

City of Angleton - Facilities Project

A photograph of the City Hall building in Angleton, Texas. The building is a two-story structure with a central entrance featuring a white portico and columns. The words "CITY HALL" are prominently displayed above the entrance. The main body of the building is constructed of brick. In the foreground, there are several dark metal park benches with wooden slats. The scene is set outdoors with trees and a clear blue sky.

CITY HALL

60% Development Overview

July 2023

Scope of Work

Original Scope

60% Development presented 7/19/23

Post 7/19/23 meeting - Updated 60%

List of Facilities

City Hall	12,200 sq. ft.
Police Station	14,500 sq. ft.
Recreation Center	41,000 sq. ft.
Animal Shelter	5,058 sq. ft.
Fire station 1	8,700 sq. ft.
Fire station 2	1,832 sq. ft.
Fire station 3	6,930 sq. ft.
Parks	

Energy Conservation Measures

- Lighting
- Mechanical
- Water
- Building Envelope
- BAS

Renewables Discussion

- Battery Storage
- Micro Grid
- Solar
- EV Charging
- EV Fleet

Utility Baseline and Savings

Note: any changes to the scope of work will be noted and possibly annotated in the IGA contract. Any subsequent development costs will also be agreed to in IGA development.

ECM ID	Opportunity	City Hall	Police	Rec Center	Animal	FS 1	FS 2	FS 3	City Hall Annex	WWTP	BG Peck	Dickey	Basics	Freedom	Veterans	Masterson	Dog Park	Number of Sites per Opportunity
Lighting																		
1	Interior LED Lighting																	6
2	Exterior LED Lighting																	6
3	Sports Field LED Lighting																	3
4	Park Area LED Lighting																	6
Mechanical, Electrical, and Plumbing																		
5	HVAC Unit Replacement																	3
6	HVAC Armor																	7
7	Building Envelope																	7
8	Chlorine Generation for Pools																	1
9	Water Meters																	1
Building Automation and Control																		
10	Comprehensive Network Building Automation System																	5
11	Retrocommissioning of HVAC Units Existing to Remain																	5
Sustainability and Resiliency																		
12	Solar PV																	3
13	Battery Energy Storage and Microgrid																	2
14	Back Up Generator																	
15	EV Public Charging																	
16	EV Fleet Charging																	
17	EV Fleet Vehicles																	
Total Number of Opportunities per Site		6	6	8	5	6	4	4		1	2	2	1	1	1	1	1	
Up for Discussion																		
Removed from Consideration																		

ECM ID	Opportunity	City Hall	Police	Rec Center	Animal	FS 1	FS 2	FS 3	City Hall Annex	WWTP	BG Peck	Dickey	Basics	Freedom	Veterans	Masterson	Dog Park	Number of Sites per Opportunity
Lighting																		
1	Interior LED Lighting																	6
2	Exterior LED Lighting																	6
3	Sports Field LED Lighting																	3
4	Park Area LED Lighting																	6
Mechanical, Electrical, and Plumbing																		
5	HVAC Unit Replacement																	
6	HVAC Armor																	7
7	Building Envelope																	7
8	Chlorine Generation for Pools																	1
9	Water Meters																	1
Building Automation and Control																		
10	Comprehensive Network Building Automation System																	7
11	Retrocommissioning of HVAC Units Existing to Remain																	5
Sustainability and Resiliency																		
12	Solar PV																	3
13	Battery Energy Storage and Microgrid																	
14	Back Up Generator																	
15	EV Public Charging																	
16	EV Fleet Charging																	
17	EV Fleet Vehicles																	
Total Number of Opportunities per Site		5	4	7	5	5	5	5		1	1	1	1	0	1	1	1	
Up for Discussion																		
Removed from Consideration																		

Red – removed from continued development

Yellow – still in development

Scope Map



	Mechanical
	Indoor Lighting
	Outdoor Lighting
	Onsite Chlorination
	Building Envelope
	Building Envelope
	Solar Array

Icons on map are representations of scope but not explicit



BENEFITS

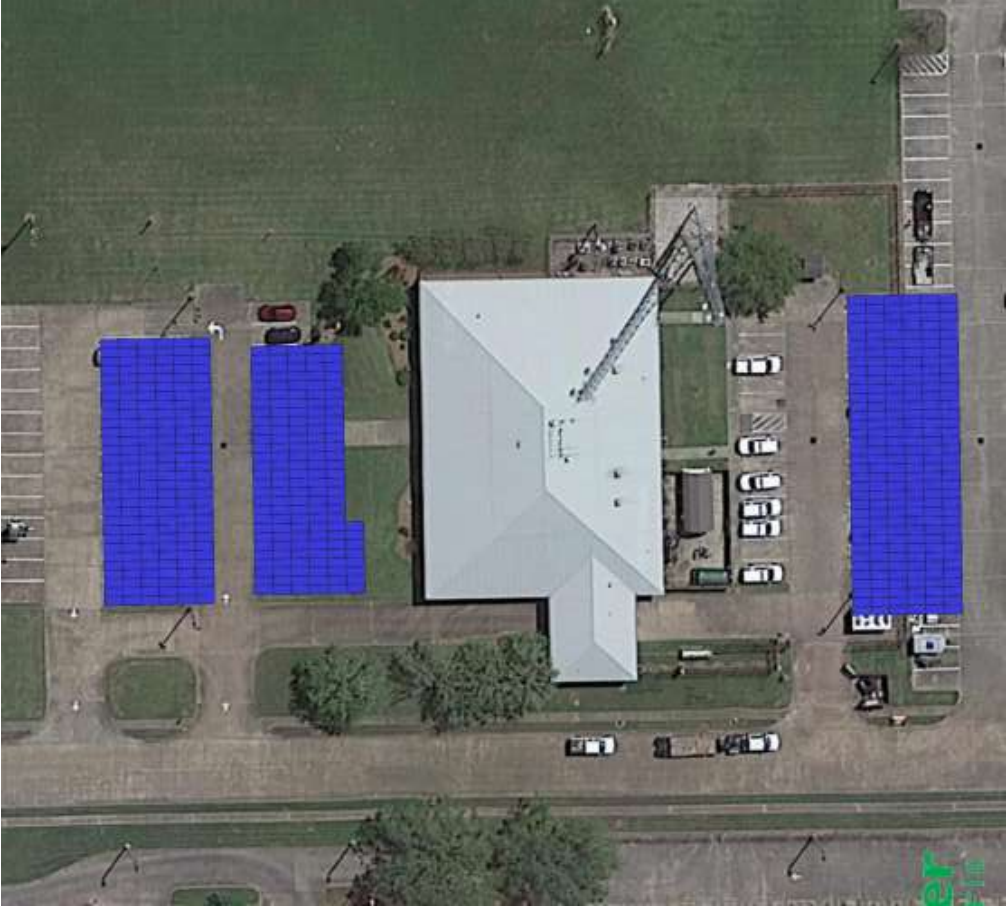
- Will provide power and reduce Kw consumption
- The city generates revenue as power is sold back to utility
- Revenue comes as credit
- Affords a 13-year payback on the entire project





Rec Center

Police Department



WWTP



Benefits of the Project to the City

Solar PV (Carport and Ground Mount)

Reduces electrical consumption (kWh rates will change with the new electrical utility agreement in 2031)

Costs supplemented by monetizing Tax Credit

Sell back Kw = revenue generation

In/Outdoor and Sports field lighting

~~Onsite chlorine generation~~

HVAC replacements

Building automation systems (BAS) upgrades

Training needs met on BAS

City Events

Keep Angleton Beautiful

Earth Day and Energy Awareness Month

Marketing initiative

Awareness

Press Releases, news coverage, social media

Rebates – cash to the city after completion

LED Grant \$50K, app due in 10 days!

Industry recognition where possible for green initiatives

Project costs offset by savings - reinvesting into city facilities and leveraged Federal Funds

What's next

Finalizing cost and funding source

Financing Options Discussion/Workshop - 7/24/23

- Tax Exempt Lease Purchase
- Annual Budget Allocation
- Rebates
- Federal Funding Incentives
- Cash/Bond
- Cost avoidance (anticipated increase in electrical cost per kWh)

Timeline

City of Angleton, Texas	
Best Case Estimated Timeline Performance Contract Opportunity	
<small>Council Meetings held 4th Tuesday of each month at 6:00 PM, workshop 2nd Tuesdays 121 S. Vinesco</small>	
Recommend ESCO	October 25, 2022
IGA scope discussion to populate IGA	November 16, 2022
Execute IGA	March 30, 2023
IGA Kick off onsite meeting	May 10, 2023
30% development review with client	June 28, 2023
60% development review with client	July 19, 2023
Finance Options meeting	July 24, 2023
75% completion meeting	September 13, 2023
Final IGA Results Due to customer	September 28, 2023
Council approval to purchase project / sign contract	October 24, 2023
Third party engineering to receive scope for review	October 24, 2023
Third party engineering review due back	November 14, 2023
Mobilize team to begin construction	December 5, 2023
Installation complete	estimated 9 months

Anticipate 9/26/2023 Final Development Presentation

10/23/23 Council approval

Life Is On

Schneider Electric

Life Is On

Schneider
Electric