

May 21, 2009

**ENERGY EFFICIENT
SCHOOL PARTNERSHIP REPORT
RAINS ISD
EMORY, TEXAS**

**ENERGY EFFICIENT SCHOOL PARTNERSHIP SERVICE
MS. GLENDA BALDWIN
STATE ENERGY CONSERVATION OFFICE
COMPTROLLER OF PUBLIC ACCOUNTS
111 EAST 17TH STREET
AUSTIN, TEXAS 78774
PHONE: (512) 463-1731**

**ESTES, McCLURE & ASSOCIATES, INC.
ENGINEERING AND CONSULTING
3608 WEST WAY
TYLER, TEXAS 75703
PHONE: (903) 581-2677
JGentry@estesmclure.com**

Josh Gentry, P.E.

TABLE OF CONTENTS

| | |
|------------|---|
| 1.0 | EXECUTIVE SUMMARY |
| 2.0 | DISTRICT ENERGY AND COST PERFORMANCE |
| 3.0 | ENERGY ACCOUNTING |
| 4.0 | RECOMMENDED M & O PROCEDURES |
| 5.0 | MECHANICAL SYSTEMS |
| 6.0 | RETROFIT OPPORTUNITIES |
| 7.0 | OTHER TOPICS |
| 8.0 | FUNDING OPTIONS |
| 9.0 | PROCUREMENT METHODS |

APPENDICES

| | |
|----------|---|
| A | PRELIMINARY ENERGY ASSESSMENT SERVICE AGREEMENT |
| B | BASE YEAR ENERGY CONSUMPTION HISTORY TABLES |
| C | SLEEP IS GOOD INFORMATION |
| D | WATT WATCHERS INFORMATION |
| E | HVAC EQUIPMENT RECORDS |
| F | PCB BALLAST REMOVAL |
| G | ENERGY POLICY |
| H | ENERGY MANAGEMENT PROGRAM EVALUATION |
| I | ENERGY CONSERVATION IN SCHOOLS: PROMOTING THE GREAT NEED |
| J | WATER EFFICIENCY GUIDELINES |
| K | REFRIGERANTS |
| L | OPERATIONAL GUIDELINES |

1.0 EXECUTIVE SUMMARY

The Energy Efficient School Partnership Service is provided by the State Energy Conservation Office (SECO), a division of the Comptroller of Public Accounts of the State of Texas. This service assists school Districts in taking basic steps toward energy-efficient facility operation. Active involvement by the District in the partnership is critical in developing a customized blueprint for energy efficiency.

The first step toward energy-efficient school operation is identifying the current energy performance of District facilities. To that end, an analysis of the utility bills for Rains ISD has been completed by Estes, McClure & Associates, Inc. to determine the annual energy cost (per square foot) and energy consumption (per square foot) of the campus. The energy cost for the District's schools is \$1.35. The energy costs for the Rains ISD campuses are as shown in Section 2 of this report. Since all buildings are served by one electronic meter, the analysis covers all buildings on site.

As a result of the utility bill analyses and consultation with District staff, Estes, McClure & Associates, Inc. has also completed a walk-through energy evaluation for all four schools and the auxiliary buildings: the High School, the Junior High, the Intermediate, the Elementary, Administrative Building, Field House and Agricultural Shop. Specific findings and recommendations on operation and maintenance procedures and cost effective energy retrofits are identified in Sections 4 and 6 of this report. The cost effective energy retrofits identified for the schools that were visited are: provide energy efficient lamps and ballasts, replace gym lighting, replace exit lights, install energy management controls system, and install computer sleep and hibernation software. **We estimate that as much as \$40,882 may be saved annually if the lighting and energy management controls projects are implemented. The estimated cost of these projects totals \$407,823 yielding an average simple payback of 9.98 years.** This estimate does not include the mechanical systems renovation cost. The HVAC recommendations can be seen in section 5 of this report. A more detailed discussion of these recommendations, along with potential sources of project financing, will be provided during the follow-up presentation to the District.

Rains ISD has been paying attention to energy use and has some strategies already in place. These include:

1. A district energy conservation policy adopted by the school board
2. Written district energy conservation guidelines
3. Retrofitting campuses with energy efficient electronic ballasts and T-8 lamps

This report provides additional opportunities based on observations at the four campuses. The following are recommendations the District should consider in order to improve the efficiency of their campuses:

1. Establish an Energy Management Department.
2. Install Energy Management Control Systems.
3. Upgrade existing lighting to new energy efficient lighting in gyms.
4. Upgrade old HVAC to new high efficiency equipment.
5. Have all district computers be able to sleep and hibernate.
6. Upgrade existing lighting to new T-8 lighting throughout the district.

We view the completion of this report and the presentation to Rains ISD as a beginning, not an end. We hope to be an ongoing partner in assisting the District to implement the recommendations listed in this report. Your personal contact at SECO is Ms. Glenda Baldwin (Phone: (512) 463-1731); your contact at Estes, McClure & Associates, Inc. is Josh Gentry, P.E. (Phone: (903) 581-2677). Please call us if you have any questions or comments about this report or other energy management issues.

Prior to conducting the on-site school visit, Mr. Josh Gentry, P.E. coordinated with Mr. Jeff Fisher. Mr. Fisher accompanied Mr. Gentry on the site visits. A copy of the Preliminary Energy Assessment Service Agreement, which authorizes this service, has been included in Appendix A of this report.

2.0 DISTRICT ENERGY AND COST PERFORMANCE

Rains ISD has four campuses, which serve kindergarten through 12th grade, plus an Administration building. The student enrollment as listed on the Rains ISD website is approximately 1630 students.

The energy use performance or energy use index (EUI) and the energy cost performance or energy cost index (ECI) is provided below. Other detailed data is shown on the Base Year Energy Consumption History table provided in Appendix B of this report.

The energy cost index is a valuable tool for comparing the energy cost (\$) of different schools and campuses in a given area. The energy use index allows for comparison of schools on a quantity (BTU) basis. The energy use index (EUI) is useful because it combines different forms of energy (MCF, KW, etc.) into one unit of measure (BTU) on a per square foot basis. The benefit of the EUI is because it is independent of energy price and price changes. The energy cost index (ECI) and the energy use index (EUI) are determined by the following formulas.

$$ECI = \frac{\text{Annual Electrical Cost} + \text{Annual Natural Gas Cost}}{\text{Total Area of School}}$$

$$EUI = \frac{\text{Annual Electrical BTUs} + \text{Annual Natural Gas BTUs}}{\text{Total Area of School}}$$

The following table is a summary of utility costs from March 2008 through February 2009 school year.

| FACILITY | AREA (FT ²) | ECI (\$/FT ²) | EUI (BTU/FT ²) | ENERGY COST (YR) | AVG. ELEC. COST | HVAC |
|-----------|----------------------------|------------------------------|-------------------------------|------------------------|-----------------------|---------------|
| RAINS ISD | 306,988 | \$1.35 | 54,311 | \$413,072 | \$0.112 | SPLIT SYSTEMS |

3.0 ENERGY ACCOUNTING

3.1 Monitoring and Tracking

Rains ISD should consider tracking utility costs on a monthly basis. Utility bills should be reviewed monthly to make sure no errors have occurred.

3.2 Utility Providers and Rates

Rains ISD is provided electricity by Farmers Electric Cooperative. Atmos Energy provides natural gas to the Rains ISD campuses.

3.3 Deregulation Recommendations

Rains ISD should continue to monitor electric deregulation activity. We recommend that a detailed analysis be performed before any long-term agreements for electricity are signed.

3.4 Energy Bonus

During the walk through evaluation of the school it was noticed that the District had some LCD flat panel monitors in some computer areas. LCD flat panel monitors use approximately one-half as much energy as conventional CRT type monitors. By using the flat panel monitor versus a regular monitor, the district is saving approximately \$5 a year per monitor.

The District has upgraded most T12 lighting to the newer T8 lighting throughout the District. By upgrading the lighting the District is saving energy and should consider replacing the remaining T-12 lighting.

3.5 Equipment Records

Rains ISD maintenance department should begin to document the equipment inventory, age, type, etc. for each campus. This is useful for maintenance, master planning, and energy management. This information has been included in Appendix E, and can be maintained by District staff.

4.0 RECOMMENDED M & O PROCEDURES

The following are recommended maintenance and operation procedures. These procedures are no-cost or low-cost recommendations, which can save energy dollars. During the energy evaluation walk through, some of the items listed may or may not have been seen.

Keep Classroom Doors Closed

The exterior doors should be kept closed when the HVAC units are operating. The classroom doors leading into non-air conditioned hallways should be kept closed as much as possible. In addition to saving energy, this will provide for a more comfortable environment.

Turn Off Interior Lights in Unoccupied Areas

The District should continue to encourage all staff to keep lights off in areas that are unoccupied for significant periods of time. The District may wish to install a motion sensor in the common areas such as break rooms so that the lights are off when the building is unoccupied. Encourage staff to use only lights needed for a task.

Maintain Filter Replacement Schedule

Maintain the filters by changing them monthly or quarterly basis. The coils should be cleaned on a regular schedule. As a result, the indoor air quality will be improved along with keeping the HVAC system cleaner and extending the life of the equipment

Limit Usage of Refrigerators, Floor Heaters, and Microwaves in the Classrooms

Individual refrigerators, floor heaters, and microwaves should be limited or restricted in the classrooms. The cost to operate this equipment can be considerable. Some Districts also do not allow use of this equipment because of potential pest infestation, while other Districts charge the teachers a \$30 annual permit fee to offset the utility costs in operating this equipment.

Weatherstrip Exterior Doors

The exterior doors should be sealed so that no daylight can be seen through the doors.

Turn Off Equipment

Turn off computers, printers, copy machines and all other office equipment at night and during the day if not in use for extended time periods. Computers and monitors were observed left on during the walk-throughs.

Also, the computer monitors should be set to sleep mode when not being used for extended periods during the day. A free program on the Watt Watchers web site can be downloaded in order to make your monitors sleep. More information is listed in Appendix C of this report.

Involve Students and Teachers in an Energy Conservation Program

Direct involvement of students and teachers in a program such as “Watt Watchers” has proven to be effective at developing awareness and reducing energy consumption. It is recommended that the District consider implementing a program such as “Watt Watchers”. Information on this program is included in Appendix D of this report.

Keep Insulation on Piping

Some of the insulation on the piping throughout the District needs to be added or simply put back on. The insulation should be inspected and replaced when needed.

Turn Off Lights in Trophy Cases

Most trophy cases are near where there is natural light or in a well lit hall. Turn off trophy case lights to save more energy and take advantage of the existing lighting.

Turn Off Exterior Lights During Daylight Hours

While no exterior lights appeared to be on during walk-throughs, it is good practice to inspect the timeclocks and/or photocells on a regular basis to ensure they are operating correctly. If Energy Management Controls Systems are installed, the exterior lights can be put on a time schedule.

Repair Coil Fins and Panels on Rooftop Units

Some of the RTU access panels are loose, damaged, or poorly secured. This is permitting improper uncontrolled air movement. Straighten the bent fins on the coils to restore proper air flow. Repair and re-secure the unit panels properly. Also consider the installation of hail guards.

Evaluate the Summer Operations for Each Campus

Review of the utility bills show reasonable usage during the summer. Practices such as group cleaning, centralized summer school, and four-day work weeks have been successful in other Districts. The air conditioning systems should be operated a sufficient amount to control humidity in the buildings during unoccupied times.

De-lamp Soft Drink Machines

Soft drink vending machines consume electrical energy to refrigerate the drinks and to illuminate the display. A typical soft drink vending machine costs approximately \$250 per year to operate.

De-lamping and disconnecting the ballasts will save approximately \$80 per year per machine. The lamps in the soft drink machine operate 24 hours per day, 365 days per year. These lamps should be removed. They do not serve a purpose except to illuminate the advertisement on the front of the machine. Soft drink machines with lamps on were observed during the walk-throughs.

Clean Energy Intensive Areas First

The District's custodians should clean energy intensive areas first and then move onto the smaller energy use areas. An example would be to clean areas such as the gymnasiums, large multi-purpose rooms, library, or similar rooms first and then turn their lights off immediately.

Use Window Coverings

Use window blinds as necessary for optimum energy savings and daylighting. During the unoccupied hours of the heating season, the window blinds should be lowered for maximum heat retention. Conversely, the blinds should be raised during occupied hours in the heating season. During the cooling season, the blinds should be kept closed as much as possible.

Lock Out Programmable Thermostats

The programmable thermostats in the District should be locked out to prevent tampering. This can be done by removing the thermostat from the base and setting the lock-out switch. These thermostats can still be overridden by the teachers to provide air conditioning when needed.

Reset Programmable Thermostats

The programmable thermostats in the District should be reset. Reset the thermostats to turn off at approximately 4:00 pm in unoccupied areas. The building will stay conditioned for some time after the HVAC units have been turned off.

Clean Return Air Grilles

The return air grilles should be kept clean. Dirty grilles can result in reduced energy efficiency and reduced quality of the indoor air. These should be cleaned when the filters are changed.

Turn Off Pilot Lights for Gas Heaters

Pilot lights for gas heaters should be extinguished after the heating season. A significant amount of gas is used for these pilot lights especially in older heating units.

Clean Mechanical and Electrical Rooms

Mechanical and electrical rooms should not be used as storage rooms. Assign specific responsibility and accountability to the principal of each school for keeping "stuff" out of these rooms. Cluttered mechanical and electrical rooms result in reduced energy efficiency, deterioration of the components and equipment, increased cost of maintenance, and reduced quality of the indoor air in the classrooms.

Keep Heater/Air Conditioning Air Returns Clear of Obstructions

Several classroom low wall closet plenum return air grilles were observed to be blocked by materials or equipment on the floor. Instruct staff to refrain from placing any objects near return air grilles which might restrict air flow.

Summer Energy Management

The district is doing a good job of turning off the HVAC units during the summer months. The district should continue to setback or turn off all HVAC equipment that is not used during the summer. In addition, custodial staff should be scheduled to minimize the amount of HVAC equipment that operates at any given time. In addition, the school might want to turn off water coolers, vending machines and other equipment not used during the summer months. This also provides an opportunity for cleaning and maintenance of this equipment.

5.0 MECHANICAL SYSTEMS

The mechanical systems and energy management control systems for the schools walked during the evaluation are described in this section. Also listed in this section of the report is a schedule of replacement costs and a ten year plan to change out the HVAC systems.

Elementary School

The HVAC systems for the Elementary School consist of split system heat pumps. The condensing units are located on the roof and the air handlers are located above ceiling. Auxiliary electric heat strips are installed in the air handlers. The outside air for each air handler is supplied through gravity vents on the roof with one vent serving multiple units. There are no automatic dampers on the outside air ductwork. The age of the equipment varies while some of the equipment has reached the end of its useful life. The District should consider replacing these units with energy efficient equipment. The equipment is controlled by programmable thermostats located in each space. The District should consider replacing the thermostats with an Energy Management Control System (EMCS). An EMCS would provide energy savings through scheduling, setback and optimized start of the HVAC system as well as maintenance savings associated with diagnosing and troubleshooting mechanical problems.

Intermediate and Junior High School

The HVAC systems for the Intermediate and Junior High School consist of split system heat pumps. The condensing units are located on the ground and the air handlers are located above ceiling and in closets. Auxiliary electric heat strips are installed in the air handlers. The outside air for each air handler is supplied through gravity vents on the roof with one vent serving individual units. There are no automatic dampers on the outside air ductwork. The age of the equipment varies while some of the equipment has reached the end of its useful life. The District should consider replacing these units with energy efficient equipment. The equipment is controlled by programmable thermostats located in each space. The District should consider replacing the thermostats with an Energy Management Control System (EMCS). An EMCS would provide energy savings through scheduling, setback and optimized start of the HVAC system as well as maintenance savings associated with diagnosing and troubleshooting mechanical problems.

High School

The HVAC systems for the High School consist of split system furnaces. The condensing units are located on the ground and the air handlers are located in mezzanines and in closets. The outside air for each air handler is supplied through gravity vents on the roof or through louvers in each closet. There are automatic dampers on the outside air ductwork.

All equipment was installed when the school was built in 2001. The District should consider planning for the replacement of these units as part of an overall Facilities Master Plan. A Facilities Master Plan allows for the scheduling of capital improvement projects and helps in the budgeting of financial resources. The equipment is controlled by programmable thermostats located in each space. The District should consider replacing the thermostats with an Energy Management Control System (EMCS). An EMCS would provide energy savings through scheduling, setback and optimized start of the HVAC system as well as maintenance savings associated with diagnosing and troubleshooting mechanical problems.

Agricultural Shop and Field House

The mechanical systems for the Agricultural Shop and Field House are split system units with air handlers in closets or above ceiling. The units range in age as some appear to be original to the school and beyond their useful life. The District should consider replacing the units beyond their useful life and adopt a Facilities Master Plan that schedules the replacement of the other units in the future.

Administration Building

The mechanical systems for the Administration Building are split system units with air handlers in the mechanical room. The units appear to be in good condition. The District should consider the installation of an Energy Management Control System in the building. While no units on the Administration Building need to be replaced at this time, the District should consider adopting a Facilities Master Plan that schedules the replacement of the units in the future.

| Location | Total Number of Units at School | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 |
|-----------------------------------|---------------------------------|-----------|------|------|------|------|------|-------------|-----------|-----------|------|------|
| Elementary School | 49 | \$361,500 | | | | | | | | \$307,928 | | |
| Intermediate/Junior High School | 73 | \$261,000 | | | | | | | \$635,606 | | | |
| High School | 59 | | | | | | | \$1,100,827 | | | | |
| Agricultural Shop and Field House | 13 | | | | | | | | | \$176,281 | | |
| Administration | 4 | | | | | | | | | \$49,268 | | |

| | | | | | | | | | | | | |
|---------------|------------|------------------|------------|------------|------------|------------|------------|--------------------|------------------|------------------|------------|------------|
| TOTALS | 198 | \$622,500 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,100,827 | \$635,606 | \$533,477 | \$0 | \$0 |
|---------------|------------|------------------|------------|------------|------------|------------|------------|--------------------|------------------|------------------|------------|------------|

The table above is a schedule of replacement costs and a ten year plan to change out the HVAC systems. The future values are based on a 4% a year inflation rate.

6.0 RETROFIT OPPORTUNITIES

The following recommended retrofit opportunities and energy savings is for all buildings in the District audited.

Replace Gym Lighting

In all gyms, the District should consider replacing the existing metal halide fixtures with energy saving T5HO fixtures. An existing 400 W metal halide fixture consumes about 458 watts per fixture as compared to the T5HO 4-lamp fixture, which consumes approximately 234 watts per fixture, and the 6-lamp T5HO fixture which consumes approximately 351 watts. Also, additional savings may be realized because the fixtures are instant on and off requiring no warm up time and, therefore, are more likely to be turned off when not in use.

| | Estimated Cost | Estimated Energy Savings (year) | Simple Payback |
|--------------------------|-------------------|---------------------------------------|-------------------|
| Elementary School | \$ 15,400 | \$ 2,520 | 6.11 years |
| Intermediate/Junior High | \$ 13,650 | \$ 2,234 | 6.11 years |
| High School | \$ 35,125 | \$ 4,283 | 8.20 years |

Provide Energy Efficient Lamps and Ballasts

Retrofit the existing fluorescent lamps and ballasts in the four-foot and eight-foot fixtures with new energy efficient electronic ballasts and T8 lamps throughout the campus. Existing ballast with two 34-watt lamps consumes approximately 72 watts while new electronic ballast with two T8 lamps will consume approximately 53 watts. This is a savings of 19 watts for every two lamps installed. In addition to the energy savings realized, there will also be maintenance savings since the ballasts have a 25-year rated life. All light fixtures should be cleaned when this work is accomplished.

One four-lamp electronic ballast can be used in four-lamp fixtures which are not double switched. The three-lamp fixtures can also utilize one ballast. This represents a significant cost savings when replacing ballasts. The four-lamp ballasts are wired in parallel such that if one lamp fails then the other three lamps will continue to operate. In addition to the energy savings realized, there will also be maintenance savings since the ballasts have a 25-year life.

All schools throughout the district, that have T12 lighting, should be budgeted for and upgraded to the T8 lamps and electronic ballasts. The ballasts for the T12 fixtures are no longer being manufactured (as of 05/01/05). Also the ballasts are no longer sold in

bulk for new construction (as of 07/01/05). Manufacturers can no longer have T12 ballasts shipped in fixtures (as of 04/06/06) and as of 06/30/10 you will no longer be able to buy replacement ballasts. With these new standards all T12 lighting should be scheduled to be upgraded to the newer technology.

Also if the District has any mercury vapor lamps, the District needs to schedule to have them replaced. As of 2008 mercury vapor ballasts are no longer manufactured or imported according to the 2005 Energy Policy Act.

The District should also make sure that when replacing the old T12 ballasts to make sure and dispose of the PCB ballasts correctly. In Appendix F of this report is a paper about removing PCBs from light fixtures.

The estimated cost below is for all buildings in the District. The estimated cost and savings include the replacement of the gym lighting.

| | Estimated Cost | Estimated Energy Savings (year) | Simple Payback |
|-----------------------------------|----------------|---------------------------------|----------------|
| Elementary School | \$ 16,525 | \$ 2,883 | 5.73 years |
| Intermediate/Junior High | \$ 41,984 | \$ 6,079 | 6.91 years |
| High School | \$ 35,875 | \$ 4,525 | 7.93 years |
| Administration Building | \$ 2,859 | \$ 827 | 3.46 years |
| Agricultural Shop and Field House | \$ 3,779 | \$ 426 | 8.88 years |

Total Estimated Cost - \$102,523

Estimated Savings - \$14,882/Yr

Install Computer Sleep and Hibernation Software

The District should install sleep and hibernation software to there currently 800-900 computers. A typical 17" CRT monitor uses 70-80 watts when on, but only 3-4 watts in sleep mode, a 95% reduction in energy use. Assuming this typical monitor is in use eight hours a day and asleep for the other sixteen hours, during the school year, utilizing sleep mode could save about \$20/monitor/year. Another \$4 savings could be realized by controlling any monitors that are left on during the summer. A free program on the Watt Watchers web site can be downloaded in order to make your monitors sleep. More information is listed in Appendix D of this report.

A computer can be set to hibernate. All data and current settings are saved before the computer "goes to sleep". In this mode it consumes only a few watts, compared to 60-100 watts in normal operation. The potential savings is around \$20 per school year (based on eight hours use and 16 hours of hibernation).

A free program on the Watt Watchers web site can be downloaded in order to make your monitors sleep and your computer hibernate. More information on the sleep is good program is listed in Appendix C of this report. There are also programs on the market that will allow your IT department to “wake up” the computers in order to install updates and then to put the back to “sleep” all remotely.

Install Energy Management Controls (EMCS)

There are no control systems in place for any of the buildings in the District. The District should consider the installation of an Energy Management Control System in all the buildings.

The schools have programmable thermostats for the split system air-conditioning units. The programmable thermostats do not appear to be programmed and/or functioning to their full capability. Providing a modern central control Direct Digital Control EMCS will provide better control of units, (e.g. during occupied, unoccupied, morning start-up, after hours with lower occupancy) and reduce maintenance work load of checking and re-setting individual thermostats.

| | Estimated Cost |
|-----------------------------------|---------------------------------|
| Elementary School | \$ 82,500 |
| Intermediate/Junior High | \$ 108,800 |
| High School | \$ 88,500 |
| Administration Building | \$ 6,000 |
| Agricultural Shop and Field House | \$ 19,500 |
| Total Estimated Cost - \$305,300 | Estimated Savings - \$26,000/Yr |

Replace Exit Lights

Replace the incandescent lamps in the remaining exit signs with new energy efficient LED bulbs. Where warranted, replace the entire fixture with a new LED fixture. In addition to energy savings, these bulbs have a 30-year life which also helps to defray maintenance costs.

| | |
|----------------------------|-------------------------------|
| Estimated Cost - \$75/Sign | Estimated Savings - \$24/Year |
|----------------------------|-------------------------------|

7.0 OTHER TOPICS

7.1 Energy Policy

Successful energy management programs require a strong signal from the board that energy efficiency is a district priority. A district energy policy has been adopted by the school board. We recommend that the policy be periodically reviewed and updated as needed. The board policy should include the following items.

- Statement of concern regarding the overall energy usage, costs, and benefits to the district from reducing costs.
- Statement acknowledging the importance and cost effectiveness of developing an energy management plan.
- Statement of commitment to energy conservation and cost control.
- Preliminary implementation considerations such as:

Authorizing the position of a part-time energy manager or assigning the responsibility to a present employee.

Delegating authority to the energy manager.

Requiring that an energy management plan be submitted for the school board and/or administration's approval.

- Establishment of reporting requirements (e.g., monitoring of utility usage and cost).

A recommended board policy is included in Appendix G. Commitment from upper management is a common factor in school districts having very effective energy programs.

7.2 Energy Management Program

An energy management program evaluation form is included in Appendix H of this report to assist Rains ISD in assessing each of their buildings.

Also the steps to a successful energy management program are:

- Identify the need
- Appoint an energy manager and provide training
- Adopt a district energy policy

- Write and energy management plan and present to school board
- Implement energy accounting system
- Conduct energy audits
- Establish energy committees
- Adopt building operating procedures and guidelines
- Involve school personnel and students
- Obtain publicity
- Create competition and incentives
- Communicate success
- Give personal contact and feedback from energy accounting
- Energy procurement

Included in Appendix I is a published paper titled, "Energy Conservation in Schools: Promoting the Great Need."

7.3 Master Plan

A master plan for air-conditioning and lighting systems for the district's facilities is recommended. This master plan would address and document the following by facility.

- Type of equipment
- Age of equipment
- Efficiency of equipment and systems
- Refrigerant phase-out planning
- Service condition of equipment
- Condition of interface (e.g. condensate, electrical, gas piping, curbs, etc.)
- Controls - type and condition
- Comfort
- Maintenance cost problems
- Outside air
- Parts availability
- Lighting levels

The above evaluation of each building should be summarized in a report including the following.

- Comprehensive evaluation of each building
- Repair, replacement, retrofit options
- Budgets for repair, replacement, retrofit options, along with the advantages and disadvantages of each
- Recommended approach and recommended work
- Priority of work and cost by building, based upon overall needs
- Short term and long range planning

- Phasing of work by priority and need.

7.4 Energy Related to Technology

When technology is added, requirements for electrical and air-conditioning also increase. Energy consumption and energy budgets also are impacted. A technology master plan should take these issues into consideration and make allowances for them through flexible planning. Successful integration of technology into new or existing facilities requires advance planning. Planning issues include the following:

- Available budgets
- Needs
- Space for technology equipment
- Technology equipment room(s)
- Quantity and location of computers and other equipment
- Furniture layout/arrangement flexibility
- Location of TV/monitors
- Timing of information
- Electrical power for technology equipment
- Cooling for electronic equipment and added cooling load
- Positive pressure in electronic equipment room to prevent infiltration of dust, contaminants, etc.
- No high voltage equipment in technology room, no motors, no transformers, etc.
- No water piping over technology equipment
- Energy management planning (e.g. energy cost, operation of computers, after hours, etc.)

Detailed understanding and planning of technology impacts on the building infrastructure is mandatory for successful technology implementation.

7.5 Water Efficiency Guidelines

Guidelines to saving water are included in Appendix J of this report. These guidelines were prepared by the State Energy Conservation Office under the directive of the 77th Legislature.

7.6 Replacement of HVAC Units

The District should plan to replace units as they approach the end of their practical, useful life. These units should be replaced with new high efficiency equipment. The new equipment should have a minimum SEER of 13. There are also several two-compressor or two-speed units on the market now, which offer SEER's up to 17. In addition to the energy savings from operating a more efficient unit, the District should keep in mind that there will also be maintenance savings.

When replacing old HVAC units, the District should also consider if there is enough cooling for the space. Also, the District should make sure that the HVAC meets the current code requirements.

7.7 Refrigerants

Phase out of certain types of refrigerants used in HVAC equipment are required by federal laws. More explanation on the phase out of CFC and HCFC refrigerants can be seen in Appendix K.

7.8 Operational Guidelines

The school district has adopted operational guidelines. Sample operational guidelines are included in Appendix L for additional reference. We recommend that the guidelines be periodically reviewed and updated as needed.

8.0 FUNDING OPTIONS

School districts have traditionally tapped bond money, maintenance dollars, or federal grants to fund energy efficient equipment change-outs or additions such as energy efficient lighting systems, high efficiency air conditioning units, and computerized energy management control systems. Today, a broader range of funding options is available. A number of these are listed below.

Texas LoanSTAR Program

The LoanSTAR (Saving Taxes and Resources) Program, which is administered by the State Energy Conservation Office, finances energy-efficient building retrofits at a current interest rate of 3.0 percent. The program's revolving loan mechanism allows borrowers to repay loans through the stream of cost savings realized from the projects. Projects financed by LoanSTAR must have an average simple payback of 10 years or less and must be analyzed in an Energy Assessment Report by a Professional Engineer who meets criteria. Upon final loan execution, the District proceeds to implement funded projects through the traditional bid/spec process. For more information contact Theresa Sifuentes at 512/463-1896 for more information.

Capital Acquisition Program or Municipal Financing Program

This program also offers loans to purchase and install energy-saving equipment. The minimal loan amount is \$100,000 and interest rates range from 3.0% to 5.0%, depending upon current financial market conditions, the length of the loan, and the District's bond rating. Loan terms are set at three year, four year, seven year, or ten year periods and are not related to project payback. The application procedure is simple: completion of a one-page form and submission of the most recent budget and audit. For more information call 512/467-0222 or visit www.firstpublic.com.

Private Lending Institutions or Leasing Corporations

Banks, leasing corporations, and other private lenders have become increasingly interested in the energy efficiency market. The financing vehicle frequently used by these entities is a municipal lease. Structured like a simple loan, a municipal leasing agreement is usually a lease-purchase arrangement. Ownership of the financed equipment passes to the District at the beginning of the lease, and the lessor retains a security interest in the purchase until the loan is paid off. A typical lease covers the total cost of the equipment and may include installation costs. At the end of the contract period a nominal amount, usually a dollar, is paid by the lessee for title to the equipment.

9.0 PROCUREMENT METHODS

School Districts have several options available for procurement methods. The following are some of the options available.

State Purchasing

The Texas Building and Procurement Commission has competitively bid contracts for numerous items that are available for direct purchase by District. For example, electronic ballasts and T-8 lamps are available. For more information call 512/475-2351 or visit the web site at <http://www.gsc.state.tx.us/stpurch/index.html>.

Competitive Bidding

Plans and specifications are prepared for specific projects and competitive sealed bids are received from contractors. This traditional approach provides the District with more control and projects are specifically defined. Competitive pricing is achieved because the contractors are competing for the same equipment and work. This method results in lower cost and better quality.

Design/Build

Design/Build contracts are usually structured where the Engineer and Contractor are under the same contract to the District. This team approach was developed for fast-track projects, and to have a contractor involved in decisions during the process of preparing plans/specifications. The disadvantage is that the District does not have the independence of the Engineer to totally represent the District. There is less control and protection for the District in substitution of equipment and in quality control.

Purchasing Standardization Management

Purchasing Standardization Management will result in significant dollar savings if integrated into facility improvements that are being planned. For example, District have standardized purchasing of District-wide energy management controls, air conditioning equipment, etc. This approach includes the traditional competitive bidding with pricing structured for present and future, or phased purchasing.

TABLE 1 - BASE YEAR ENERGY CONSUMPTION HISTORY

METER/ACCT#: 3341789800(ELEC), 80-001430247-1164791-9(GAS),
80-001050507-0861745-5(GAS)

(area served by meter)

DISTRICT: RAINS ISD

BUILDING: ENTIRE DISTRICT

FLOOR AREA: 306,988 square feet

STUDENTS: 1630

| MONTH | YEAR | ELECTRICITY DATA | | | WATER | | NATURAL GAS/OTHER FUEL | |
|-------|------|--------------------|-----------------|--------------|----------------------|-------------------|----------------------------|----------|
| | | CONSUMPTION KWH | REP COSTS \$ | BILLED KW | WATER CONSUMPTION | WATER COSTS \$ | CONSUMPTION UNITS (MCF) | COSTS |
| MAR | 2008 | 225,000 | \$20,779 | 829 | 1182700 | \$1,523 | 285 | \$3,057 |
| APR | 2008 | 271,800 | \$28,139 | 1114 | 159500 | \$1,611 | 203 | \$2,146 |
| MAY | 2008 | 282,600 | \$33,436 | 1148 | 123300 | \$1,290 | 142 | \$1,808 |
| JUN | 2008 | 334,800 | \$43,788 | 1168 | 70700 | \$799 | 56 | \$887 |
| JUL | 2008 | 263,700 | \$33,765 | 727 | 118000 | \$1,082 | 36 | \$597 |
| AUG | 2008 | 313,200 | \$37,520 | 845 | 195600 | \$1,942 | 65 | \$829 |
| SEP | 2008 | 350,100 | \$39,128 | 1317 | 614600 | \$5,303 | 1,667 | \$517 |
| OCT | 2008 | 360,900 | \$39,365 | 1157 | 459400 | \$4,667 | 186 | \$2,108 |
| NOV | 2008 | 243,900 | \$27,804 | 1003 | 388300 | \$3,985 | 422 | \$4,556 |
| DEC | 2008 | 282,600 | \$29,080 | 852 | 209200 | \$2,389 | 689 | \$5,563 |
| JAN | 2009 | 238,500 | \$24,853 | 842 | 459500 | \$4,827 | 685 | \$4,342 |
| FEB | 2009 | 260,100 | \$26,788 | 860 | 377900 | \$3,901 | 395 | \$2,217 |
| TOTAL | | 3,427,200 | \$384,445 | 11,861 | 4,358,700 | \$33,318 | 4,831 | \$28,628 |

| | | | |
|-------------------------------|---|------------------|-------------------|
| Annual Total Electricity Cost | = | <u>\$384,445</u> | Per Year |
| Annual Total Energy Cost | = | <u>\$413,072</u> | Per Year |
| Total KWH x 0.003413 | = | <u>11,697.0</u> | x 10 ⁶ |
| Total MCF x 1.03 | = | <u>4,975.8</u> | x 10 ⁶ |
| Total Other x _____ | = | _____ | x 10 ⁶ |
| Total Site BTU's/yr | = | <u>16,672.9</u> | x 10 ⁶ |
| Cost per KWH | = | <u>\$0.112</u> | Per Year |
| Cost per student | = | <u>\$253.42</u> | Per Year |

| | |
|-------------------------------|-----------------------------|
| Energy Use Index: | |
| <u>Total Site BTU's/yr</u> = | <u>54,311</u> BTU/sq.ft./yr |
| <u>Total Area (sq.ft.)</u> | |
| Energy Cost Index: | |
| <u>Total Energy Cost/yr</u> = | <u>\$1.35</u> \$/sq.ft./yr |
| <u>Total Area (sq.ft.)</u> | |
| kwh per square foot = | <u>11.2</u> |
| 1,000 mcf / square foot = | <u>15.7</u> |