

Senate Bill 180

By: Senator Carter of the 13th

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 a new article to read as follows:

12 "ARTICLE 4

13 13-10-110.

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

15 13-10-111.

16 As used in this article, the term:

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

20 (A) Insulation and reduced air infiltration of the building structure including walls,
21 ceilings, and roofs or systems within the building;
22 (B) Storm windows or doors, caulking or weather stripping, multiglazed windows or
23 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, including all local political subdivisions such as counties, municipalities, and
22 public school districts.

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 proposals 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 13-10-112.

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 13-10-113.

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 the lesser of
20 a 20 year period or the average useful life of the energy cost savings measures from the
21 date installation is complete and has been accepted by the government unit, if the
22 recommendations in the proposal are followed. The governmental unit shall analyze the
23 following:

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

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

34 (c) The guaranteed energy cost savings contract shall include a written guarantee of the
35 qualified provider that either the energy or operational cost savings, or both, will meet or

1 exceed the costs of the energy cost savings measures within the lesser of 20 years or the
2 average useful life of the energy cost savings measures. The qualified provider shall
3 reimburse the governmental unit for any shortfall of guaranteed energy cost savings on an
4 annual basis. The guaranteed energy cost savings contract may provide for payments over
5 a period of time, not to exceed the lesser of 20 years or the average useful life of the energy
6 cost savings measures.

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

14 (e) A governmental unit, or several governmental units together, may enter into an
15 installment payment contract or lease-purchase agreement with a qualified provider or a
16 third party financing company designated by a qualified provider, or both, for the purchase
17 and installation of energy cost savings measures within a term not to exceed the lesser of
18 20 years or the average useful life of the energy cost savings measures from the date the
19 energy cost savings measures have been completed and accepted by the governmental unit.

20 (f) Guaranteed energy cost savings contracts, including installment payment contracts and
21 lease-purchase agreements financing the contracts may extend beyond the fiscal year in
22 which they become effective. The governmental unit may include in its annual budget and
23 appropriations measures for each subsequent fiscal year any amounts payable under
24 guaranteed energy savings contracts, including installment payment contracts and
25 lease-purchase agreements financing the contracts, during that fiscal year.

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

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

33 **SECTION 2.**

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