



**COMMISSION
AGENDA MEMORANDUM**

Item No. 6g

ACTION ITEM

Date of Meeting March 27, 2018

DATE: March 1, 2018

TO: Stephen P. Metruck, Executive Director

FROM: Terrance Darby, Sr. Environmental Management
Lynn Oliphant, AVF&I Mechanical Energy Management Engineer
Nora Huey, Director Central Procurement Office

SUBJECT: Establishing an Energy Services Company Registry (Short Form)

Amount of this request: \$0

ACTION REQUESTED

Request Commission authorization for the Executive Director to establish an Energy Services Company registry, a list of pre-approved Energy Services Contractors (ESCOs) that the Port can use for future Energy Services Performance contracting.

SUMMARY

An energy service company provides energy solutions such as, energy audits and lighting retrofits to improve energy efficiency. The ESCO model is performance based; the guaranteed energy savings are shared between the Port and the ESCO. Chapter 39.35A RCW allows municipalities to enter and negotiate performance-based energy services contracts. Energy savings performance contracts are used to improve facility energy efficiency, which reduces environmental impacts while increasing cost savings. The financial and operational performance of energy improvements are guaranteed by the ESCO.

Firms included on the registry under this solicitation can be utilized to provide energy equipment and services including but not limited to design, audits, engineering, installation, project management, guarantees, operations, and maintenance for the purpose of reducing energy use or energy cost. The selected firms are required to submit proposals through a request-for-proposal (RFP) solicitation. There is no guarantee of work or funding requested under this authorization request. Future work for energy efficiency projects exceeding \$300,000 requires Commission authorization.

There are several potential energy efficiency projects at Aviation and Maritime that may benefit from energy performance contracting: street lamp replacement, parking garage lighting, interior lighting, lighting controls, facility energy audits, hydronic hot water pump systems, standalone HVAC systems, and campus-wide air handler and chilled water system upgrades. The first possible utilization of the energy services contracting would be performing energy audits included in the 2018 Maritime Environmental expense budget, which allotted \$138,000 for two Investment Grade Audits at Pier 66 and Terminal 91.

There are no attachments to this memo.