

## CITY OF FORT PIERCE, FL

### Energy Savings Performance Contract (ESPC)



In the summer of 2011, the staff of the City of Fort Pierce found themselves in a difficult position. They needed critical mechanical system replacements within the year while experiencing short term budget difficulties caused by declining property values and subsequent revenue shortfalls. The leadership determined it would be advantageous to look into Energy Saving Performance Contracting possible means of addressing this challenge.

Following an extensive selection process by the City of Fort Pierce in 2011-2012, Con Edison Solutions was chosen to perform an Investment Grade Audit (IGA) for a project to help fund the needed mechanical replacements.

As one of ten approved Florida State Term Performance Contractors, Con Edison Solutions has an extensive staff of energy and engineering professionals that includes licensed Professional Engineers, licensed General Contractors, licensed Mechanical Contractors, Certified Energy Managers, and Certified Lighting Efficiency Professionals. The Con Edison Solutions team targeted and surveyed twenty-six (26) City facilities and more than 3,500 high intensity discharge streetlights for in-depth energy analysis. More than \$432,000 in annual energy and maintenance savings were identified, providing sufficient funding to perform all immediately necessary mechanical equipment and controls upgrades.

**Replacing aged equipment with higher efficiency equivalents, using an Energy Savings Performance Contract, provided financial flexibility for the City and its leadership by greatly reducing the need to earmark precious capital dollars for those replacements in the near term.**



#### PROJECT DATA

##### SIZE

10 Buildings  
253,450 Square Feet  
\$6.0 Million Financed  
\$432,000 Year-1 Annual Savings

##### CONSTRUCTION DATES

Start: 03/05/2014  
Completion: 10/30/2015

##### TERM

18-month construction period  
19-year performance measurement period

##### GUARANTEE STATUS

Exceeding performance guarantee

##### FINANCING

\$6 Million third-party municipal lease

##### SCHEDULE STATUS

Completed on time

##### ENERGY CONSERVATION MEASURES/IMPROVEMENTS

- Lighting Retrofit
- Lighting Controls
- Street Lighting Retrofit to LED
- Mechanical Retrofits
- Demand Control Ventilation
- Energy Management Upgrades
- Vending Machine Controls
- Low Flow Water Conservation