SENATE FILE BY (PROPOSED COMMITTEE ON WAYS AND MEANS BILL BY CHAIRPERSON BOLKCOM)

Passed	Senate,	Date	Passed	House,	Date _	
Vote:	Ayes	Nays	Vote:	Ayes	Na	ays
	A	oproved			_	

## A BILL FOR

1 An Act relating to improved energy efficiency in schools, by authorizing integrated project delivery contracts for energy 3 conservation measures or construction projects undertaken by a school corporation, providing for energy efficiency 5 contracting pursuant to such contracts under specified circumstances, identifying and authorizing revenue sources for the purpose of providing designated contract guarantees, 6 7 8 modifying provisions applicable to school districts receiving 9 distributions from the energy loan fund, and providing an 10 effective date. 11 BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:

12 TLSB 6599XC 82

13 rn/rj/5

PAG LIN

15

2.1

1 27

1 1 29

1 34

2 2

2

35 2

1

Section 1.  $\underline{\text{NEW SECTION}}.$  293.1 STATE POLICY. The general assembly finds that the creation of high 3 performance school buildings in this state will lead to energy 4 efficiency and improved student performance. It is the policy 5 of the state to encourage school corporations to invest in 6 facility upgrades and energy conservation measures that reduce 1 7 energy consumption, produce operational cost savings, or 8 improve the quality of indoor air, or when economically 9 feasible, to build, operate, maintain, or renovate public 1 10 facilities in a manner which will minimize operational costs 1 11 and maximize energy or utility cost savings or efficiencies. 1 12 Sec. 2. <u>NEW SECTION</u>. 293.2 DEFINITIONS. 1 13 As used in this chapter, unless the context otherwise

1 14 requires: 1. "Certified measurement and verification professional 1 16 program" means a program sponsored by the association of 1 17 energy engineers, in cooperation with the efficiency valuation

1 18 organization, to recognize qualified professionals in the 1 19 energy efficiency industry and raise the overall professional 1 20 standards within the measurement and verification field.

2. "Energy conservation measure" means an employee 1 22 training program, facility alteration, or equipment to be used 1 23 in construction, including an addition to an existing 1 24 facility, that reduces energy consumption and operational 25 costs, and includes but is not limited to any of the 1 26 following:

a. Insulation of the facility structure or systems within 28 the facility.

b. Storm windows or doors, caulking or weather stripping, 1 30 multiple glazed windows or doors, heat absorbing or heat 31 reflective glazed and coated window or door systems, 1 32 additional glazing, reductions in glass area, or other window 1 33 and door system modifications that reduce energy consumption.

c. Automated energy control systems.

d. Heating, ventilating, or air conditioning system nodifications or replacements.

e. Replacement or modification of lighting fixtures to 3 increase the energy efficiency of the lighting system which, 4 at a minimum, shall conform to the applicable state or local 5 building code.

f. Energy recovery systems.

Renewable energy systems, including but not limited to a. 8 solar, biomass, and wind energy systems.

Devices that reduce or monitor water consumption or 10 sewer charges.

2 11 Any verifiable and clearly disclosed measure not 2 12 otherwise defined that produces energy consumption or 2 13 operational cost savings or efficiencies.

2 14 3. "Energy efficiency contract" means an integrated 2 15 project delivery contract as defined in section 297A.1 2 16 recommending and implementing one or more energy conservation 17 measures, providing for verification of annual energy cost 2 18 savings, and guaranteeing of such savings by the qualified 2 19 provider as verified by a third party who is not employed by 2 20 the qualified provider, utilizing the international 2 21 performance measurement and verification protocol.

4. "High performance school building" means a school 2 23 building that integrates day lighting, indoor air quality, or 2 24 energy efficiency to produce energy or utility cost savings or 25 efficiencies, protect natural resources, and provide a quality

2 26 learning environment.

"International performance measurement and verification 28 protocol" means a series of volumes produced by the nonprofit 2 29 efficiency valuation organization providing an overview of 30 current best practice techniques available for verifying 2 31 results of energy efficiency, water efficiency, and renewable 2 32 energy projects in commercial and industrial facilities.

6. "Operational cost savings" means operating expenses 34 eliminated and future capital replacement expenditures avoided 35 as a result of new equipment installation or services

1 performed by the qualified provider.

7. "Qualified provider" means a person or business that 3 has been accredited by the United States department of 4 energy's federal energy management program or qualified by the 5 department of natural resources.

NEW SECTION. 293.3 REQUESTS FOR PROPOSALS AND Sec. 3.

EVALUATION.

2.7

33

3

3

3

3

3 12

3 29

33

35

3

4

4

4

4

4

4

4 11

4 20

7 8

- 1. A school corporation under chapter 260C, 273, or 279 9 may enter into an energy efficiency contract for the purpose 0 of achieving energy and operational cost savings through the 3 10 3 11 implementation of energy conservation measures.
- 12 2. Prior to entering into an energy efficiency contract, a 13 school corporation shall issue a request for proposals. A 3 14 request for proposals shall be advertised for public bidding 3 15 and let publicly pursuant to section 26.3, subsection 1, with 16 the exception that notice provisions may be satisfied by the 3 17 school corporation by issuance on an internet site maintained 3 18 by the school corporation or by a statewide association that 3 19 represents the school corporation. Notice may be published in 20 a relevant contractor publication with statewide circulation 3 21 in addition to, but not in lieu of, issuance on an internet 3 22 site. The request for proposals shall specify the energy 23 conservation measures which the school corporation seeks to The request for proposals shall include, at a 3 24 implement. 3 25 minimum, all of the following:
- 3 26 a. Name and address of the school corporation.
  3 27 b. Name, address, title, and telephone number of a contact
  3 28 person for the school corporation.
- c. Notice indicating that the school corporation is 30 requesting qualified providers to propose energy conservation 3 31 measures to be provided pursuant to an energy efficiency 3 32 contract.
  - d. A request for documentation that the respondent is a 34 qualified provider.
    - e. Date, time, and place where proposals must be received.

f. Evaluation matrix for assessing the proposals.

A request for qualified provider documentation of 3 ability to provide training and follow-up instruction to 4 school corporation employees regarding routine and normal 5 maintenance of any equipment or systems installed or altered 6 by an energy audit and regarding the repair or installation of 7 new or existing equipment, for the duration of the energy 8

efficiency contract.

h. Any other stipulations and clarifications the school

4 10 corporation may require.

- 3. The department of natural resources shall establish a 4 12 qualified provider qualifications process, a disqualification 4 13 process, and criteria by rule and maintain a database of 4 14 qualified providers.
- 4 15 4. A qualified provider responding to a request for 4 16 proposals shall provide the following:
- 4 17 a. The energy conservation measures to be installed or 4 18 implemented. 4 19
  - b. Any employee training programs to be provided. Documentation of status as a qualified provider.
  - The total project cost, and energy and operational cost

4 22 savings for the energy conservation measures to be 4 23 implemented.

4 24

4 2.6

4

5

5

5

5

23

33

6 6 6

6

6

6

6

6

NEW SECTION. 293.4 AWARD OF ENERGY EFFICIENCY Sec. 4. 4 25 CONTRACT.

- 1. A school corporation shall select the lowest 4 27 responsible bidder who is a qualified provider that best meets 28 the needs of the school corporation based on a life cycle cost 29 analysis as defined in section 470.1. A school corporation 4 30 may enter into an energy efficiency contract with a qualified 31 provider if it finds, after evaluating the proposal pursuant 32 to section 293.3, that the total amount the school corporation 4 33 would spend on the energy conservation measures would not 34 exceed the amount of energy or operational cost savings, or 35 both, within a twenty=year period from the date of 1 installation or modification. Before entering into an energy 2 efficiency contract, the qualified provider shall provide the 3 following:
  - a. Costs for engineering for all energy conservation 5 measures by project type, financing costs, costs and options 6 for verification and monitoring of guaranteed energy cost 7 savings, the amounts by which energy or operating costs will 8 be reduced, the cost of providing the written guarantee, and 9 any additional costs that may be incurred by the school 10 corporation. Each cost shall be separately disclosed. 11 b. Energy cost savings in a form which shall be auditable,
- 5 12 clearly disclosed, calculated using the appropriate 13 international performance measurement and verification 14 protocol, and supported by extended calculations for each 5 15 energy conservation measure for a proposal that includes a 5 16 written guarantee of energy cost savings. The following 5 17 energy or operational cost savings shall be calculated:
- (1) Projected reduction in energy costs, including 5 18 5 19 underlying assumptions related to energy costs over time and 20 reduced energy consumption attributable to equipment, engineering, operator training, and any degree=day adjustments 5 22 from baseline use.
- (2) Projected reduction of operating and maintenance 24 costs, exclusive of energy cost savings, and the basis and 5 25 underlying assumptions of the cost of labor and financing used 5 26 in the calculation.
- 27 c. Financing terms if financing is part of the proposal. 28 A qualified provider shall be prohibited from having any 5 29 interest in the financing of a project but may assist the 30 school corporation in arranging financing.
- 5 31 d. The percentage of energy savings to be guaranteed and 5 32 the cost of the guarantee.
  - e. Evidence that the qualified provider either employs, or 34 is associated with as a partner, member, officer, coventurer, 35 or subcontractor, a person duly licensed or registered in this 1 state to provide the services required to complete the project 2 and conduct business in this state. A qualified provider may 3 provide project services that the qualified provider is not 4 licensed or registered to perform if the services are provided 5 by a subcontractor of the qualified provider who is licensed 6 or registered in this state.
- A school corporation may enter into a financing 8 agreement as provided in sections 473.19, 473.20, and 473.20A, for the purchase and installation of energy conservation 9 6 10 measures, or may secure financing through a third party for 6 11 the purchase and installation of energy conservation measures. 6 12 Notwithstanding any provision of law to the contrary, energy 6 13 efficiency contracts may extend beyond the fiscal year in 6 14 which they become effective, and may be automatically renewed 6 15 annually for up to twenty years.
- A qualified provider shall be responsible for the 6 17 measurement and verification of the energy cost savings 6 18 generated by the energy conservation measures. A school 6 19 corporation may have these energy cost savings reviewed by any 20 individuals, including licensed engineers or registered 6 21 architects, who are qualified through the certified 22 measurement and verification professional program on an annual A review by a licensed professional engineer or 6 24 registered architect retained by the school corporation shall 25 not constitute a guarantee of cost savings. The actual energy 26 cost savings documentation shall use the international 27 performance measurement and verification protocol. 6 28 verification shall also include an annual reconciliation of 29 the guaranteed energy cost savings for the life of any 30 financing agreement obligations or until the project is 6 31 verified to be repaid. The cost of this verification shall be 6 32 a part of an ongoing energy efficiency contract with the

6 33 qualified provider, and may be paid utilizing revenue derived 6 34 from levies or taxes imposed under section 298.2, sections 6 35 298.18 through 298.22, or chapter 423E. School corporations 7 1 created under chapter 260C or 273 may use any allowable funds 7 2 available to implement this subsection.

The selected qualified provider shall provide a one 4 hundred percent performance guarantee bond to the school 5 corporation for the installation of the energy conservation 6 measures as outlined in the energy efficiency contract.

5. A school corporation has the right to terminate an 8 energy efficiency contract at any time provided that written 9 notice to the qualified provider is provided at least sixty 10 days prior to termination. A qualified provider shall include 11 clear statements and requirements regarding contract 12 termination as part of the contract documentation. 7 13 documentation shall clearly state the options of the school 7 14 corporation to satisfy contract obligations early and include 7 15 all associated costs. The documentation shall also state the 7 16 rights of a school corporation under an energy efficiency 17 contract for terminating the contract due to nonperformance, 18 and for listing all costs and responsibilities for payment of 7 19 any remaining debt associated with energy or operational cost 7 20 savings already implemented.

An energy efficiency contract shall include a written 6. 22 guarantee by a qualified provider regarding the amount of any 23 actual energy cost savings. A qualified provider shall 24 reimburse a school corporation for any shortfall of guaranteed 25 energy cost savings projected in the energy efficiency 26 contract. Actual energy cost savings documentation shall be 27 reconciled on an annual basis as provided in the energy 28 efficiency contract. Savings shortfalls shall be made whole 29 by the qualified provider within sixty days. Excess savings 30 may be carried forward to future years of the energy 31 efficiency contract documented and mutually determined. 32 qualified provider shall guarantee the savings for the length 33 of the energy efficiency contract. An energy efficiency 34 contract may provide for payments over a period of time, not 35 to exceed twenty years.

21

8 8

8 8

8

8

8

8

8 16

8

8

8

8

8

8 8

8

8

9

9

7. If an energy efficiency contract entered into by a 2 school corporation results in the layoff of union bargaining unit members, the school corporation shall notify the union within sixty days of an energy conservation measure 5 implementation which would affect bargaining unit positions. 6 If, as a result of a layoff procedure where positions are eliminated or hours of work are reduced, benefits are affected 8 or other subjects covered in a collective bargaining agreement are impacted, the school corporation shall offer the affected employees other employment within the school corporation. 8 11 Other employment shall first be sought within the affected 8 12 employee's department and county of employment. Affected 8 13 employees shall not be subject to loss of pay or employment 8 14 based on actions taken pursuant to an energy efficiency 8 15 contract.

8. If it is determined that there is a shortfall of 17 guaranteed energy cost savings as originally projected in the 8 18 contract attributable to the actions of a school corporation 8 19 as opposed to the actions of a qualified provider, the school 20 corporation may utilize the revenue derived from the regular 21 portion of the levy established in section 298.2, subsection 8 22 1, or from any other permissible source, to cover the 23 shortfall in relation to the school corporation's assigned 24 portion of the expected energy cost savings as outlined in the 8 25 energy efficiency contract. A school corporation utilitizing 26 this subsection shall, during the district budget process, 8 27 certify to the department of management the amount of the 8 28 shortfall. The department of management shall, as necessary, 8 29 exceed rate or budget limitations only for the upcoming budget 30 year and only in the amount of the shortfall between the 31 actual and guaranteed amount due to the actions of the school 8 32 corporation. School corporations shall have the authority to 33 transfer the revenue to the account or fund where the 34 shortfall exists. School corporations created under chapter 35 260C or 273 may use any allowable funds available to implement 1 this subsection.

Sec. 5. Section 297.7, subsection 1, Code 2007, is amended to read as follows:

Chapter 26 is applicable to the construction and repair of school buildings and other public improvements as defined in section 26.2, subject to the provisions of section 297A.1 and chapter 293.

9 9 CONTRACT.

9

9

9

9

9

9

10 10

10

10 8

10

10 12

10 13

10 15

10 17

10 18

10 19

10 20

10 21

10 27

11

11

11

11 <u>1</u>1

11

11 11 6

1. Notwithstanding section 26.3, subsection 2, or any 9 11 other provision of law to the contrary, a school corporation 9 12 under chapter 260C, 273, or 279 may enter into an integrated 9 13 project delivery contract for the implementation of energy 9 14 conservation measures or projects for construction or 15 renovation of a facility. For purposes of this subsection, 9 16 "integrated project delivery contract" means a single contract 9 17 integrating design, construction, or renovation services which 9 18 may include maintenance, operations, preconstruction, and 9 19 other related services. An integrated project delivery 9 20 contract may provide that the design, construction, or 21 renovation phases of a project proceed sequentially, or on a 22 concurrent basis. A new facility constructed by a school 23 corporation pursuant to an integrated project delivery 24 contract shall achieve, at a minimum, the green building 25 council's leadership in energy and environmental design silver 26 rating standard. 2.7

2. Prior to entering into an integrated project delivery 28 contract, a school corporation shall issue a request for 29 proposals. A request for proposals shall be advertised for 9 30 public bidding and let publicly pursuant to section 26.3, 31 subsection 1, with the exception that notice provisions may be 32 satisfied by the school corporation by issuance on an internet 33 site maintained by the school corporation or by a statewide 34 association that represents the school corporation. Notice 35 may be published in a relevant contractor publication with 1 statewide circulation in addition to, but not in lieu of, issuance on an internet site. The request for proposals shall

3 specify the following:
4 a. The scope of work, including performance and technical
5 requirements, conceptual design, specifications, and 6 functional and operational elements for the delivery of the completed project.

b. A description of the qualifications required of the integrated project contractor and the selection criteria, 10 10 including the weight or relative order, or both, of each 10 11 criterion.

- The maximum time allowable for design and construction. c.
- d. A requirement that a proposal be segmented into two 10 14 parts, a technical proposal and a price proposal.
- e. A requirement that the price proposal contain all 10 16 design, construction, engineering, inspection, and construction costs of the proposed project.
  - f. The date, time, and location of the public opening of the sealed price proposals.
    - g. Any other information relevant to the proposed project.
- A school corporation shall select the lowest 10 22 responsible bidder whose proposal best meets the needs of the 10 23 school corporation based on a life cycle cost analysis as 10 24 defined in section 470.1. Before entering into a contract, 10 25 the selected integrated project delivery contractor shall 10 26 provide the following:
- a. Evidence that the contractor either employs, or is 10 28 associated with as a partner, member, officer, coventurer, 10 29 subcontractor, a person duly licensed or registered in this 10 30 state to provide the services required to complete the project 10 31 and conduct business in this state. A contractor may provide 10 32 project services that the contractor is not licensed or 10 33 registered to perform if the services are provided by a 10 34 subcontractor who is licensed or registered in this state.
- 10 35 b. A breakdown of all project costs pursuant to the requirements of chapter 26.

Sec. 7. Section to read as follows: Section 298.3, subsection 7, Code 2007, is amended 3

7. Expenditures for energy conservation, including

expenditures authorized pursuant to chapters 293 and 473.

Sec. 8. Section 473.20, subsection 2, unnumbered paragraph 2, Code 2007, is amended to read as follows:

School districts and community colleges may enter into

11 9 financing arrangements with the department or its duly 11 10 authorized agents or representatives obligating the school 11 11 district or community college to make payments on the loans 11 12 beyond the current budget year of the school district or

11 13 community college, but in no event longer than the expected 11 14 useful life of the energy conservation measure. Chapter 75

11 15 shall not be applicable. School districts shall repay the 11 16 loans from moneys in either their general fund or debt service fund utilizing revenue derived from levies or taxes imposed

11 18 under section 298.2, sections 298.18 through 298.22, or

11 19 chapter 423E. Community colleges shall repay the loans from

11 20 their general fund. Other entities receiving loans under this 11 21 section shall repay the loans from any moneys available to

11 22 them. 11 23 Sec. 9. EFFECTIVE DATE. This Act, being deemed 11 24 immediate importance, takes effect upon enactment. Sec. 9. EFFECTIVE DATE. This Act, being deemed of EXPLANATION

11 25

11 26

11

12 12

12 12

12 12 12

12 12

12 21

12 35

13

13

13

13

13 13

13

13 13

This bill relates to school building energy efficiency 11 27 measures, renovations, and construction.

The bill allows school corporations, involving school 11 29 districts, community colleges, and area education agencies, 11 30 through a request for proposals process, to enter into energy 11 31 efficiency contracts with qualified providers for purposes of 11 32 undertaking one or more energy conservation measures, as 33 defined in the bill. The bill defines an energy efficiency 34 contract to refer to an integrated project delivery contract, 11 35 as defined subsequently in the bill, recommending and implementing one or more energy conservation measures including verification of energy cost savings and a guarantee 3 of such savings by a qualified provider.

The bill provides that a school corporation may enter into 5 an energy efficiency contract with a qualified provider if it 6 finds, after evaluating the proposal, that the total amount it would spend on implementing the energy conservation measures 8 would not exceed the amount of energy or operational cost 9 savings, or both, within a 20=year period from the date of 12 10 installation or modification. Prior to entering into a 12 11 contract, the bill specifies that a qualified provider shall 12 12 separately disclose costs in several categories and projected 12 13 energy, operational, and maintenance cost savings, financing 12 14 terms if included in the proposal, and evidence of licensure 12 15 or registration to perform the project possessed by the 12 16 qualified provider or an associate or subcontractor of the 12 17 provider. The bill prohibits a qualified provider from having 12 18 any interest in the financing of a project but permits a 12 19 qualified provider to assist the school corporation in 12 20 arranging financing.

The bill provides that a qualified provider shall be 12 22 responsible for the measurement and verification of the energy 12 23 cost savings generated by the energy conservation measures, 12 24 and that the school corporation may have these savings 12 25 annually reviewed by a qualified individual, including a
12 26 licensed engineer or registered architect. Such a review will
12 27 not constitute a guarantee of cost savings. The bill provides 12 28 that the school corporation has the right to terminate an 12 29 energy efficiency contract at any time provided that written 12 30 notice to the qualified provider is given at least 60 days 12 31 prior to termination. The qualified provider is required to 32 provide a 100=percent performance guarantee bond to the school 12 33 corporation for the installation of the energy conservation 12 34 measures as outlined in the energy efficiency contract.

The bill provides that an energy efficiency contract shall include a written guarantee by the qualified provider of the 2 amount of any actual energy cost savings, and that the qualified provider shall reimburse the school corporation for any shortfall projected in the contract. The savings are 5 required to be guaranteed for the duration of the contract.

The bill provides that if an energy efficiency contract initiated by a school corporation results in the layoff of union bargaining unit members, the school corporation shall 9 notify the union within 60 days of an implementation which 13 10 would affect bargaining unit positions. The bill contains 13 11 provisions regarding efforts to maintain employment in the 13 12 event of a layoff, and states that employees shall not be 13 13 subject to loss of pay or employment as a result of entering 13 14 into an energy efficiency contract.
13 15 The bill provides that in the event of a shortfall of

13 16 guaranteed energy cost savings attributable to the actions of 13 17 a school corporation, the school corporation may utilize
13 18 revenue derived from the regular physical plant and equipment 13 19 levy, or from any other permissible source, to cover the 13 20 shortfall in relation to the school corporation's assigned 13 21 portion of the expected energy cost savings pursuant to 13 22 specified procedures.

The bill additionally provides for the establishment of 13 23 13 24 integrated project delivery contracts by school corporations, 13 25 which would include but not be limited to energy efficiency 13 26 contracts previously described. The bill defines an 13 27 integrated project delivery contract to refer to a single 13 28 contract integrating design, construction, or renovation 13 29 services, which may include maintenance, operations, 13 30 preconstruction, and other related services. The bill

13 31 provides that notwithstanding Code section 26.3, subsection 2, 13 32 which requires a school corporation to have a licensed 13 33 engineer, licensed landscape architect, or registered 13 34 architect prepare public improvement plans and specifications 13 35 and calculate the estimated total cost of a proposed public 14 1 improvement prior to obtaining project bids, a school 14 2 corporation can initiate a request for proposals process to enter into an integrated project delivery contract for the 14 14 4 implementation of energy conservation measures or projects for 14 5 construction or renovation of a facility. The bill specifies 14 6 that a new facility constructed by a school corporation 7 pursuant to an integrated project delivery contract shall 14 8 achieve, at a minimum, the green building council's leadership 14 in energy and environmental design silver rating standard, and 14 14 10 specifies several requirements relating to the content of the 14 11 request for proposals. The bill provides that before entering 14 12 into a contract with the lowest responsible bidder whose 14 13 proposal best meets the needs of the school corporation, a 14 14 selected contractor shall provide evidence of professional 14 15 qualification or affiliation to perform the project, and a 14 16 breakdown of all project costs pursuant to the requirements of 14 17 Code chapter 26.

14 18 The bill makes a conforming change to Code section 297.7 14 19 regarding the applicability of Code chapter 26 regarding 14 20 public construction bidding to energy efficiency contracts and 14 21 integrated project delivery contracts, and authorizes 14 22 utilization of the board-approved physical plant and equipment 14 23 levy, or revenue from any other permissible source, for 14 24 purposes of guaranteeing financing arrangements entered into 14 25 by the school district pursuant to the contracts. The bill 14 26 specifies that area education agencies and community colleges 14 27 making similar guarantees may utilize any allowable funds for

14 28 such purposes.

14 29 The bill further provides, with reference to amounts 14 30 obtained by school districts and community colleges pursuant 14 31 to the energy loan fund administered by the department of 14 32 natural resources, that financing arrangements currently 14 33 authorized to extend beyond a budget year shall not expend 14 34 beyond the expected useful life of an energy conservation 14 35 measure. Additionally, a school district is authorized to 1 repay the loans from either their general fund, or using 2 revenue derived from specified tax levies and bonds.

The bill takes effect upon enactment.

4 LSB 6599XC 82 15

15 5 rn/rj/5

15

15 15