



Covington Schools Use New Energy Price Contract to Cut Utility Costs

Covington Independent Public Schools is the first district in Kentucky to utilize the Kentucky Educational Development Cooperative (KEDC) guaranteed energy savings price contract delivery method.



Performance Services

DESIGN-BUILD | GUARANTEED ENERGY SAVINGS | SOLAR POWER

Overview

In July 2016 Covington Independent Public Schools began construction on a major guaranteed energy savings project that will save the District \$260,322 in energy and maintenance costs annually by improving the energy efficiency and environmental quality of all school buildings across the District.

KEDC Price Contract

Covington is the first district in the state of Kentucky to utilize the new Kentucky Educational Development Cooperative (KEDC) guaranteed energy savings price contract.

A price contract is an alternative construction delivery method designed to save school districts time and money with a defined scope before contract.

The District was looking for a different, more transparent way to complete energy savings projects. Superintendent, Alvin Garrison, and personnel director, Eric Neff, performed extensive research to find a qualified provider of guaranteed energy savings projects and through a transparent, competitive selection process, awarded the \$7,972,800 project to Performance Services.

Benefits of the price contract delivery method include:

- Detailed engineering design
- Defined scope before a contract
- Open book, transparent pricing
- Flat cost structure without unnecessary markups

Guaranteed Energy Savings

The project included much needed improvements to all buildings throughout the school district, including an improved learning environment for students, enhanced maintenance and operations of facilities, and measured and verified energy savings. The largest portion of work took place at Ninth District Elementary School. The existing heating, ventilation, and air conditioning system in this building was completely replaced and designed for both comfort and energy efficiency.



High efficiency LED lighting retrofits were also made to **100%** of exterior and interior lighting in all buildings, which reduced energy consumption by **1,077,144 kWh** in the first year.

As a result of these improvements, the District is on track to save **\$260,322 annually**



“We found that the KEDC price contract delivery method provided the best bang for our buck. Unlike the traditional process used to execute energy savings projects, the price contract process demands scope details up front and transparent, open book pricing, eliminating unnecessary markups.”

Eric Neff

PERSONNEL DIRECTOR, COVINGTON INDEPENDENT PUBLIC SCHOOLS



Solar PV

In addition to those improvements, 480 kW of rooftop mounted solar PV arrays were installed at John G. Carlisle Elementary School and the Science Building at the Holmes High School Campus and were energized in October 2017. Covington School's solar panels will produce an estimated 608,000 kWh of power annually. Through a net metering agreement with Duke Energy, energy generated by these solar arrays will be used to offset the electrical energy cost for these two buildings, saving an estimated \$48,000 a year.

“The return on the District’s investment into solar is already evident with the reduction in electrical costs. Over time the savings could amount to millions of dollars in reduced costs.”

Alvin Garrison
SUPERINTENDENT, COVINGTON INDEPENDENT
PUBLIC SCHOOLS





Project at a Glance:

- Buildings: 15
- Square Feet: 681,817
- Contract Total: \$7,972,800
- Completion Date: October 2017
- Annual Guaranteed Energy Savings: \$260,322

Project Highlights:

- LED interior and exterior retrofit
- Digital control system upgrade
- Water conservation retrofit
- Upgraded fans to variable speed motors
- Replaced chillers and pumps
- Replaced boilers and pumps
- Replaced rooftop units
- Replaced cooling towers

“These much needed improvements will provide a better learning environment for our students. The renovations also demonstrate the Covington Board of Education’s commitment to not only preserving our schools, but to improving and creating a sense of belonging for our students, staff, and community.”

Alvin Garrison

SUPERINTENDENT, COVINGTON INDEPENDENT PUBLIC SCHOOLS



Design-Build | Guaranteed Energy Savings | Solar Power

