savings
- Annual savings guarantee which will be equal to or greater than the total annual Program financing costs
- Improved levels of occupant comfort and system functionality
- Reduction of City's greenhouse gas emissions helping achieve goals established by the Chicago Climate Action Plan
- Significant reduction of the lifetime operating costs
- Local jobs created
- PBC Project Participation Guidelines followed
- Model procurement and implementation plan for future programs



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Diversity & Compliance

—Charles Kelly, Deputy Director of Administration, PBC



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Project Participation Guidelines:

- Utilize minority business enterprises (MBEs) for not less than 24% of the value of the work and services under the GEPC;
- Utilize women business enterprises (WBEs) for not less than 4% of the value of the work and services under the GEPC;



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Project Participation Guidelines:

- Utilize local businesses for subcontracting work in accordance with the following guidelines:
 - i. ESCOs that are local businesses (as defined in clause (iii) below) are required to award 25% of the value of the work and services under the GEPC to subcontractors that are local businesses.
 - ii. ESCOs that are not local businesses (as defined in clause (iii) below) are required to award 35% of the value of the work and services under the GEPC to subcontractors that are local businesses.
 - iii. A “local business” is one that: 1) owns or leases a functioning business office and/or operations facilities within the City of Chicago; 2) is registered and licensed to do business in the City of Chicago; 3) employs City of Chicago residents; and 4) is subject to City of Chicago taxes.



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Project Participation Guidelines:

- Utilize local residents for not less than 50% of the total labor hours under the GEPC.
- Provide opportunities for employment of community residents.



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Project Participation Guidelines:

- Provide opportunities for employment for the following programs:
 - a. Federally funded State Energy Sector Partnership Program administered by the Chicago Workforce Investment Council. Program partners include but are not limited to;
 - i. HACIA (Hispanic American Construction Industry Association)
 - ii. CWIT (Chicago Women in Trades)
 - iii. Chicago Regional Council of Carpenters Apprentice and Training Program
 - b. Persons who have completed or are enrolled in programs comparable to the City Colleges of Chicago's Building Energy Technologies Occupational Certificate program at Wilbur College.



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Semi-Finalist for ESCO Services

Firm	Contact Person	Address	Suite	City	State	Zip Code	Phone	Email
Ameresco, Inc.	Steve Taggart	150 North Michigan Ave	2040	Chicago	IL	60601	312-994-8620	staggart@ameresco.com
Chevron Energy Solutions Company (a division of Chevron USA, Inc)	Tim Spisak	619 Enterprise Drive	201	Oak Brook	IL	60523	630-571-6014	tspisak@chevron.com
Energy Systems Group, LLC	Sylvia Mclvor	500 Park Boulevard	760	Itasca	IL	60143	630-773-7201	smcivor@energysystemsgroup.com
Honeywell International Inc.	Cameron Allen	1500 W. Dundee Road A		Arlington Heights	IL	60004	312-608-4048	Cameron.Allen@honeywell.com
Johnson Controls, Inc.	Dennis Bert	3007 Malmo Drive		Arlington Heights	IL	60005	847-806-4408	dennis.bert@jci.com
Noresco, LLC	Steve Kowalski	2800 S. River Road	400	Des Plaines	IL	60018	847-391-9671	skowalski@noresco.com
Schneider Electric Buildings Americas, Inc.	Ty Miller	Three First National Plaza	14th Floor	Chicago	IL	60602	800-747-6702	Ty.Miller@schneider-Electric.com