



# TEXAS ENERGY ENGINEERING SERVICES, INC. (TEESI)

Austin, Laredo

February 6<sup>th</sup>, 2017

Jose Angel Lopez III  
Purchasing Agent  
Webb County  
Purchase Department  
1110 Washington, Suite #101  
Laredo, Texas 78040

RE: Energy Savings Performance Contract (ESPC) Utility Assessment Report Third Party Review Engineering Consulting Services Proposal


Dear Mr. Lopez:

Texas Energy Engineering Services Inc., (TEESI) is pleased to submit the attached proposal for your consideration and approval. Our proposal is valid for 60 days from the date of issuance. Since its inception twenty-eight (28) years ago, TEESI has been involved in some of the most successful energy management programs in the State of Texas.

In 2010, TEESI was selected by the State of Texas Energy Office as one of the two the lead engineering firms to conduct third party reviews of the ARRA (Stimulus) loan funds allocated for building energy efficiency improvement projects in Texas. TEESI successfully completed this project in 2012. TEESI has many years of experience in the field as one of the lead engineering firm conducting third party reviews for the Texas State Energy Conservation Office (SECO) revolving loan program (LoanSTAR) for energy retrofit projects. We believe that because of our many years (28) of experience in energy assessments, design, commissioning, and the third party technical review and implementation of energy retrofit projects, we are among the most qualified firms available to deliver these services.

Thank you for the opportunity to submit this proposal. We are looking forward to have the opportunity to provide quality Professional Energy Engineering Services. If you have any questions or need any additional information about TEESI, please contact me at 512-328-2533 ext. 208 or Mr. Jaime Gomez, PE at our Laredo office (956) 724-1600.

Sincerely,



02/06/2017

M. Saleem Khan, P.E., CxA  
President, TEESI

cc: Jaime Gomez, P.E. – TEESI Laredo Office

1301 S. Capital of Texas Hwy  
Capital View Center – B325  
Austin, Texas 78746  
Phone: (512) 328-2533  
Fax: (512) 328-2544

[www.teesi.com](http://www.teesi.com)  
TBPE#: F-3502

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Phone: (956) 724-1600  
Fax: (956) 724-1605



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Austin, Laredo

February 6<sup>th</sup>, 2017

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Webb County  
Purchase Department  
1110 Washington, Suite #101  
Laredo, Texas 78040

**RE:** Proposal – Energy Savings Performance Contract (ESPC) Utility Assessment Report Third Party Review Consulting Services.

Dear Mr. Lopez:

I am pleased to present a proposal for the above referenced project for your consideration and processing.

## **BASIC SCOPE OF SERVICES:**

The scope of services shall include.

1. Act as an independent third party reviewer for the Utility Assessment Report as prepared by Schneider Electric.
2. Scope of Investment Grade Audit (IGA) review is limited to projects listed in attachment B (information from Investment Grade Audit (IGA) report by Schneider Electric, provided by Webb County). Scope items noted to be developed by Schneider Electric but not included in the Phase 1 project portfolio are excluded from the review scope but can be addressed as additional services, should the County elect to proceed with any in the course of the review process.
3. In conducting the review, TEESI will focus primarily on the proposed improvements from an engineering perspective, the methodology and calculations related to cost savings.
4. Conduct utility metering information review as provided by ESPC.
5. Review and comment on draft M&V plan as prepared by ESPC.
6. Conduct on site visit during the UAR review phase to get familiar with site and spot check existing conditions.
7. Coordination with Owner & ESPC during assessment report review phase as necessary.
8. Provide 3<sup>rd</sup> party review recommendation letter/report to Webb County.
9. Complete Exhibit "A"
10. Complete Exhibit "B"

**ADDITIONAL SERVICES:** The following are not included in the basic scope of services but may be completed as additional services in accordance with rates outlined in Attachment A.

1. Studies, analyses, designs, or reports not specifically included in the scope of work.
2. Design & construction phase monitoring/review services.
3. Utility rebates consulting and processing.

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4. Commissioning Services.
5. Existing life safety systems (Fire alarm, fire sprinkler systems etc.) analysis or design.
6. Forensic investigation, deposition, expert witness services, and other litigation support.
7. Review of Utility Cost Reduction Measures beyond those identified and included in "Phase 1" IGA

## EXCLUSIONS:

1. Invasive investigation or long term monitoring.
2. M&V, sub-metering or real time metering and data gathering.
3. Engineering Assessment, Design, and Project Management Services for the proposed project.

## ASSUMPTIONS & CONDITIONS:

1. All required information for 3<sup>rd</sup> Party review will be provided in timely manner.
2. Construction cost estimates and project listing may need to additionally reviewed and approved by Webb County.
3. TEESI shall maintain the confidentiality of any proprietary information the engineer acquires while reviewing the contract.
4. Webb County will furnish the Consultant (TEESI) with copies of data and information in County's possession needed by the Consultant at the Consultant's request. County agrees to provide this information and render decisions as expeditiously as possible for the orderly progress of the Consultant's services.
5. Webb County to designate Project Manager and authorized representative to act on County's behalf with respect to this Agreement. County will examine the documents and information submitted by the Consultant and promptly render responses to the Consultant on issues requiring a decision by the County.
6. Provide access to and make all necessary provisions for the Consultant to enter public and private property as required for the Consultant to perform its services under this Agreement.
7. County project manager and/or facility supervisor to provide assistance as requested by TEESI.
8. County to require its ESPC contractor to fully cooperate with TEESI.
9. Webb County to pay TEESI for services provided if performance contract does not proceed to implementation.

## PROJECT DURATION:

Anticipated project duration is be 45 - 60 working days from official notice to proceed. The final letter of recommendation/report due to Webb County is contingent upon receiving satisfactory reproses and required backup information to enable TEESI to complete the review.

## FEES & TERMS:

We propose to perform the aforementioned professional engineering services for fixed fee of \$24,920.00.

Additional services as mutually agreed by County and TEESI will be in accordance with Texas Energy Engineering Services, Inc. (TEESI) standard hourly rate schedule (Ref: Attachment A). Owner or Engineer has the right to terminate Contract with a two-week written notice.

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# TEXAS ENERGY ENGINEERING SERVICES, INC. (TEESI)

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If for any reason the project is canceled or put on hold for more than 45 days, Texas Energy Engineering Services, Inc. (TEESI) will be paid in full for all work completed to date, and all data, drawings, and documentation produced to date will be delivered, as outlined in "Deliverables", to Owner upon payment of the final invoice.

### PAYMENT SCHEDULE:

- 50% of payment due upon IGA review phase onsite visit and delivery of initial findings report to Webb County by TEESI.
- 25% due upon completion review of responses by TEESI provided by Webb County and its ESPC contractor.
- The remaining 25% balance due upon delivery of certified 3<sup>rd</sup> party review letter to Webb County.

### INSURANCES:

TEESI to maintain required insurance coverage expected for projects of similar nature. Insurance coverage shall include:

Professional Liability  
General Liability

Worker's Compensation  
Automobile Liability

We are ready to proceed at your convenience and look forward to working with you. Thank you for your consideration of Texas Energy Engineering Services, Inc. for this Project. If the aforementioned terms are acceptable to you, please issue written authorization to proceed with the Project. If you have any questions or require additional information, please do not hesitate to call me. I look forward to working with you.

Sincerely,

APPROVED BY:

APPROVED BY:

02/06/2017

Signature & Date: 2/06/17

(Signature and Date): \_\_\_\_\_

Name / Title: Saleem Khan / President  
(Texas Energy Engineering Svcs, Inc.)

Name / Title: \_\_\_\_\_  
(Webb County, Texas)

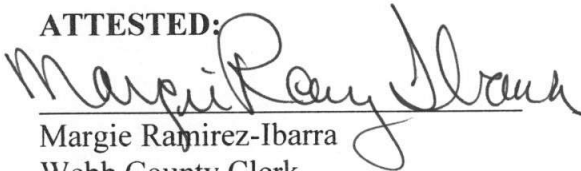
**WEBB COUNTY**



Tano E. Tijerina  
Webb County Judge

Date: \_\_\_\_\_

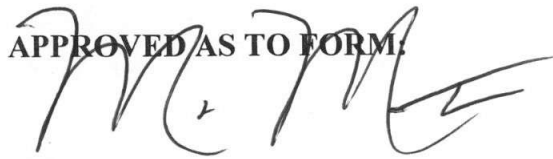
**ATTESTED:**



Margie Ramirez-Ibarra  
Webb County Clerk



**APPROVED AS TO FORM:**



Marco A. Montemayor  
Webb County Attorney

\*By law, the county attorney's office may only advise or approve contracts or legal documents on behalf of its clients. It may not advise or approve a contract or legal document on behalf of other parties. Our review of this document was conducted solely from the legal perspective of our client. Our approval of this document was offered solely for the benefit of our client. Other parties should not rely on this approval, and should seek review and approval of their own respective attorney(s).

Passed and approved by the Webb County Commissioners Court  
On March 13, 2017. Item No. 23.



# TEXAS ENERGY ENGINEERING SERVICES, INC. (TEESI)

Austin, Texas

## Attachment "A: (HOURLY RATES)

### TEXAS ENERGY ENGINEERING SERVICES, INC. (TEESI)

The following are TEESI's standard hourly rates for reference purposes. These rates are applicable for additional work as mutually agreed upon by both parties.

#### TEESI's TYPICAL SCHEDULE OF HOURLY RATES:

Principal, P.E. ....	\$165.00 / hour
Engineering III, P.E.....	\$148.00 / hour
Project Manager (P.E.).....	\$148.00 / hour
Project Manager (Non P.E.) .....	\$130.00 / hour
Engineering II, P.E.....	\$142.00 / hour
Engineer I/Sr. Designer .....	\$115.00 / hour
Graduate Engineer (G-III).....	\$ 95.00 / hour
Graduate Engineer (G-II).....	\$ 90.00 / hour
Jr. Staff Engineer (G-I).....	\$ 85.00 / hour
Senior CAD Designer .....	\$ 78.00 / hour
Junior CAD Designer.....	\$ 65.00 / hour
Technician .....	\$ 68.00 / hour
Engineer Aid / Intern.....	\$ 42.00 / hour
Office Administrator .....	\$ 55.00 / hour
Office Clerk.....	\$30.00 / hour

#### REIMBURSABLE EXPENSES RATES IN EFFECT ON THE DATE OF THE AGREEMENT ARE:

FAX Receipt and Transmission .....	\$0.08/page
8½"x11" Black and White Copies.....	\$0.08/page
8½"x11" Color Copies.....	\$0.28/page
B & W Half Size 24 x 18 (C Size) .....	\$ 1.65/page
B & W Full Size 24 x 36 (D Size).....	\$ 3.30/page
B & W Full Size 30 x 42 (E Size) .....	\$4.95/page
8 ½ x 11 Black & White Scans .....	\$0.28 / page
24 x 18 Plots – PDF Scans.....	\$3.25 /Page
24 x 36 Plots – PDF Scans.....	\$6.60/Page
30 x 42 Plots – PDF Scans.....	\$9.00/Page
Compact Disc (CD).....	\$10.00/CD
Postage and Delivery .....	at cost
Travel (air, auto rental) .....	at cost
Equipment/rental .....	at cost/day plus expenses
Long Distance Phone Calls .....	at cost
Meals and Lodging .....	at corporate established rates
Engineer's Consultants.....	cost plus 10 percent

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# TEXAS ENERGY ENGINEERING SERVICES, INC. (TEESI)

Austin, Texas 78704

## ATTACHMENT "B" (INFO. PROVIDED BY WEBB COUNTY.)

### Project Scope of Work (Schneider Electric)

Webb County  
Phase 1 Proposed Option

Option	Key Benefits	Net Budget Savings Estimate		20 year Guarantee			Est Annual Debt Payment	Contract Amount
		1st 3 Years (2017-2019)	Full 20 Year Net Savings	Full 20 Years	Utility Savings	O&M Savings		
Phase 1 Option	<p><b>Critical Building Needs:</b> Fully Functioning Countywide Building Automation System, HVAC Systems/Central Plant Replaced, Upgraded &amp; Expanded to Serve Downtown Buildings; Set up to Support Future Growth, 10 Year Extended Warranty for Chiller Plant</p> <ul style="list-style-type: none"> <li>• Brings Immediate Budget Relief, replaces failing equipment, address indoor air issues</li> <li>• Provides significant utility savings</li> <li>• Reduces operational savings</li> <li>• Modernizes technologies</li> <li>• Simplifies operations</li> <li>• Improves quality, environment, comfort</li> <li>• Positions County for future growth</li> </ul>	\$ 1,011,305	\$ 4,539,331	\$ 11,183,302	\$ 7,014,414	\$ 4,168,888	\$ 501,469	\$ 7,451,525

#### Phase 1 Cost Details:

	20 Year Utility Savings Guarantee	20 Year O&M Savings Guarantee	20 Year Savings Guarantee	Project Cost (\$)	Simple Payback
Downtown Chiller Plant & Mechanical Upgrades w/ 10 Yr Warranty	\$ 3,390,521	\$ 4,168,888	\$ 7,559,409	\$ 4,978,053	13.2
Building Automation (BAS) Upgrades - Down Town Campus	\$ 3,044,069	\$ -	\$ 3,044,069	\$ 1,294,510	8.5
Building Automation (BAS) Upgrades - Other County Buildings	\$ 579,824	\$ -	\$ 579,824	\$ 249,600	8.6
<b>UCRM Totals</b>	<b>\$ 7,014,414</b>	<b>\$ 4,168,888</b>	<b>\$ 11,183,302</b>	<b>\$ 6,522,163</b>	
Detailed Energy Audit Cost				\$ 300,000	
Scope Development and Engineering Cost				\$ 699,593	
Defer Portion of Incurred Scope & Engineering Development to Potential Future Phases				\$ (300,000)	
Training, Tools, Storage, Job Office, Warranty, etc				\$ 20,620	
Construction Bonding & Insurance Cost				\$ 101,640	
Measurement and Verification Setup, M&V During Construction, First Year PASS				\$ 107,509	
<b>TOTALS</b>	<b>\$ 7,014,414</b>	<b>\$ 4,168,888</b>	<b>\$ 11,183,302</b>	<b>\$ 7,451,525</b>	<b>13.3</b>

\*\*\* Schneider Electric risk for cost recovery, if no future phases are purchased

\*\*\*

Scope developed but not included in any option above could to be considered for future phases	
Rio Bravo Packed Plant (Davco) Renovation AND/OR SBR Plant Renovation	critical need for County, but not clear direction County wants to take with Davco vs. SBR Plant
Lift Station Improvements	critical need for County, can be added as charge order / future phase
Countywide Water Retrofits	great savings opportunity - will reduce usage of critical resource (water) and
Countywide LED Retrofits	great savings opportunity - will save significant energy, provide better lighting for
Rio Bravo Water Meter AMI Upgrade	good financial payback, but not critical need
Rio Bravo SCADA & VFD Upgrades	needed for improved operational efficiency, but not as critical as other needs
UPS	back up equipment for County, can be deferred
Generator Trailer, Space Motors	back up equipment for County, can be deferred
WTP Dewatering Press	provides significant operational savings/benefit, but not critical need
Chiller for Future Expansion	not critical near term need

END

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# TEESI



TEXAS  
ENERGY  
ENGINEERING  
SERVICES, INC. (TEESI)  
(www.teesi.com)

*Facilities-Energy, MEP Design & Commissioning Engineering  
Celebrating 28 years of Excellence.*

TBPE: F-3502

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## A. FIRM PROFILE

Texas Energy Engineering Services, Inc. (TEESI) is a Texas Corporation with main office located at 1301 S. Capital of Texas Highway, Suite B-325 Capital View Center, Austin, Texas. Since its inception in 1989, TEESI has successfully provided quality Mechanical, Electrical, Plumbing (MEP), Energy Management (EM) engineering, HVAC Systems optimization & MEP systems commissioning consulting services to public and private sector clients.

TEESI's goal is to provide its clients the facility planning, energy efficient MEP design and project management services best suiting their needs. TEESI takes pride in its responsiveness to client's questions and needs. TEESI has direct experience in analyzing; designing and implementing specialized technologies to address facility upgrade needs while considering energy and environmental concerns. The engineering staff has completed numerous projects in the following areas:

- ◆ Mechanical, Electrical & Plumbing (MEP) System Analysis & Design
- ◆ New Construction MEP Design & Construction Management
- ◆ Existing Building / Renovations MEP Design & Project Management
- ◆ MEP Construction Observation/Inspection
- ◆ Building Automation and Comfort Control System Analysis & Design
- ◆ HVAC Systems Analysis & Design
- ◆ Thermal Energy Storage (TES) Analysis, Design Implementation & Commissioning
- ◆ Variable Frequency Drive (VFD) Analysis, Design, and Implementation
- ◆ Facilities Preliminary Energy Assessment (PEA) Detailed Energy Assessment (DEA)
- ◆ MEP Design for Sustainability
- ◆ Continuous Commissioning®
- ◆ Retro & New Construction Commissioning (Cx)
- ◆ Measurement & Verification (M&V)
- ◆ Building Energy Simulation and Modeling
- ◆ Task, Ball Field and Gymnasium Lighting Analysis, Design, and Implementation
- ◆ Water & Wastewater Treatment Plant Analysis
- ◆ HVAC system Analysis and Optimization
- ◆ Electrical System Up-grades for Technology
- ◆ Water Conservation
- ◆ New Construction Design Review for energy efficiency
- ◆ Fire Alarm, Security, and Public Address Systems Designs
- ◆ Renewable Energy Evaluation and Design
- ◆ Energy Master Planning
- ◆ MEP Master Planning
- ◆ Third Party Review for Energy Performance Contract
- ◆ Energy Management Training Workshops
- ◆ Utility Rate Analysis, Utility Rebate program evaluation
- ◆ Renewable Energy Analysis and Design

TEESI is equipped with the latest design and drafting software (MEP CAD & REVIT), HVAC & electrical systems diagnostic & assessment tools, hardware, and plotting equipment to efficiently produce quality engineering drawings, specifications, and reports. Our engineering staff has many work-years of experience in bond programs, self-funded and third party, as well as government funded and operated energy analysis and design programs.

### Firm License/Registration /Certification/Professional Association Membership:

- Texas Board of Professional Engineers, Registration Number F-3502
- ACG (AABC) Commissioning Group (#1208-403)
- Full Member, Provider Firm Building Commissioning (BCx) Association (#1418)
- Texas A&M Energy Office of Technology Transfer, Continuous Commissioning® License # L-805
- Energy STAR Partner Firm
- Member, US Green Building Council (USGBC)
- Member, Texas Energy Managers Association (TEMA)
- Historically Underutilized Business (HUB), Certificate Number 1742534271800
- City of Austin Minority-Owned Business Enterprise (MBE), City Vendor Code: VS0000011064
- Disadvantage Business Enterprise (DBE), City Vendor Code: VS000001064

Main Office (Austin): 512-328-2533 Brach Office (Laredo): 956-724-1600

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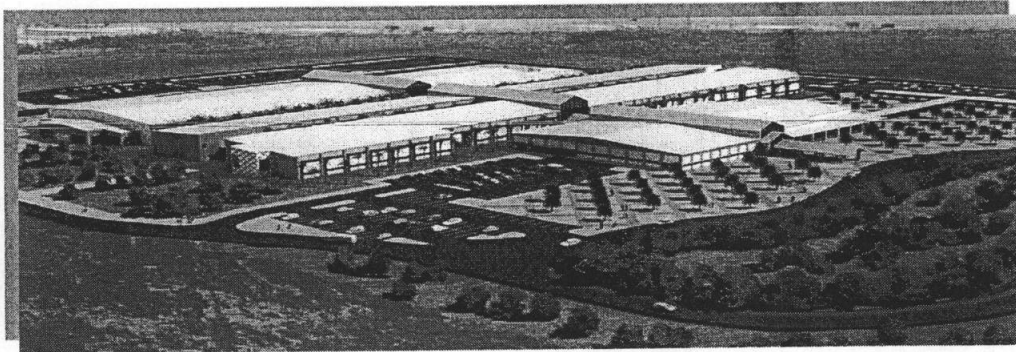
*(Facilities-Energy, MEP Design & Commissioning Engineering)*

## B. MEP DESIGN SAMPLE PROJECTS



**Laredo ISD - Nixon High School, 200,000 SF replacement campus (MEP by TEESI)**

MEP Design High Lights: Complete indoor outdoor LED lighting systems, lighting controls and daylight zones, Special systems, unique HVAC system design with start of the art auto balancing for hydronic and air side systems. Construction Completed August 2015.



**United ISD - New High School, 4200,000 SF complex (MEP by TEESI)**

MEP Design High Lights: Energy efficiency features such DDC controls (optimized sequences) with primary secondary & tertiary pumping systems, indoor lighting controls. This school has the lowest energy use and operating cost per sf compared to other High School campuses within the District. Construction Completed August 2009

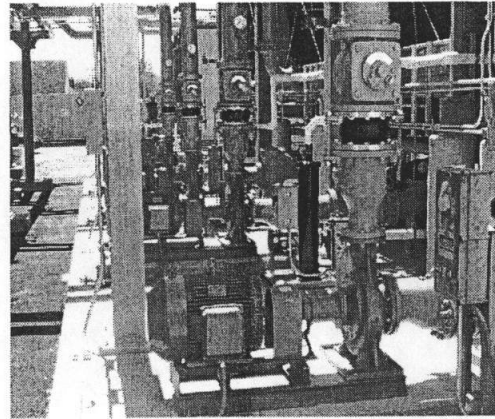
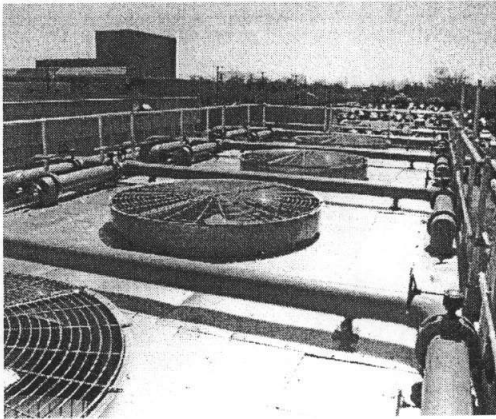


**Texas Community Bank (TCB), Four Story High Rise HQ Building, Laredo, Texas (MEP by TEESI)**

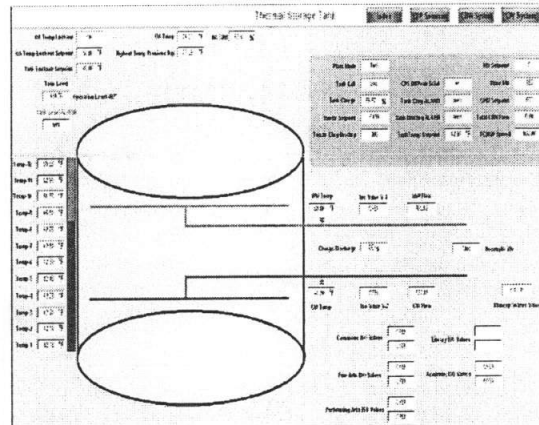
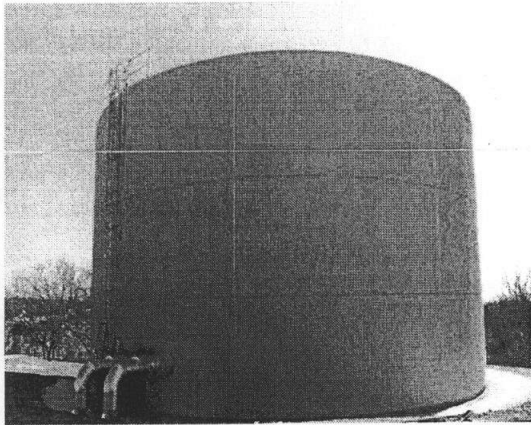
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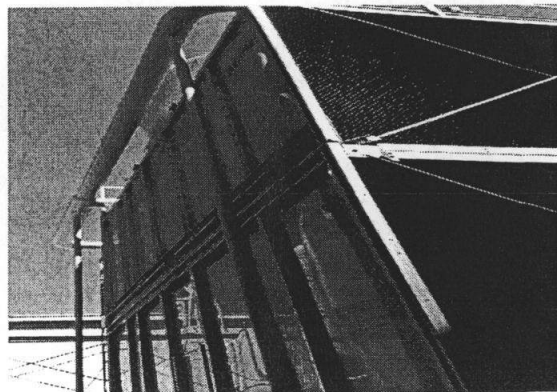
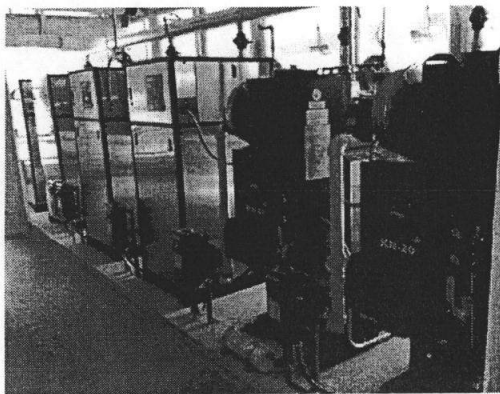
*(Facilities-Energy, MEP Design & Commissioning Engineering)*



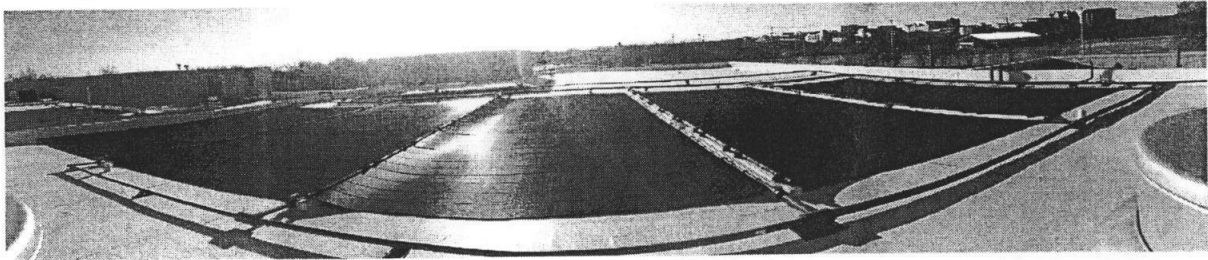
**Alamo Community College, San Antonio, TX - Saint Philips College (SPC)**  
Cooling Tower System Replacement (MEP by TEESI)



**Alamo Community College – Northeast Lake View College (NLC) Thermal Energy Storage Tank.** Similar TES Energy Assessment/design/installation mgmt. & Cx at NVC and PAC campuses (Demand response and load shift strategy). Planning, Design, Commissioning & const. Mgmt. by TEESI



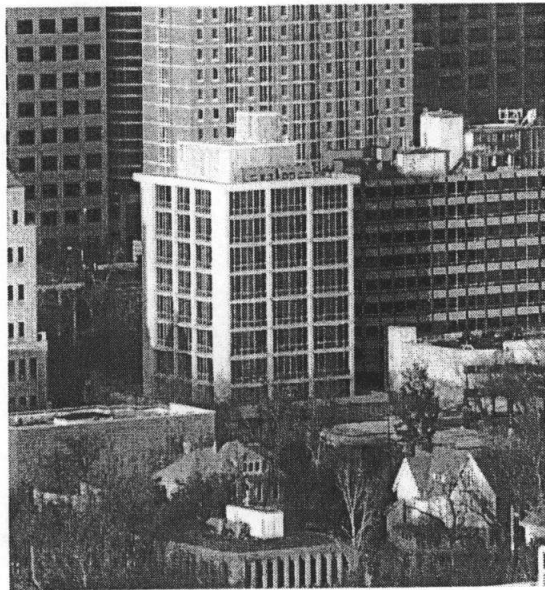
**Alamo Community College - San Antonio College (SAC) Plant Energy Efficiency Upgrades**



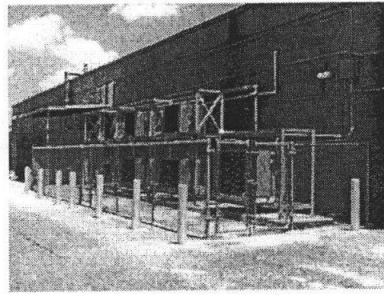
City of San Marcos - Solar Thermal Pool Heating at San Marcos Activity Center. (MEP by TEESI)



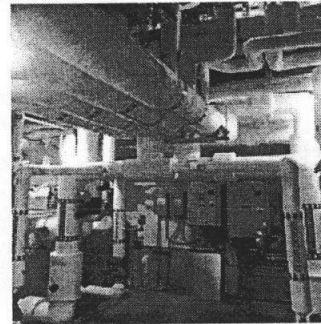
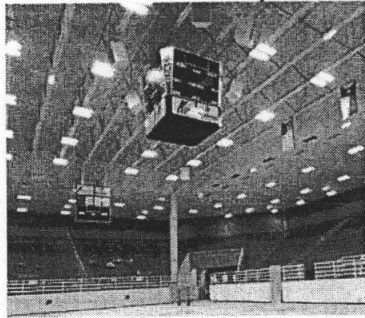
United ISD – Lamar Middle School (MEP by TEESI)



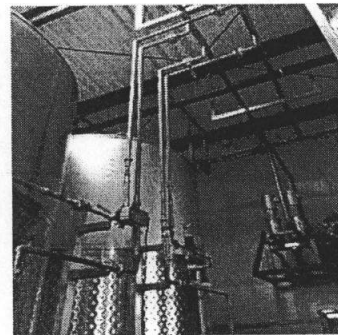
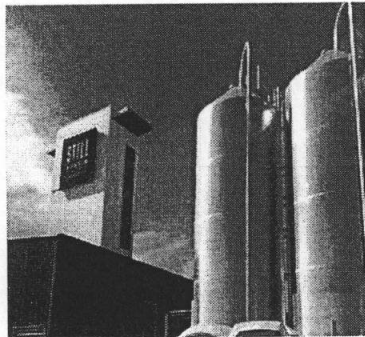
Travis County- 11 Story High Rise Executive Office Building located downtown Austin – Existing Building MEP renovations & finish out, start of art energy efficient HVAC & controls (MEP by TEESI)



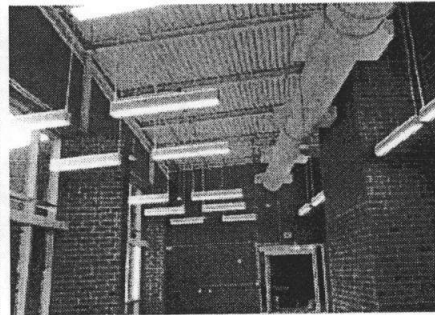
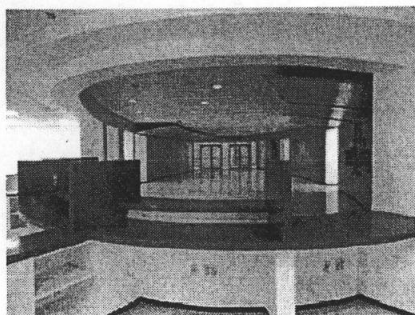
**Texas Department of Health and Human Services (HHSC)- Richmond State Facility Refrigeration System design for food services warehouse**



**AISD Burger Athletic Center – Bond Renovations (MEP by TEESI)**



**Still Austin – Whisky Distillery in City of Austin (Process Engineering by TEESI)**



**Laredo Community College (LCC) - Billy Hall Renovations (MEP by TEESI)**

## C. ENERGY RETROFIT SAMPLE PROJECTS

TEESI - Energy Assessment, Design & Implementation Projects (1996 - PRESENT):

Client - Project Type(s)	Utility/Energy Assessment Rpt.	Design & Implementation	Const. Est. (\$)	Funding Source
Brazos County - Lighting / Electrical, HVAC, Controls	√	√	\$ 600,000.00	Self Funded
Bryan ISD - Lighting / Electrical, HVAC, Controls	√	√	\$ 2,500,000.00	TASB, SECO - LoanSTAR
Burkburnett ISD - Lighting / Electrical, HVAC, Controls	√	√	\$ 770,000.00	SECO - LoanSTAR
China Spring ISD - Lighting / Electrical, HVAC	√	√	\$ 125,000.00	Energy Grant
College Station ISD - Lighting / Electrical, HVAC	√	√	\$ 1,400,000.00	Tax Free Lease
Education Service Center, Region II - HVAC	√	√	\$ 325,000.00	Tax Free Lease
Goliad ISD - Lighting / Electrical, HVAC	√	√	\$ 373,000.00	SECO - LoanSTAR
Itasca ISD - Lighting	√	√	\$ 55,000.00	Energy Grant
Liberty-Eylau ISD - Lighting, HVAC, Controls	√	√	\$ 410,000.00	Energy Grant, LoanSTAR
Northside ISD - Lighting, HVAC, Controls	√	√	\$ 1,000,000.00	SECO - LoanSTAR
Pittsburg ISD - Lighting, HVAC	√	√	\$ 300,000.00	SECO - LoanSTAR
Rice Community Hospital - Lighting / Electrical, HVAC	√	√	\$ 390,000.00	SECO - LoanSTAR
Southside ISD - Lighting / Electrical	√	√	\$ 142,000.00	Energy Grant
United ISD - Lighting / Electrical, HVAC, Controls	√	√	\$ 2,750,000.00	Tax Free Lease, LoanSTAR
Uvalde CISD - Lighting, HVAC	√	√	\$ 180,000.00	Energy Grant
Webb CISD - Lighting / Electrical, HVAC	√	√	\$ 425,000.00	Self Funded
Wichita Falls ISD - Lighting / Electrical, HVAC, Controls	√	√	\$ 3,200,000.00	Tax Free Lease, LoanSTAR
Willacy County - Lighting, HVAC	√	√	\$ 101,000.00	SECO - LoanSTAR
TXM-HMR- BSS- Lighting / Electrical, HVAC, Controls	√	√	\$ 3,900,000.00	SECO - LoanSTAR
TXM-HMR- Austin State Hospital - Lighting, HVAC, Controls	√	-	\$ 1,249,097.00	SECO - LoanSTAR
TXM-HMR - Beaumont State Center - Lighting, HVAC & Controls	√	-	\$ 309,072.00	SECO - LoanSTAR
TXM-HMR - Richmond State School - Lighting, HVAC & Controls	√	-	\$ 2,275,185.00	SECO LoanSTAR, Bond Funded
Alamo Community College (ACCD) - Lighting, HVAC, Controls (Note-1)	√	√	\$ 2,854,000.00	Third Party Financing
El Paso CC (EPCCD) - Lighting / Electrical, HVAC, Controls	√	√	\$ 1,289,000.00	SECO - LoanSTAR
Karnes County Hospital - Lighting / Electrical, HVAC, Controls	√	√	\$ 252,000.00	SECO - LoanSTAR
University of New Mexico - Lighting, HVAC, Controls	√	-	\$ 5,500,000.00	Self Funded
Prairie View A&M University - Lighting, HVAC, Controls	√	-	\$ 6,486,459.00	SECO - LoanSTAR
USAA, San Antonio - Lighting / Electrical	√	√	\$ 1,500,000.00	Self Funded
Iowa Park ISD - Lighting, HVAC & Controls	√	√	\$ 678,000.00	SECO - LoanSTAR
Nueces County - Lighting, HVAC & Controls	√	√	\$ 1,500,000.00	SECO - LoanSTAR
Texas A&M - Lighting	√	Note 2	\$ 3,000,000.00	SECO - LoanSTAR
City View ISD - Lighting, HVAC	√	√	\$ 113,416.00	SECO - LoanSTAR
Three Rivers ISD - Lighting, HVAC	√	-	\$ 177,199.00	SECO - LoanSTAR
Montgomery County - Lighting / HVAC	√	√	\$ 594,850.00	SECO - LoanSTAR
City of Cedar Park - Lighting, HVAC, Controls	√	√	\$ 112,346.00	SECO - LoanSTAR
Travis County EOB Building - HVAC	√	√	\$ 2,200,000.00	DOE-Block Grant Study, Impl self funded
Ft. Hood, DAMC Hospital - Continuous Commissioning®	√	√	\$ 300,000.00	Self Funded - Army MEDCOM
Ft. Bliss, WBAMC Hospital - Continuous Commissioning®	√	√	\$ 350,000.00	Self Funded - Army MEDCOM
City of San Marcos - Lighting, HVAC, Solar Pool Heating, WWTP, EMS	√	√	\$ 1,981,037.00	SECO - LoanSTAR
Austin ISD - Commissioning of HVAC & Controls (2 campuses)	√	√	\$ 250,000.00	ARRA - SECO LoanSTAR
Austin ISD - Lighting, EMS, Controls and Continuous Commissioning	√	√	\$ 4,108,665.00	SECO - LoanSTAR
Alamo Community College (ACCD) - PHASE-I - Lighting, HVAC, Solar Thermal, Thermal Storage	√	√	\$ 4,999,975.00	SECO - LoanSTAR
Conroe ISD - Commissioning, Lighting	√	√	\$ 556,370.00	UAR LoanSTAR, impl CISD funded
Alamo Community College (ACCD) - PHASE-II - Outdoor Lighting, Thermal Storage, Commissioning, Controls	√	√	\$ 6,229,521.00	ARRA SECO - LoanSTAR
Alamo Community College (ACCD) - PHASE-III - Outdoor Lighting, HVAC	√	√	\$ 1,369,921.00	SECO - LoanSTAR
Alamo Community College (ACCD) - PHASE-IV - Lighting, Envelope, Controls, HVAC, Thermal Storage	√	Note 3	\$ 5,151,136.00	Report only for ACCD use.
United ISD - Lighting, HVAC, Commissioning, Power Factor, Cx	√	√	\$ 7,500,000.00	SECO - LoanSTAR
Total			\$ 81,833,249.00	47 Total Projects

Note 1: Energy System Lab at Texas A&M performed project monitoring and commissioning. On October 5, 2004, ACCD received the Energy Innovator Award in Educational Category from City Public Service, the local Utility Provider.

Note 2: TEESI conduct detailed energy assessment for phase one and two, TEESI was contracted to design and implement lighting improvements phase-II with construction budget of \$1.2 million. The project is 100% complete.

Note 3: ACCD use LoanSTAR grade assessment for possible funding in the future.

Main Office (Austin): 512-328-2533 Brach Office (Laredo): 956-724-1600

[www.teesi.com](http://www.teesi.com)

(Facilities-Energy, MEP Design & Commissioning Engineering)

## D. COMMISSIONING SAMPLE PROJECTS

Since its inception in 1989, TEESI has successfully provided quality MEP design, Energy Management (EM) and Commissioning consulting services to public & private sector clients. TEESI has experience with providing commissioning services for projects utilizing various construction delivery methods such as; Design Bid, Design Build, Construction Management at Risk (CMR) and Job Order Contracting (JOC). The engineering staff has completed numerous commissioning projects, following is sample listing within the last ten (10) years:

Building/Facility	Square Footage	Commissioning Type
Ft Bliss William Beaumont Army Medical Center (TX)	700,955	Existing Building
Ft Hood Darnell Army Medical Center (TX)	504,000	Existing Building
Ft Stewart Winn Army Community Hospital (GA)	332,872	Existing Building
Ft Sam Houston Brooke Army Medical Center (TX)	1,349,707	Existing Building
DFW Airport Terminal E and Skylink (DFW)	1,000,000	Existing Building
LBJ High School (United ISD)	316,000	Existing Building
New United High School (United ISD)	430,000	New Construction
Reagan High School (Austin ISD)	252,842	Existing Building
Clifton center (Austin ISD)	35,198	Existing Building
Anderson High School (Austin ISD)	265,180	Existing Building
Robert E Johnson Building (TFC, Austin)	307,091	Existing Building
Barrington Elementary School (Austin ISD)	67,524	Existing Building
Blackshear Elementary School (Austin ISD)	75,757	Existing Building
Cook Elementary School (Austin ISD)	67,355	Existing Building
Doss Elementary School (Austin ISD)	53,960	Existing Building
Odom Elementary School (Austin ISD)	77,997	Existing Building
Langford Elementary School (Austin ISD)	66,418	Existing Building
Woodridge Elementary School (Austin ISD)	68,407	Existing Building
Bedichek Middle School (Austin ISD)	134,313	Existing Building
Lamar Middle School (Austin ISD)	122,313	Existing Building
Webb Middle School (Austin ISD)	110,486	Existing Building
Lanier High School (Austin ISD)	256,564	Existing Building
Flex 15 campus (Conroe ISD - Conroe/Spring Texas)	124,527	New Construction
Conroe ISD ( 4 existing campuses)	732,053	Existing Building
Alamo Community College District Central Plants (ACCD, San Antonio Texas)	3,877,232	Existing Building
City of Austin, Faulk Central Library Boiler (COA, Austin Texas)	30,000	Existing Building
Alexander High School (United ISD)	299,477	Existing Building
United South High School (United ISD)	309,611	Existing Building
Oak Ridge Elementary School (Conroe ISD - Spring Texas)	75,000	Existing Building
Forest Trail Elementary School (Eanes ISD - Austin Texas) (*)	79,400	Existing Building
Valley View Elementary School (Eanes ISD - Austin Texas) (*)	85,000	Existing Building
Runyan Elementary School (Conroe ISD - Conroe Texas) (*)	89,000	New Construction

(\*) Final report phase for closeout, February 2017.

TEESI is uniquely qualified for commissioning projects as it combines design & construction management experience with *expertise in HVAC controls* and software programming of control system for *fine-tuning and optimizing* operations to deliver quality commissioning projects. TEESI is an Energy STAR Partner engineering firm, and can provide solutions for existing buildings regarding goals for sustainability and energy management, such as LEED for existing buildings (LEED-EB). TEESI has experience in developing roadmaps to sustainability, as well as integrating energy and water conservation measures required for energy efficient existing and new buildings commissioning projects. *Following are some certifications and memberships in professional organizations that sets TEESI apart.*

### Relevant Firm License/Certification/Professional Association Membership:

- Certified Commissioning Authority (CxA) AABC (CxA #1208-403)
- Texas A&M Energy Office of Technology Transfer, Continuous Commissioning® License # L-805
- Full Member, Provider Firm Building Commissioning (BCx) Association (#1418)

END

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*(Facilities-Energy, MEP Design & Commissioning Engineering)*



Energy Savings Performance Contracts  
CONFLICT OF INTEREST CERTIFICATION FOR THIRD PARTY REVIEWER OF  
UTILITY MEASUREMENT AND VERIFICATION SAVINGS REPORTS

State Agency/Owner: \_\_\_\_\_

Third Party Reviewer Contractor: \_\_\_\_\_

Contract Name/Number: \_\_\_\_\_

Date of Review: \_\_\_\_\_

As third party provider of periodic energy and water savings reports, I certify that I/we have no financial interest in this project or contractual relationship with the energy service company retained to implement the energy cost-saving retrofits under a guaranteed savings agreement.

\_\_\_\_\_  
*(signature)*

\_\_\_\_\_  
*(printed name)*

\_\_\_\_\_  
*(title or position)*

\_\_\_\_\_  
*(mailing address)*

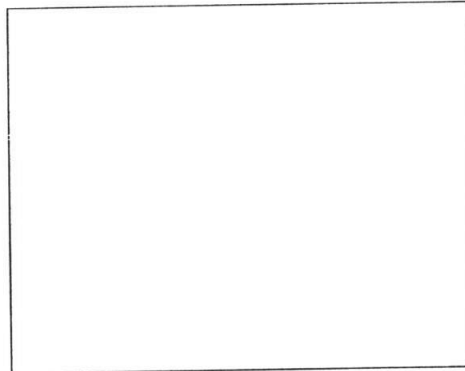
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*(street address)*

\_\_\_\_\_  
*(City, TX)*

\_\_\_\_\_  
*(office telephone number)*

\_\_\_\_\_  
*(email address)*

\_\_\_\_\_  
*(Texas P.E. Registration Number)*



Affix Official P.E. Seal  
(Only if signed by an Engineer)

Energy Savings Performance Contracts  
THIRD PARTY REVIEWER CERTIFICATION

State Agency/Owner: \_\_\_\_\_

Third Party Contractor: \_\_\_\_\_

Contract Name/Number: \_\_\_\_\_

Date of Review: \_\_\_\_\_

State law requires that an independent third party review of the Utility Assessment Report be conducted by a Professional Engineer licensed in the State of Texas. This review, at a minimum, must be both an assessment of the overall program scope of work and a technical review of the consumption savings methodology, program investment, and economic justification.

This review has verified that the following:

Yes      No  
       1) Will the guaranteed annual savings be equal to or greater than the total annual cost of the project, for each year during the life of the Contract?  
  
Document: \_\_\_\_\_ Page reference(s): \_\_\_\_\_

Yes      No  
       2) To the best of my knowledge, do all contract documents comply with all applicable federal, state, and local construction and environmental codes and regulations?  
  
Document: \_\_\_\_\_ Page reference(s): \_\_\_\_\_

Yes      No  
       3) Does the contract contain a Utility Assessment Report?  
  
Document: \_\_\_\_\_ Page reference(s): \_\_\_\_\_

Yes      No  
       4) Does the contract contain an M&V Plan?  
  
Document: \_\_\_\_\_ Page reference(s): \_\_\_\_\_

Yes      No  
       5) Does the contract contain a Sample Periodic Savings Report that documents current energy and water consumption energy and water savings that occur as a direct result of this project?

Document: \_\_\_\_\_ Page reference(s): \_\_\_\_\_

Yes      No  
       6) Does the contract require Payment and performance bonds?

Document: \_\_\_\_\_ Page reference(s): \_\_\_\_\_

Yes      No  
       7) Are all costs for verification of savings, provision of bonds, financing, administration, guarantees, etc. are included in the overall project costs?

Document: \_\_\_\_\_ Page reference(s): \_\_\_\_\_

Yes      No  
       8) As the third party reviewer, I attest to my independence according to Statute.

Document: \_\_\_\_\_ Page reference(s): \_\_\_\_\_

I certify that these contract documents (Contract, Utility Assessment Report, Measurement and Verification Plan, and Sample Periodic Utility Savings Report) meet all minimum requirements of the Texas Government Code Section 2166.406 and the current Energy Savings Performance Contracting Guidelines published by the State Energy Conservation Office.

Additionally, I certify that the savings calculations and the cost reduction estimates presented are factual, accurate, reasonable, and in accordance with generally accepted engineering practices to the best of my knowledge and in my best professional judgment.

\_\_\_\_\_  
*(signature)*

\_\_\_\_\_  
*(printed name)*

\_\_\_\_\_  
*(title or position)*

\_\_\_\_\_  
*(mailing address)*

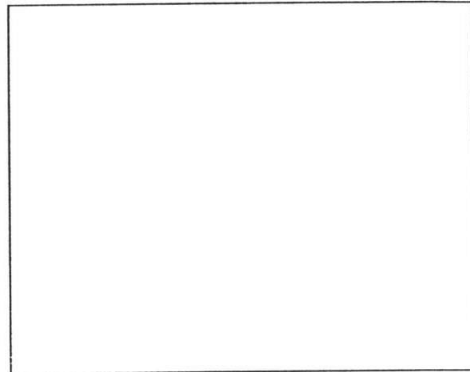
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*(office telephone number)*

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*(email address)*

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*(Texas P.E. Registration Number)*



Affix Official P.E. Seal  
(Only if signed by an Engineer)