

House Bill 1659

By: Representative Teper of the 61st

A BILL TO BE ENTITLED
AN ACT

1 To amend Chapter 10 of Title 13 of the Official Code of Georgia Annotated, relating to
2 contracts for public works, so as to enact the "Guaranteed Energy Cost Savings Act"; to
3 define certain terms; to authorize governmental units to enter into guaranteed energy cost
4 savings contracts; to provide for bid proposal procedures; to establish standards and
5 procedures for awarding of guaranteed energy cost savings contracts; to impose certain
6 requirements on qualified providers of energy cost saving measures; to provide for related
7 matters; to repeal conflicting laws; and for other purposes.

8 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

9 **SECTION 1.**

10 Chapter 10 of Title 13 of the Official Code of Georgia Annotated, relating to contracts for
11 public works, is amended by adding at the end thereof a new article, to be designated as
12 Article 3, to read as follows:

13 "ARTICLE 3

14 13-10-100.

15 This article shall be known and may be cited as the 'Guaranteed Energy Cost Savings Act.'

16 13-10-101.

17 As used in this article, the term:

18 (1) 'Energy cost savings measure' means a training program or new facility or existing
19 facility alteration designed to reduce energy consumption, operating costs, or water and
20 other natural resources consumption, and may include one or more of the following:

21 (A) Insulation and reduced air infiltration of the building structure including walls,
22 ceilings, and roofs or systems within the building;

23 (B) Storm windows or doors, caulking or weather stripping, multiglazed windows or
24 doors, heat absorbing or heat reflective glazed and coated window or door systems,

- 1 additional glazing, reductions in glass area, or other window and door system
2 modifications that reduce energy consumption;
- 3 (C) Automated or computerized energy control systems, including computer software
4 and technical data licenses;
- 5 (D) Heating, ventilating, or air conditioning system modifications or replacements;
- 6 (E) Replacement or modification of lighting fixtures to increase the energy efficiency
7 of the lighting system without increasing the overall illumination of a facility, unless
8 an increase in illumination is necessary to conform to the applicable state or local
9 building code for the lighting system after the proposed modifications are made;
- 10 (F) Indoor air quality improvements;
- 11 (G) Energy recovery systems;
- 12 (H) Electric systems improvements;
- 13 (I) Life safety measures that provide long-term operating cost reductions;
- 14 (J) Building operation programs that reduce operating costs;
- 15 (K) Other energy conservation related improvements or equipment, including
16 improvements or equipment related to renewable energy; or
- 17 (L) Water and other natural resources conservation.
- 18 (2) 'Governmental unit' means a state government agency, department, institution,
19 college, university, technical institute, legislative body, or other establishment or office
20 of the executive, judicial, or legislative branch of this state authorized by law to enter into
21 contracts, and counties and municipalities. The term governmental unit shall not include
22 a local school system.
- 23 (3) 'Guaranteed energy cost savings contract' means a contract for the implementation
24 of one or more energy cost savings measures.
- 25 (4) 'Operational cost savings' means expenses eliminated and future replacement
26 expenditures avoided as a result of new equipment installed or services performed.
- 27 (5) 'Qualified provider' means a person or business experienced in the design,
28 implementation, and installation of energy cost savings measures.
- 29 (6) 'Request for proposals' means a negotiated procurement that is announced through
30 a public notice from a governmental unit which will administer the guaranteed energy
31 cost savings contract requesting innovative solutions and proposals for energy
32 conservation measures. The request for proposal shall include the following:
- 33 (A) The name and address of the governmental unit;
- 34 (B) The name, address, title, and phone number of a contact person at such
35 governmental unit;
- 36 (C) The date, time, and place where proposals must be received;
- 37 (D) The evaluation criteria for assessing the proposals; and

1 (E) Any other stipulations and clarifications the governmental unit may require.

2 13-10-102.

3 (a) A governmental unit may enter into a guaranteed energy cost savings contract in order
4 to reduce energy consumption or operating costs of government facilities in accordance
5 with this article.

6 (b) All energy cost savings measures shall comply with current local, state, and federal
7 construction and environmental codes and regulations. Notwithstanding any provision of
8 law to the contrary, a guaranteed energy cost savings contract does not include
9 improvements or equipment that allow or cause water from any condensing, cooling, or
10 industrial process or any system of nonpotable usage over which public water supply
11 system officials do not have sanitary control to be returned to the potable water supply.

12 13-10-103.

13 (a) Before entering into a guaranteed energy cost savings contract, a governmental unit
14 shall submit a request for proposals. The governmental unit shall evaluate any proposal
15 from a qualified provider and shall select the qualified provider that best meets the needs
16 of the unit. After reviewing the proposals, the governmental unit may enter into a
17 guaranteed energy cost savings contract with a qualified provider if it finds that the amount
18 it would spend on the energy cost savings measures recommended in the proposal would
19 not exceed the amount of energy or operational cost savings, or both, within a 15 year
20 period from the date installation is complete, if the recommendations in the proposal are
21 followed. The governmental unit shall analyze the following:

22 (1) The estimates of all costs of installation, modifications, or remodeling, including,
23 without limitation, costs of a preinstallation energy audit or analysis, design, engineering,
24 installation maintenance, repairs, debt service, and postinstallation project monitoring,
25 data collection, and reporting, as well as whether energy consumed or the operating costs,
26 or both, will be reduced; and

27 (2) The qualifications of the provider.

28 (b) The governmental unit shall provide public notice of the meeting at which it proposes
29 to award a guaranteed energy cost savings contract, the names of the parties to the
30 proposed contract, and the purpose of the contract. The public notice shall be made at least
31 ten days prior to the meeting.

32 (c) The guaranteed energy cost savings contract shall include a written guarantee of the
33 qualified provider that either the energy or operational cost savings, or both, will meet or
34 exceed the costs of the energy cost savings measures within 15 years. The qualified
35 provider shall reimburse the governmental unit for any shortfall of guaranteed energy cost

1 savings on an annual basis. The guaranteed energy cost savings contract may provide for
2 payments over a period of time, not to exceed 15 years.

3 (d) Notwithstanding any provision of law to the contrary, before entering into a guaranteed
4 energy cost savings contract, the governmental unit may require the qualified provider to
5 file with the governmental unit a payment and performance bond relating to the installation
6 of energy cost savings measures that is in an amount the governmental unit finds
7 reasonable and necessary to protect its interests and that may also cover the value of the
8 guaranteed savings on the contract and is conditioned on the faithful execution of the terms
9 of the contract.

10 (e) A governmental unit, or several governmental units together, may enter into an
11 installment payment contract or lease purchase agreement with a qualified provider for the
12 purchase and installation of energy cost savings measures.

13 (f) Guaranteed energy cost savings contracts of state governmental units shall comply with
14 the requirements of Code Section 50-5-64. Guaranteed energy cost savings contracts of
15 counties and municipalities shall comply with the requirements of Code Section 36-60-13.
16 The governmental unit may include in its annual budget and appropriations measures for
17 each subsequent fiscal year any amounts payable under guaranteed energy savings
18 contracts during that fiscal year.

19 (g) A governmental unit may use a combination of capital expenditures or other specially
20 designated funds for any guaranteed energy cost savings contract, including purchases
21 using installment payment contracts or lease purchase agreements.

22 (h) State aid and other amounts appropriated for distribution to, or reimbursement to, a
23 governmental unit may not be reduced as a result of energy cost savings realized from a
24 guaranteed energy cost savings contract or a lease purchase agreement for the purchase and
25 installation of energy cost savings measures."

26 **SECTION 2.**

27 All laws and parts of laws in conflict with this Act are repealed.