



# **Energy and Operational Savings Project Overview Staff Recommendations**

Prepared For: Board of County Commissioners

Board Agenda Date: August 12, 2025

# Project Background



## ■ BOCC Energy Project Summary

- Competitive RFQ Process
- Trane selected based on qualifications
- Investment Grade Audit of all County facilities completed by Trane
- Investment Grade Audit performed by Trane at-risk with no cost to the County until final project is approved

## ■ Recommended Project meets/exceeds expectations

- Project is under original \$10M budget
- Lighting scope is smaller based on completed work by the County



# Project Motivation and Timing

## Why Change?

- ✓ To continue leadership on environmental conservation
- ✓ Reduce operating cost and capital requirements
- ✓ Continued focus on operational savings

## Why Now?

- ✓ Project reinforces Martin County's environmental leadership
- ✓ 2026 14% FPL rate increase is proposed
- ✓ Project is budget neutral as required by law and is funded from future energy and operational savings

## Why Trane?

- ✓ Trane has delivered results and has excellent existing relationship with Martin County
- ✓ Quality project that reduces operating and lifecycle costs
- ✓ Local team with proven track record



# Project Recommendations

- Water Conservation – All Facilities
- LED Lighting – All Remaining Facilities
  - Improve aesthetics and reduce energy/operating costs
  - Standardizes inventory and reduces maintenance
- PSC connection to Jail Chiller Plant
  - Avoids PSC air-cooled chiller replacement cost
  - Replaces standby emergency generator for PSC
  - Adds generator to Jail chiller plant



# Project Recommendations

- Cummings Library HVAC replacement
  - Addresses humidity control issues/risks in old section of library
  - Conversion to water-cooled system from R-22 split systems for lifecycle savings, better comfort and humidity control, and added system service lifetime
- Energy Management Control Systems Optimization
  - Courthouse/COB, Blake Library, Admin Building
  - Leverages analytics provided with energy management system to drive additional energy savings



# Project Financial Summary

## Recommended Energy Conservation Measures

Project Scope		Annual	Project Metrics		
Building or Facility	ECM Description	Total Savings	Utility Rebates	Service + M&V	ECM Cost
Multiple	Interior Lighting	\$109,082	\$0	\$5,219	\$992,745
Multiple	Parking Lot Lighting	\$9,797	\$0	\$517	\$193,520
Multiple	Water Conservation	\$15,987	\$0	\$1,500	\$237,238
PSC/Jail Chiller Plant	Chiller Plant Tie-In	\$246,947	\$1,786	\$24,000	\$2,051,650
Cummings Library	A/C Replacement	\$113,261	\$0	\$20,050	\$2,234,662
Jail Chiller Plant	400 kW Generator/ATS	\$46,230	\$0	\$0	\$693,450
PSC	One 300 kW Generator/MTS	\$38,694	\$0	\$0	\$580,414
Blake Library	Intelligent Services	\$8,424	\$0	\$4,405	\$0
Admin Building	Intelligent Services	\$6,497	\$0	\$4,405	\$17,021
Courthouse/COB	Intelligent Services	\$21,319	\$0	\$3,805	\$21,015
<b>Totals</b>		<b>\$ 616,238</b>	<b>\$ 1,786</b>	<b>\$ 63,901</b>	<b>\$ 7,021,715</b>

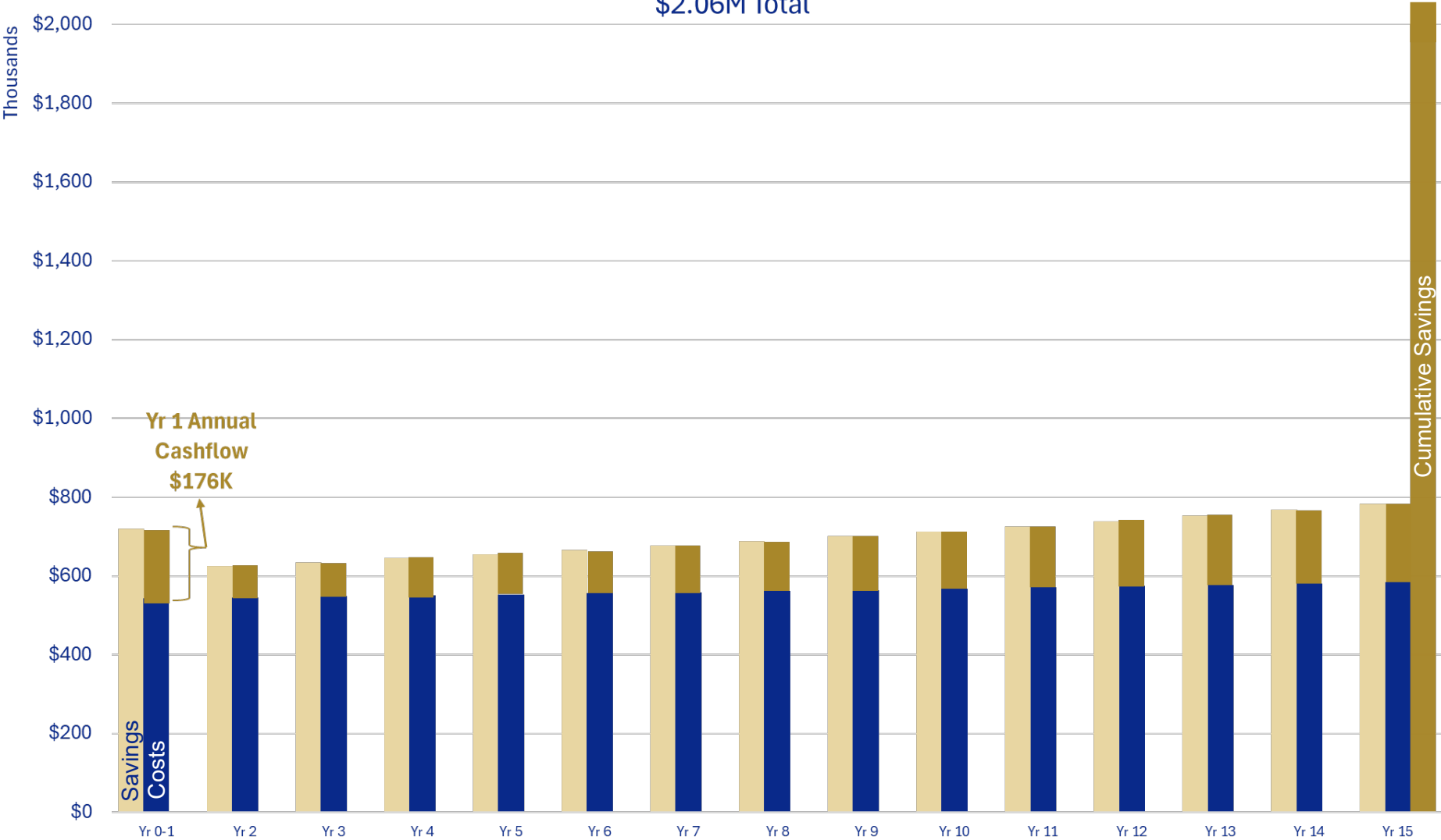
- Project costs financed by Bank of America 15-year tax-exempt lease
- Energy savings are guaranteed by Trane
- Project provides cash flow from energy and operational savings
- Debt Payment using Energy Savings and General Services Department FARB



# Project Financial Summary

## Annual Savings & Cost

\$2.06M Total



# Martin County Results

- Total Energy Project Savings: \$61,007,953 (includes new project)
- County-wide Impact:
  - Reduces operating and capital need
  - Creates cash flow and funds required projects
  - Good policy - Addresses resiliency and climate issues

## *Martin County - Summary of Energy Project Results*

<u>Project Name/ESCO</u>	<u>Contract Years</u>	<u>Current Contract Year</u>	<u>Capital Renewal</u>	<u>Actual Total Savings to Date</u>	<u>Total Project Savings</u>	<u>Metric Tons of CO2 Equivalent Avoided<sup>2</sup></u>
<i>Jail - FPL</i>	2007-2016	Completed	\$ 2,400,000	\$ 3,428,571	\$ 3,428,571	11,484
<i>General Services - Trane</i>	2009-2024	15/16	\$ 4,815,465	\$ 10,449,871	\$ 11,146,529	33,471
<i>Parks Sports Lighting - Trane</i>	2013-2022	9/10	\$ 8,138,628	\$ 11,847,020	\$ 13,163,356	7,416
<i>Jail - Trane</i>	2021-2034	3/14	\$ 12,810,301	\$ 4,449,300	\$ 20,763,401	1,734
<i>Health Department - Trane</i>	2020	n/a	\$ 1,594,000	\$ 633,805	\$ 2,112,683	34
<i>Martin County 2025 Project</i>	2025-2040	Proposed	\$ 7,021,715	\$ -	\$ 10,393,413	997
<b>Totals</b>			<b>\$ 36,780,109</b>	<b>\$ 30,808,567</b>	<b>\$ 61,007,953</b>	<b>55,136</b>

<sup>1</sup> Health Department energy savings calculated but not performed as guaranteed energy savings performance contract

<sup>2</sup> Climate metrics per EPA Greenhouse Gas Equivalencies Calculator

