



# Construction Projects Update

## Students, Schools, Safety

February 27th, 2024



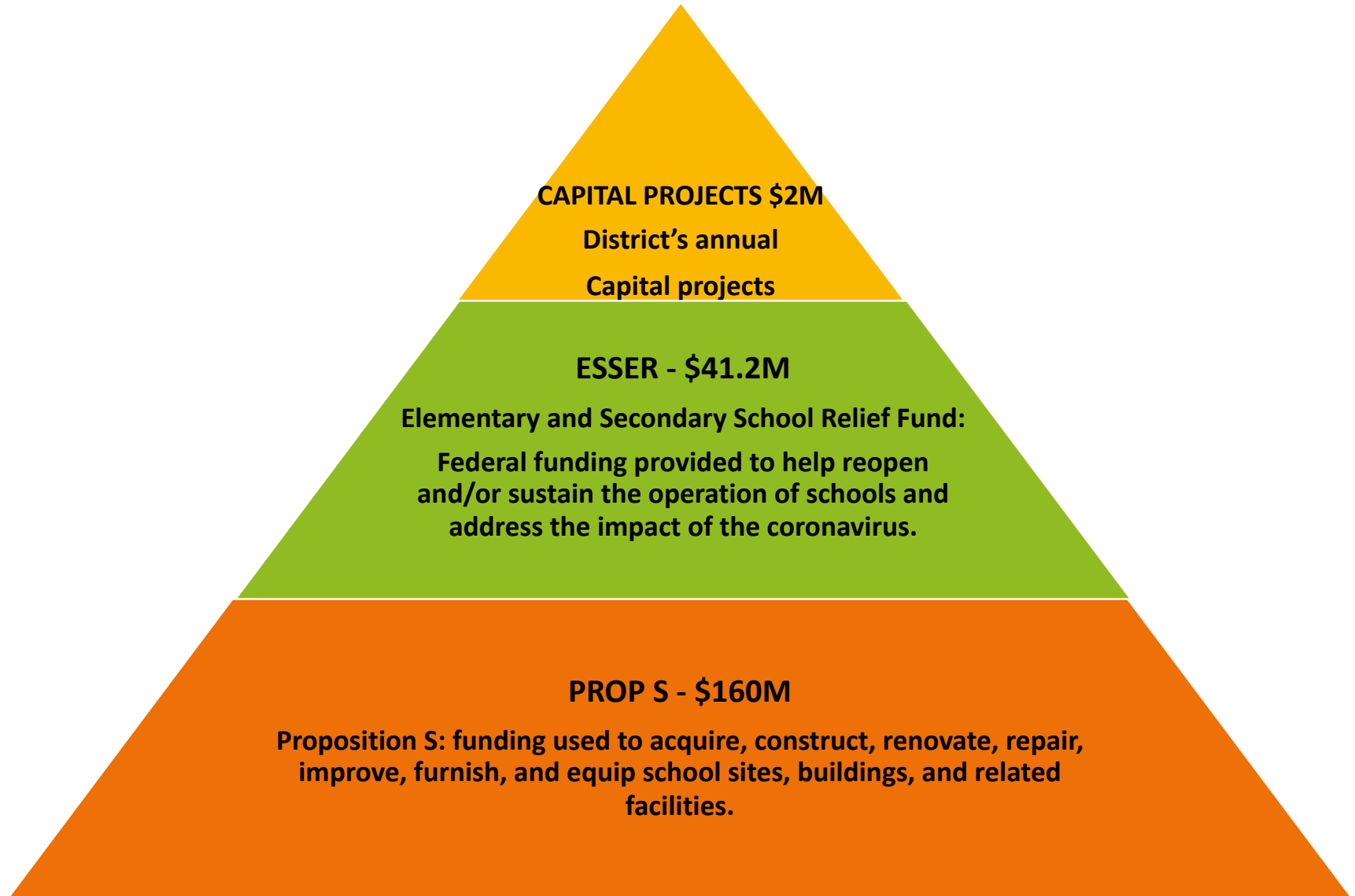
# AGENDA

1. Funding Sources
2. Projected Schedule
3. Active Projects
4. Upcoming Projects





# Funding Sources







## Fencing

### Completed:

- Open Schools – Herzog, Laclede, Mason, Jefferson, Bertha Gilkey
- Closed Schools – Baden, Cote Brilliante, Cupples, DeAndreis, Euclid, Ford, Farragut, Mark Twain, Northwest, Scullin, Simmons, Turner Middle, Walnut Park

### In Progress:

- Open Schools – Dewey, Shaw, Columbia, Ashland
- Closed Schools – Dunbar, Eliot, Hempstead, Jackson

### Upcoming:

- Open Schools – Mallinckrodt, Betty Wheeler, Buder

### Remaining:

- Open Schools – Oak Hill, Mann, Shenandoah, Sigel, Humbolt, Froebel, Meramec, Woerner
- Closed Schools – Banneker, Clay, Cleveland, Fanning, Gundlach, Langston, Marshall & Branch, Stow, Turner Branch



# Fencing



## SCHEDULE

### PROGRESS SUMMARY

Notice to Proceed: July 2023  
 Substantial Completion: May 2024\*

\*Actively working with CMT to get more crews and expedite completion

### PROGRESS UPDATE

- ❖ Open Schools – Laclede, Herzog, Columbia, Jefferson, and Bertha Gilkey complete. Mason and Ashland are in progress
- ❖ Closed – Baden, Mark Twain, Northwest, and Walnut Park temporary fence installation complete. Eliot in progress

### 4-WEEK LOOK AHEAD

- ❖ Open Schools
  - ❖ Ashland – Complete fence replacement
  - ❖ Mason – Complete fence replacement
  - ❖ Dewey – Complete fence replacement
  - ❖ Shaw – Complete fence replacement
- ❖ Closed Schools
  - ❖ Eliot – Complete temporary fencing
  - ❖ Clay – Complete temporary fencing
  - ❖ Jackson – Complete temporary fencing
  - ❖ Farragut– Complete temporary fencing
  - ❖ Turner Branch – Complete temporary fencing

### SCHEDULE & WEATHER DELAYS

- ❖ None Currently

## FINANCIAL

### CMT CONSTRUCTION CONTRACT

Original Contract: \$1,783,011  
 Changes to Date: \$0  
**Current Contract: \$1,783,011**

### CONTINGENCY BUDGET

Contingency Spent: \$0  
**Remaining Contingency \$178,301**

Proposed Changes \$0  
**Remaining Balance: \$178,301**

**Percent Billed 19%**

**Funding Source Prop: GOB Capital, ESSER, PROP S**

## HOT LIST (risks)

### SCHEDULE RISKS

- ❖ Weather delays

### BUDGET RISKS

- ❖ Vegetation removal
- ❖ Preexisting post footings

### MISCELLANEOUS ITEMS

- ❖ None currently

## RFIs & SUBMITTALS

### RFIs

RFIs generated to date: 2  
 RFI's in review: 0

### Submittals

Critical submittals under review: 0



# Fencing



Eliot (Before)



Eliot (After)



Pamoja (Before)



Pamoja (After)



## Drinking Fountains



### Completed:

- Bertha Gilkey, Bryan Hill, Carver, Clyde Miller, Columbia, Herzog, Hickey, Laclede, Lexington, Mullanphy, Nance, Soldan, Stix, Sumner, Vashon, Walbridge, Washington Montessori, Yeatman

### In Progress:

- Hamilton, Beaumont, Metro

### Upcoming:

- Gateway Complex

### Remaining:

- Adams, Admin Office, Adult Education, Ames, Buildings & Grounds, Buder, Busch, Carnahan, Carr Lanes, Central VPA/CSMB, Compton Drew, ESO Freobel, Henry, Hodgen, Humboldt, Jefferson, Betty Wheeler, Long, Lyon, Madison, Mallinckrodt, Mann, Mason, McKinley, Meda P, Meramec, Monroe, Nappa, Nottingham, Oak Hill, Peabody, Roosevelt, Shaw, Shenandoah, Wilkinson, Woerner, Woodward





# Drinking Fountains



## SCHEDULE

### PROGRESS SUMMARY

- ❖ Notice to Proceed: August 2023
  - ❖ Substantial Completion: October 2024\*
- \*Per 8/24/23 Schedule pending updated schedule

### PROGRESS UPDATE

- ❖ 78 fountain replacements complete  
Blewett (3), Bryan Hill (4), Pamoja (5),  
Vashon (6), Sumner(3), Soldan (7)
- ❖ Clyde C Miller in progress

### 4-WEEK LOOK AHEAD

- ❖ Metro – Complete demolition and installation of 2 drinking fountains
- ❖ De Peres – Complete demolition and installation of 2 drinking fountains
- ❖ Gateway Complete – Complete demolition and installation of 9 drinking fountains
- ❖ Adult Ed – Complete demolition and installation of 1 drinking fountain
- ❖ Clyde C Miller – Complete demolition and installation of 4 drinking fountains

### SCHEDULE & WEATHER DELAYS

- ❖ Weather Days To Date: 0

## FINANCIAL

### HANKINS CONSTRUCTION CONTRACT

Original Contract:	\$2,279,460
Changes to Date:	\$16,500
<b>Current Contract:</b>	<b>\$2,295,960</b>

### CONTINGENCY BUDGET

Contingency Spent:	\$16,500
<b>Remaining Contingency</b>	<b>\$211,446</b>

Proposed Changes:	\$29,716
<b>Remaining Balance:</b>	<b>\$170,284</b>

Percent Billed 34%

Funding Source Prop: **ESSER**

## HOT LIST (risks)

### SCHEDULE RISKS

- ❖ Delivery of remaining drinking fountains

### BUDGET RISKS

- ❖ Unforeseen existing pipe conditions

## RFIs

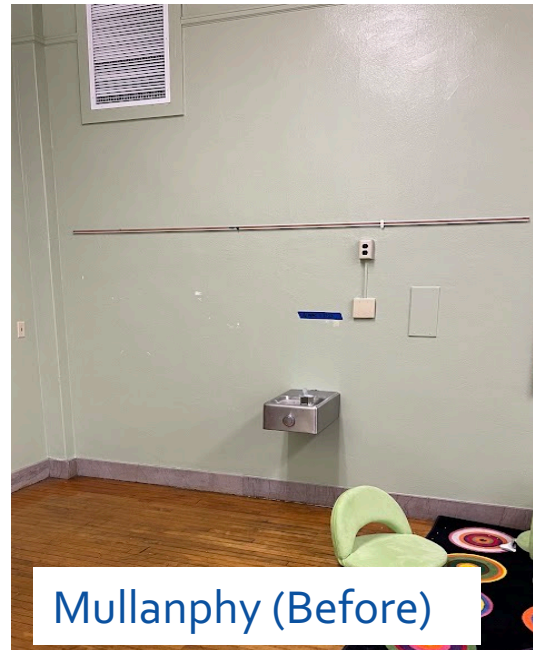
RFIs generated to date:	2
RFI's in review:	0

## SUBMITTALS

**Critical Submittals 0**



# Drinking Fountains



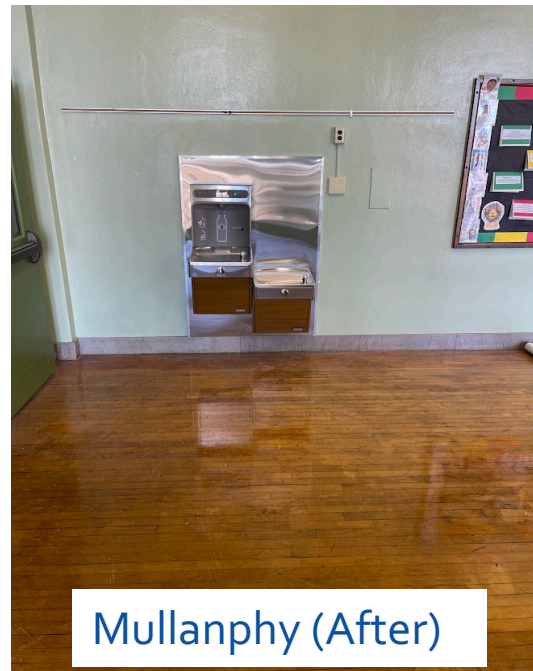
Mullanphy (Before)



Stix (Before)



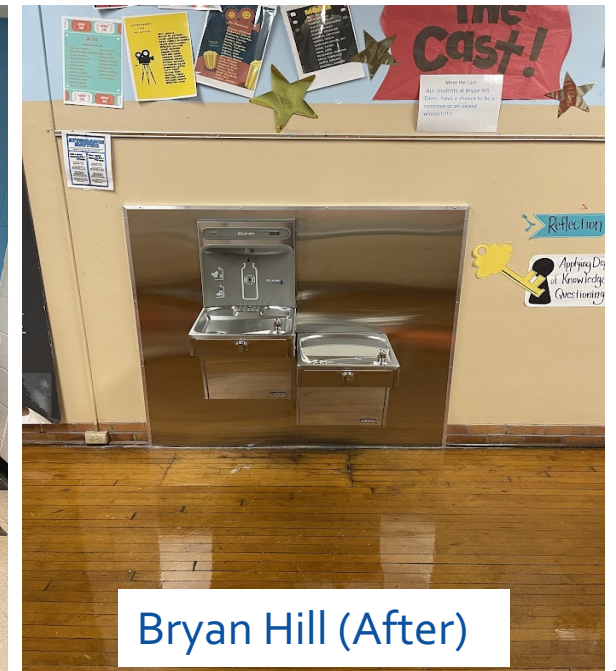
Bryan Hill (Before)



Mullanphy (After)



Stix (After)



Bryan Hill (After)



## Flooring

### Completed:

- Soldan - Cafeteria back of house corridor and stair landings
- Blewett – Principal Office carpet replacement
- Herzog - Classroom 100 and carpet replaced
- Lexington – Main office (Rooms A – G) carpet replacement
- Stevens - Cafeteria LVT replacement
- McKinley CJA - Weight room floor

### Upcoming:

- Meda P Washington - Library flooring replacement

### Remaining:

- Stair treads
- Carpet Replacement – Carr Lane, food Service, Gateway Complex, Gateway STEM, Mallinckrodt, Mason, Metro, Mullanphy, Patrick Henry, Roosevelt, Shaw, Stix, Sumner, Vason, Washington Montessori
- VCT Replacement – Bertha Gilkey, Buder, Betty Wheeler, Central VPA, Gateway STEM, Mallinckrodt, Mason, Metro, Mullanphy, Nottingham, Shaw, Stix, Sumner, Vashon, Woodward, Washington Montessori
- Hardwood Finish – Adams, Ashland, Bryan Hill, Buder, Central VPA, Meramec, Metro, Mullanphy, Nottingham, Patrick Henry, Shaw, Sumner, Wyman



# Flooring



## SCHEDULE

### PROGRESS SUMMARY

Notice to Proceed: April 2023

Substantial Completion: 8 schools by April 2024\*

\*Awaiting Subcontractor Master Schedule

### PROGRESS UPDATE

- ❖ Soldan Cafeteria back of house corridor and stair landings complete
- ❖ Blewett – Principals Office carpet replacement complete
- ❖ Herzog classroom 100 and Carpet replaced complete
- ❖ Lexington – Main Office Room A – G carpet and base replacement complete

### 4-WEEK LOOK AHEAD

- ❖ Stevens Cafeteria LVT replacement
- ❖ McKinley CJA Weight Room Floor
- ❖ Meda P Washington library flooring and base

### Spring Break

- ❖ Gateway STEM – Rm 434
- ❖ Mullanphy – Main Office and Main Office Restroom

## FINANCIAL

### FLOORING SYSTEMS CONTRACT

Original Contract:	\$1,622,790
Changes to Date:	\$0
<b>Current Contract:</b>	<b>\$1,622,790</b>

### ALLOWANCE / CONTINGENCY BUDGET

Original Contingency	\$162,279
Contingency Spent:	\$0
Proposed Changes:	\$2,605

**Remaining Balance: \$159,674**

**Percent Billed 0%**

**Funding Source Prop: ESSER**

## HOT LIST (risks)

### SCHEDULE RISKS

- ❖ Abatement
- ❖ Custodial Services

### BUDGET RISKS

- ❖ Unforeseen subfloor repairs

## RFIs

### RFIs

RFIs generated to date:	0
RFI's in review:	0

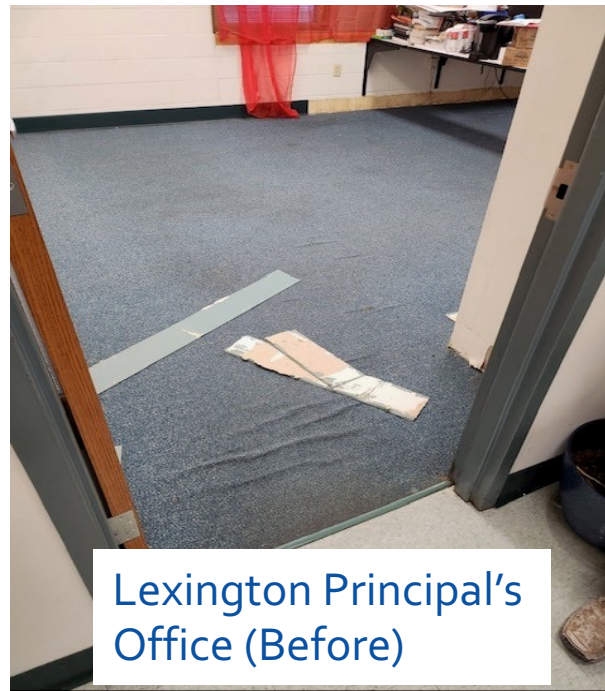
## SUBMITTALS

### Submittals

Critical submittals under review: 0



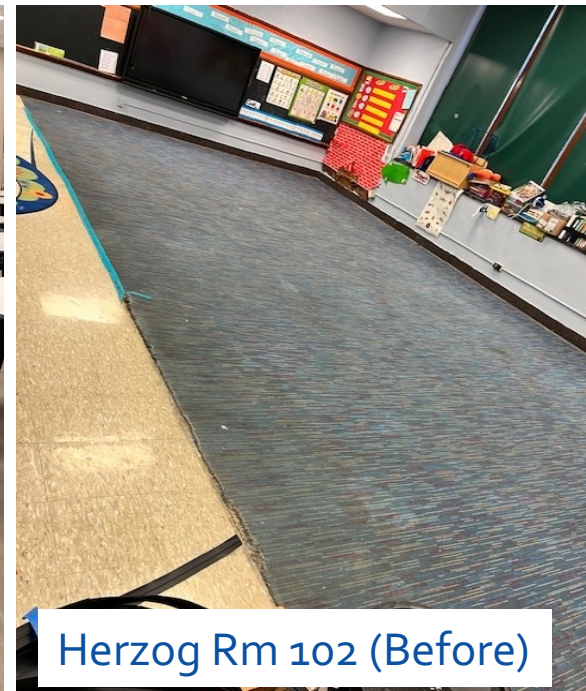
# Flooring



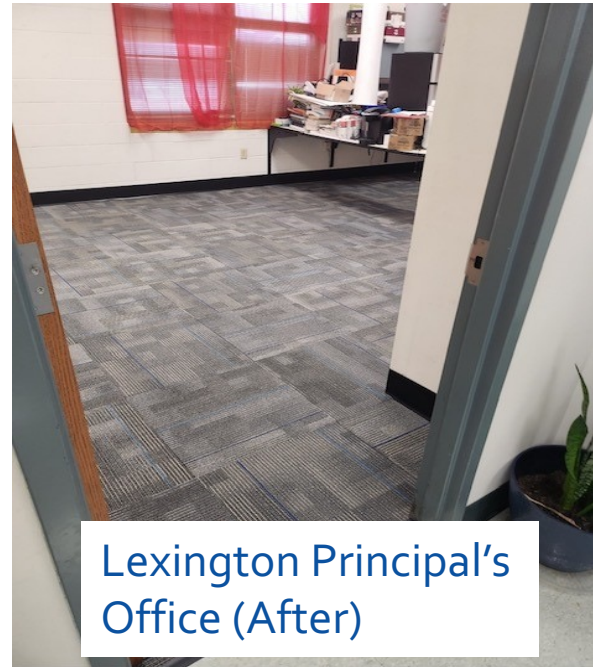
Lexington Principal's Office (Before)



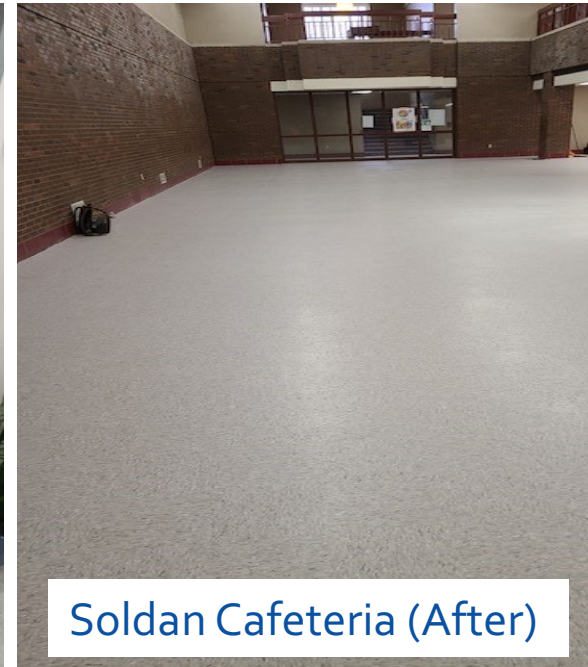
Soldan Cafeteria (Before)



Herzog Rm 102 (Before)



Lexington Principal's Office (After)



Soldan Cafeteria (After)



Herzog Rm 102 (After)



## Painting

### Completed:

- Compton-Drew, Stevens, Dewey, Peabody

### In Progress:

- Mallinckrodt, Walbridge, Adams

### Upcoming:

- Bertha Gilkey, Gateway Complex, Mann, McKinley, Long

### Remaining:

- Ames, Ashland, Betty Wheeler, Beaumont, Bryan Hill, Busch, Carnahan, Clyde C Miller, Columbia, Froebel, Hamilton, Patrick Henry, Hickey, Hodgen, Humboldt, Lexington, Long, L'Ouverture, Madison, Mason, Metro, Meramec, Monroe, Nahed Chapman, Nottingham, Shaw, Shenandoah, Sigel, Soldan, Stix, Sumner, Vashon, Washington Montessori, Woerner, Woodward, Yeatman



# Painting



## SCHEDULE

### PROGRESS SUMMARY

Notice to Proceed: August 2023

Substantial Completion: 9 Schools complete by June 2024

\*Awaiting Subcontractor Master Schedule

### PROGRESS UPDATE

- ❖ Painting complete at Dewey, Compton-Drew, Peabody, and Stevens interior.
- ❖ Painting in progress at Mallinckrodt

### 4-WEEK LOOK AHEAD

- ❖ Painting in progress at Walbridge, Bertha Gilkey, Long, and Mann

## FINANCIAL

### D&L, SHAHID, AND MBE WBE CONTRACT

Original Combined Contracts: \$2,250,000

Changes to Date: \$0

**Current Combined Contracts: \$2,250,000**

**Board Approved Not Exceed \$3,000,000**

**Remaining Balance \$750,000**

Funding Source Prop: **PROP S**

## HOT LIST (risks)

### SCHEDULE RISKS

- ❖ Abatement

### BUDGET RISKS

- ❖ None

## RFIs

### RFIs

RFIs generated to date: 0

RFI's in review: 0

## SUBMITTALS

### Submittals

Critical submittals under review: 0



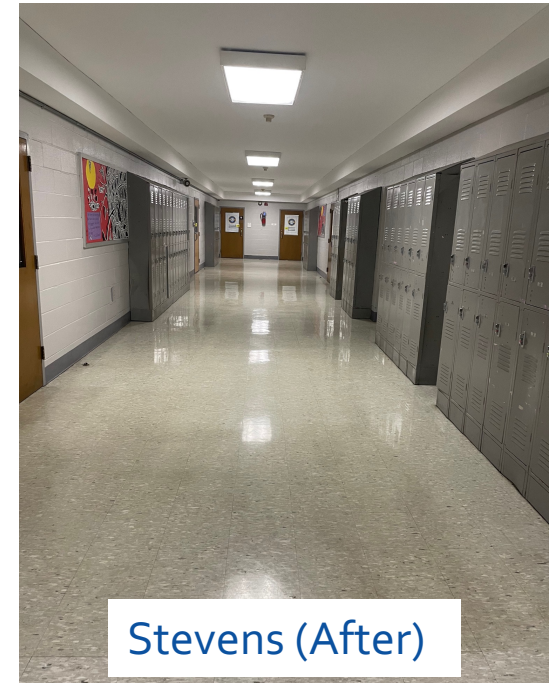
# Painting



Dewey (After)



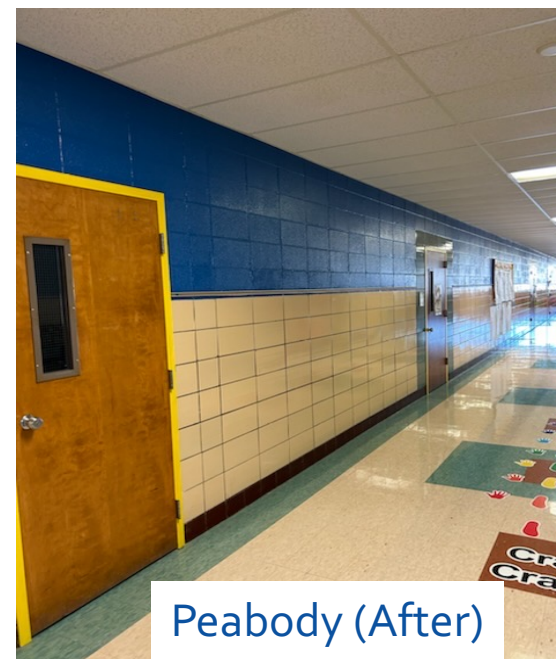
Dewey (After)



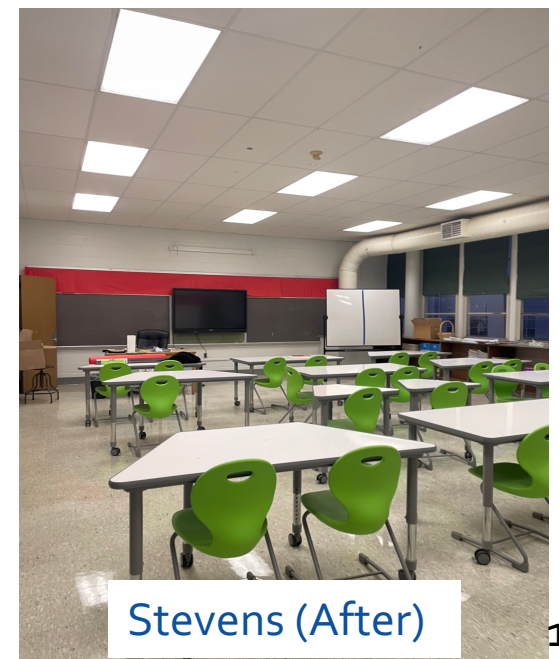
Stevens (After)



Peabody (After)



Peabody (After)



Stevens (After)





## Playgrounds

### Completed:

- Safety Surfacing Repair/Replacement - Adams, Ames, Bertha Gilkey, Betty Wheeler, Buder, Carver, Dewey, Meramec, Wilkinson ECC

### Upcoming:

- Playground Replacement – Madison, Mullanphy, Stix, Walbridge, Woerner,
- Benches – Adams, Ames, Betty Wheeler, Bertha Gilkey, Bryan Hill, Buder, Carver, Columbia, Hamilton, Henry, Herzog, Hickey, Hodgen, Humbolt, Jefferson, Laclede, Lyon, Mallinckrodt, Mason, Mullanphy, Madison, Mann, Meramec, Monroe, Nance, Oak Hill, Peabody, Shaw, Shenandoah, Sigel, Stix, Walbridge, Washington, Woodward, Wilkinson, Woerner, Yeatman



# Playgrounds



## SCHEDULE

### PROGRESS SUMMARY

Notice to Proceed: June 2023

Substantial Completion: September 2024\*

\*Pending master schedule from All Inclusive

### PROGRESS UPDATE

❖ Safety surfacing removed and replaced

- ❖ Bertha Gilkey
- ❖ Betty Wheeler
- ❖ Carver
- ❖ Dewey
- ❖ Meramec
- ❖ Wilkinson ECC

❖ All remaining work ON HOLD until Spring 2024 due to low temperature. Safety surfacing must be installed in temperatures 40 degrees and rising. Work is anticipated to resume in the spring after temperatures have risen.

## FINANCIAL

### ALL INCLUSIVE CONSTRUCTION CONTRACT

Original Contract: \$1,357,845

Changes to Date: \$0

**Current Contract: \$1,357,845**

### ALLOWANCE / CONTINGENCY BUDGET

Original Contingency \$135,785

Contingency Spent: \$0

**Current Allowance Remaining \$135,785**

Proposed Changes: \$0

**Remaining Balance: \$135,785**

**Percent Billed 28%**

**Funding Source Prop: PROP S**

## HOT LIST (risks)

### SCHEDULE RISKS

❖ Weather

### BUDGET RISKS

❖ Unforeseen soil conditions

## RFIs

### RFIs

RFIs generated to date: 0

RFI's in review: 0

## SUBMITTALS

### Submittals

Critical submittals under review: 0



Dewey (Before)



Dewey (After)



Meramec (After)

# Playgrounds



Bertha Gilkey (After)



Betty Wheeler (After)





# **Kitchen Renovation / Equipment Replacement**



## **Completed:**

- **Nottingham Culinary Kitchen Renovation, Clyde C Miller Equipment Replacements**

## **Upcoming:**

- **Soldan Equipment Replacements (Summer 2024)**



# Nottingham Culinary Classroom Renovation



## SCHEDULE

### PROGRESS SUMMARY

Notice to Proceed: April 2023  
Substantial Completion: November 2023

### PROGRESS UPDATE

- ❖ Renovation completed during Thanksgiving Break

## FINANCIAL

### FOOD HOTEL & SUPPLY COMPANY CONTRACT

Original Contract: \$182,137  
Changes to Date: \$0  
**Current Contract: \$182,137**

### ALLOWANCE / CONTINGENCY BUDGET

Original Contingency \$18,214  
Contingency Spent: \$0  
**Current Allowance Remaining \$18,214**  
Proposed Changes: \$15,216  
**Remaining Balance: \$2,998**

Percent Billed 84%

Funding Source Prop: **ESSER**

## HOT LIST (risks)

### SCHEDULE RISKS

- ❖ None

### BUDGET RISKS

- ❖ Existing piping conditions

## RFIs

### RFIs

RFIs generated to date: 0  
RFI's in review: 0

## SUBMITTALS

### Submittals

Critical submittals under review: 0



# Kitchen Renovation / Equipment Replacement



Clyde C Miller Culinary Kitchen (Before)



Clyde C Miller Culinary Kitchen (After)



Nottingham Culinary Kitchen (After)



Nottingham Culinary Kitchen (After)



## Upcoming Projects



### General Contractor (GC) RFP bids:

- Whiteboards, Stair Treads, Soldan Kitchen, Painting, Fire Alarms, Exterior Doors, Lighting

### Individual Bid Packages:

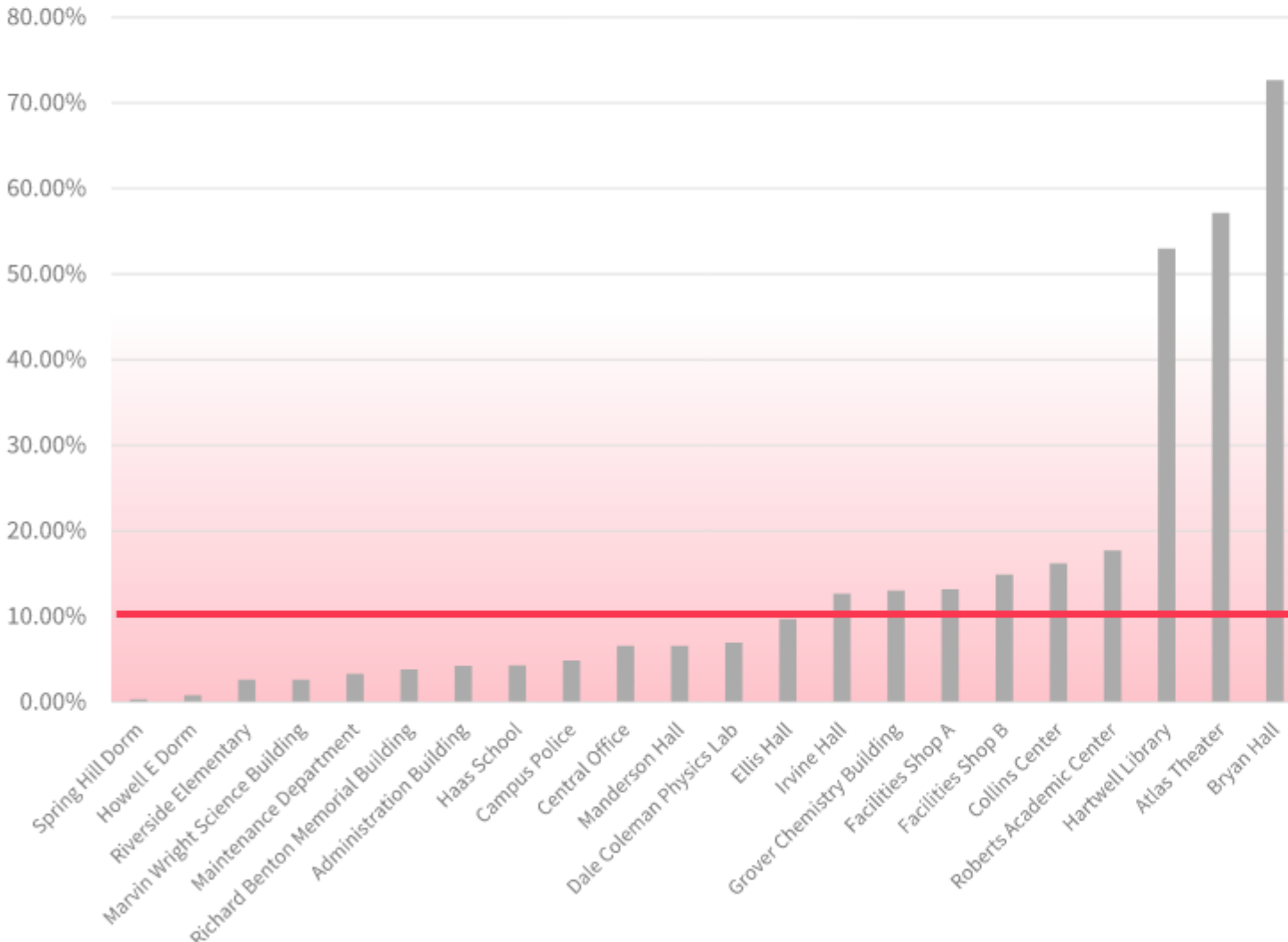
- Roofing, Tuckpointing

### Upcoming Projects:

- Restroom Renovations, Auditoriums, Signage, Facility Master Plan

# FCI RANKING – PORTFOLIO

2022 FCI

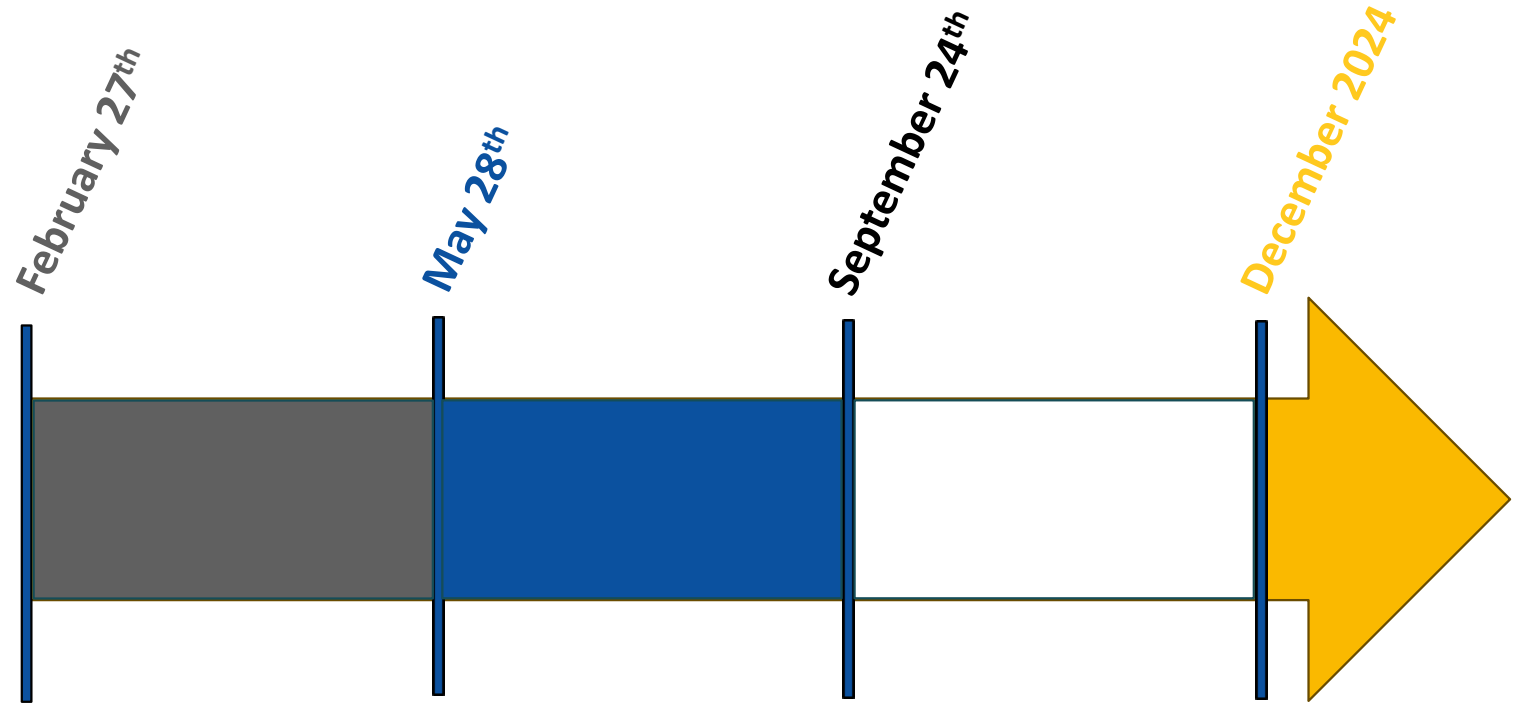


Rank	Building	2022 FCI	Condition
1	Resources Building	37.97%	POOR 9 Buildings ~ 31%
2	Personnel Building	24.54%	
3	Paul Bonderson Building	22.58%	
4	Employment Development Department Annex	16.50%	
5	Jesse M. Unruh Building	16.38%	
6	Gregory Bateson Building	15.67%	
7	Justice Building	14.53%	
8	Employment Development Department HQ	14.09%	
9	Blue Anchor Building	10.57%	
10	Warren-Alquist State Energy Building	7.95%	FAIR 4 Bldgs ~ 14%
11	Franchise Tax Board Los Angeles Building	5.98%	
12	Board of Equalization Headquarters Building	5.83%	
13	Library and Courts II Building	5.02%	
14	Secretary of State / Archives Building	4.63%	GOOD 16 Buildings ~ 55%
15	Agriculture Building	3.70%	
16	Franchise Tax Board San Diego Building	3.03%	
17	Department of Justice Office Building	2.39%	
18	Buildings and Grounds Headquarters	2.39%	
19	East End Complex Block 225	1.68%	
20	Stanley Mosk Library	0.98%	
21	Campbell Building - Office of Emergency Services	0.89%	
22	Office Building 8	0.43%	
23	Office Building 9	0.40%	
24	Franchise Tax Board Sacramento and San Francisco	0.23%	
25	East End Complex Block 171	0.20%	





# Board of Education Engagements



# QUESTIONS?





# Saint Louis Public Schools

Trane U.S. Inc. - Performance Management / Facility Renewal Services

Board of Education Presentation

February 27, 2024



# Project Vision/Goals

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- Improving energy efficiency while addressing critical infrastructure needs.
  - Replacement of HVAC equipment to maintain the control and climate integrity of the buildings.
  - Improving comfort and controls in the facilities to support the learning environment.
  - Improvement of the indoor air quality of the facilities.
  - Decrease facilities Energy Use Intensity (EUI) scores to improve City of St. Louis Building Energy Performance Standard (BEPS) compliance.
- **SLPS and Trane's priority is to ensure our buildings provide the best learning and working environments for our scholars and staff.**



# Project Background

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- **July 2023, the District issued a Request-for-Qualifications (RFQ)** and received proposals from multiple Energy Services Companies (ESCO's) for an energy efficiency and facility renewal project utilizing RSMo 8.231 Energy Savings Performance Contract delivery method for various sites.
- **November 2023, the Board approval to select Trane as an ESCO provider** to negotiate and recommend a contract for final cost approval. Omnia National Cooperative Agreement to be utilized. Funding to be ESSER III and Prop S bond dollars.
- **Kickoff meeting held with SLPS Facilities Group in December 2023** to assign buildings and goal alignment
- **Trane engineers have completed preliminary audits and evaluations on assigned buildings to develop a Comprehensive Infrastructure Replacement Plan focused on Energy Efficiency and Facility Renewal projects.**



# Project Summary



Recommended Energy Efficiency & Infrastructure Solution	Ashland Elementary	Bryan Hill Elementary	Busch AAA Middle	George Washington Carver	Central High School / CSMB / CVPA	Wyman Elementary	Dewey International Studies	Humbolt Academy	Long Middle School	McKinley Classical	Oak Hill Elementary	Pierre Laclede Elementary	Shaw Elementary
Building Envelope Weatherization	•	•	•	•	•	•	•	•	•	•	•	•	•
Window Retrofits - Window Film or Interior Retrofit to Thermal Pane	•	•	•	•	•	•	•	•	•	•	•	•	•
Window Replacements to Thermal Pane		•	•	•	•	•	•	•	•	•	•	•	•
LED Lighting Fixture Retrofits	•	•	•	•	•	•	•	•	•	•	•	•	•
Address Indoor Air Quality Deficiencies	•	•	•	•	•	•	•	•	•	•	•	•	•
Boiler Plant Upgrades	•	•	•	•	•	•	•	•	•	•	•	•	•
Chiller Plant Upgrades	•	•	•	•	•	•	•	•	•	•	•	•	•
Select HVAC System Replacements or Upgrades	•	•	•	•	•	•	•	•	•	•	•	•	•
Retro-commissioning HVAC Systems and Controls	•	•	•	•	•	•	•	•	•	•	•	•	•
Upgrade Obsolete Direct Digital Controls	•	•	•	•	•	•	•	•	•	•	•	•	•
Replace Obsolete Electrical Distribution Panels			•	•	•	•	•	•	•	•	•	•	•
Solar PV Feasibility Assessment	•	•	•	•	•	•	•	•	•	•	•	•	•



# Project Timeline

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- **Phase 1 Services - Mar 2024**

- Detailed Audit and Project Development
- Engineering Design
- Energy Analysis & Modeling
- ESSER III Budget Submitted to DESE
- Determine Phasing Plan; Pre-Order Equipment
- Finalize Phase 2 Scope of Services, Cost & Guaranteed Savings

- **Phase 2 Services Amendment - Apr/May 2024**

- 2024 Construction Activities
- Lighting Retrofits, Building Envelope Weatherization, Boiler Plant Upgrades, HVAC and IAQ Improvements

- **Phase 3 Amendment – Sep 2024**

- 2025 Construction Activities
- Chiller Plant Upgrades, Windows, Solar PV Arrays, Larger/Complex HVAC Upgrades, Electrical Distribution Switchgear and Panel Upgrades



# DESE Approved Educational Program Opportunities



## BTU Crew™

Bring STEM Learning to Life

This flexible, interactive program teaches students concepts of energy efficiency and sustainability through a mix of digital tools and hands-on activities designed to hone analytical skills.

- STEM education
- Flexible lesson plan
- Easy to integrate
- Grade 4+ & 8+ versions



## Virtual Living Learning Lab (VL3)

Your School as a Virtual Living Learning Lab

Every square foot of a campus becomes a living learning lab for rigorous STEM learning and community engagement to provide students with the technical skills needed to solve complex, real-world problems.

- Involve students in campus sustainability efforts
- Educational return on your facility investment
- Create an advanced learning environment without a heavy lift



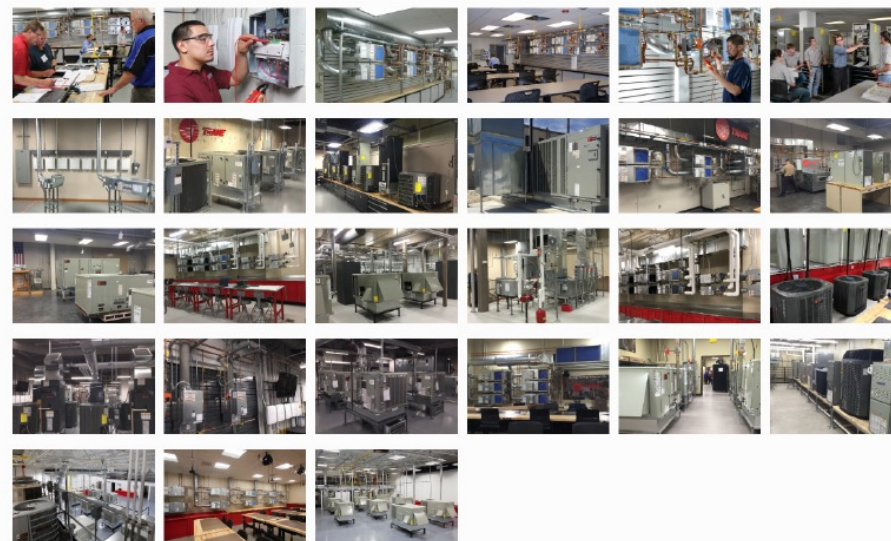
## NC3

Carve a Pathway to High-Demand Careers

Trane's NC3 program teaches young students a variety of in-demand and industry-relevant technical skills to prepare them for careers in new and emerging technology.

- Highly specialized training
- Industry-recognized certifications
- Bridge between K-12 and high-demand careers

## Centers of Excellence Examples



## NC3: Offering dual credits while preparing high school students for energy-related careers

Trane is a proud national energy sponsor of the nonprofit National Coalition of Certification Centers (NC3), a network of educational institutions, business partners and industry leaders.

Working with your career technical education (CTE) department, through NC3, Trane can provide hands-on technical training before your students move on to their next stage of education. If applicable, students can receive credit toward their high school diploma while simultaneously earning credit toward tech training in the future—an attractive opportunity that can help increase your enrollment and post-graduation placement rates.



**GATEWAY  
STEM  
HIGH SCHOOL**



LEARNING THAT WORKS. SM







# St. Louis Public Schools

February 27,  
2024



[amesco.com](https://www.ameresco.com)



# About Ameresco

Ameresco (NYSE:AMRC) is a leading comprehensive cleantech integrator and renewable energy asset developer, owner and operator.

Founded in 2000 | Public in 2010



## Comprehensive Portfolio

Objective approach and in-house technical expertise delivers the most advanced technologies to meet the unique needs of each customer. Majority of projects are budget-neutral, funded by energy cost savings.

## Customer Driven

K-12 Schools, Higher Education, Federal Government, Public Sector, Utilities, Healthcare, Commercial & Industrial, Public & Community Housing, Transportation. Market reputation across North America & Europe for excellence in customer satisfaction.



**\$13+ Billion** in energy projects deployed since company inception



**3+ GWe** of renewable energy resources contracted or managed (solar, BESS, wind, biogas, RNG, operations & maintenance, etc.)



**1,500+ Employees** throughout North America and Europe



**Over \$450 Million** in K12 construction in Missouri



Embracing **innovation** through tailored projects aligned to customers goals



**Over 70% of projects** are constructed via design-build or performance contracting

# Introductions



**Dana Dunn**  
Senior Account Executive



**Scott Faller**  
Director – Operations

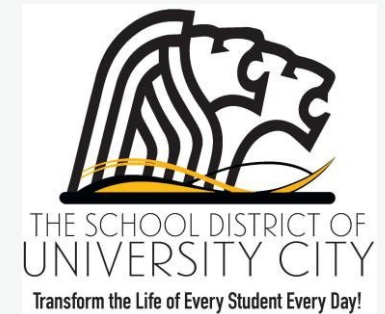
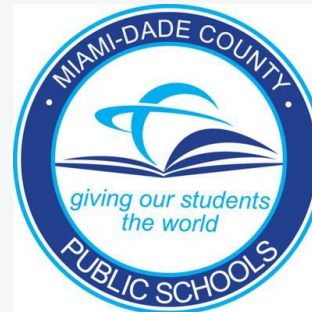
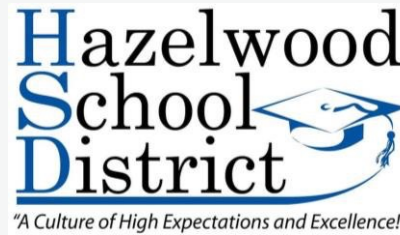


**John O'Herron**  
Director – Business Solutions



**Steve Taggart**  
Vice President

## Large-Scale **Urban Schools** and Meaningful **Community Engagement**



# Process To-Date



- **BOE Award on November 14, 2023**  
*(Performance Management / Facility Renewal Services)*
- **10 School Buildings**
- **11 People / 3 Audit Teams**
- **Scope of Work & Pricing Delivered to SLPS in 48 days** *for Summer 2024 Construction.*



\* *Scope and pricing delivered to district, 48 days after the first meeting with district.*

# Experienced

## Hazelwood School District

Audited • Designed • Implemented



Number of Phases: **14**  
Project Size: **\$98,621,281**  
**MBE: 38%**

## School District of University City

Audited • Designed • Implemented



Number of Phases: **18**  
Project Size: **\$56,250,088**  
**MBE: 34%**

## Riverview Gardens School District

Audited • Designed • Implemented



Number of Phases: **10**  
Project Size: **\$20,123,563**  
**MBE: 31%**

Ameresco does not take the approach of inclusion as a goal....**To us, inclusion is a requirement.**

***Conduct Vendor Outreach Events***

***Utilize SLPS Preferred Vendors***



# Energy Saving Performance Contracting (ESPC)

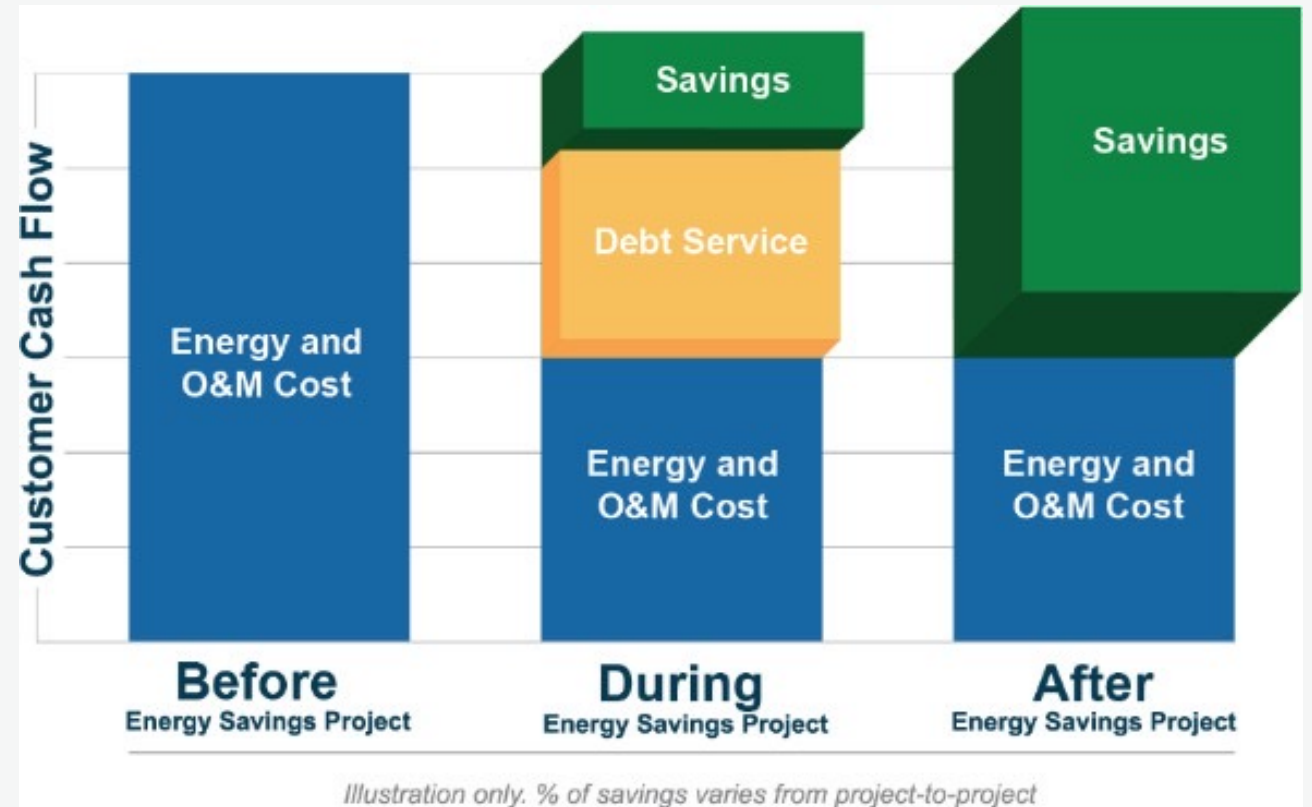
Missouri RSMo 8.231 Enacted in 1997

A means of contracting; single source provider for design, implementation and performance.

Energy, operational and maintenance savings are guaranteed.

Leverage energy, operational and maintenance savings to generate capital to complete additional construction.

## Design-Build Approach



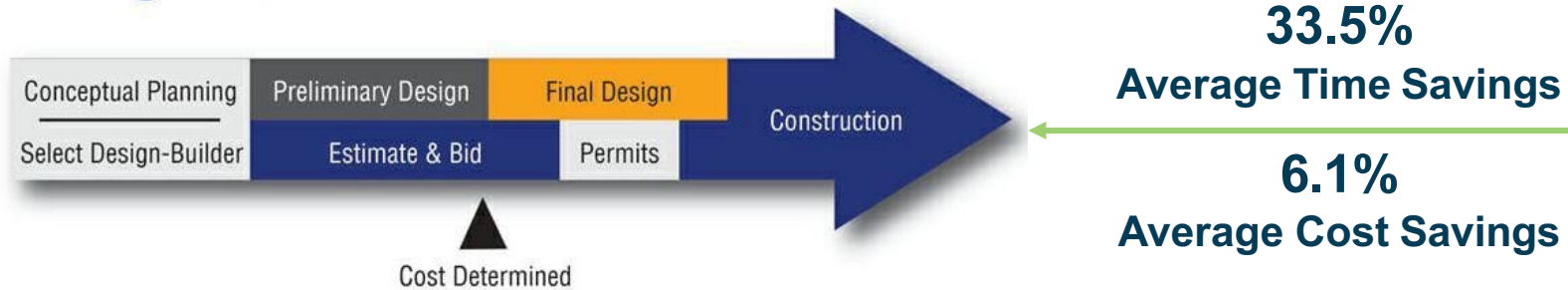
Leverage energy, operational and maintenance savings to generate capital.

# Design-Build Approach – Why it Matters

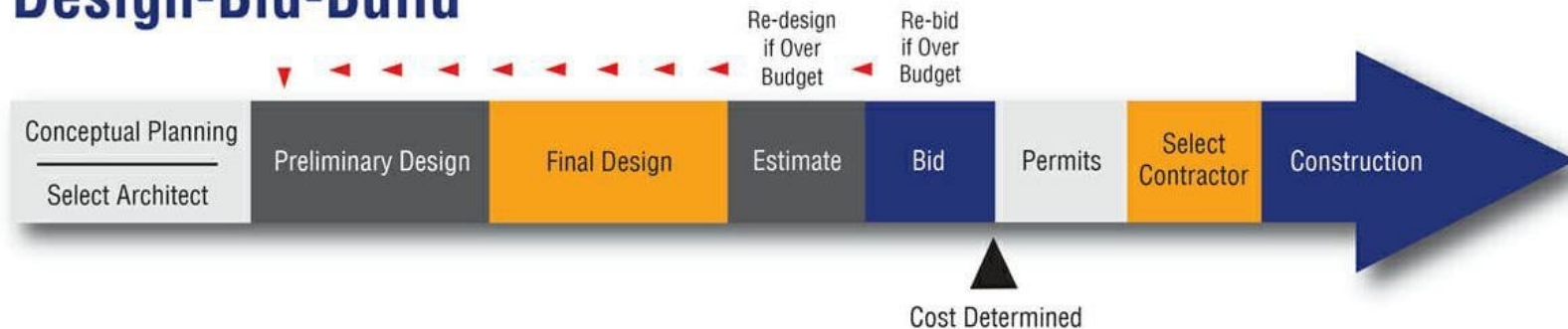
## The Benefits of Design-Build

Best **Value**. Faster **Completion**. Reduced **Cost**.

### Design-Build Method



### Design-Bid-Build



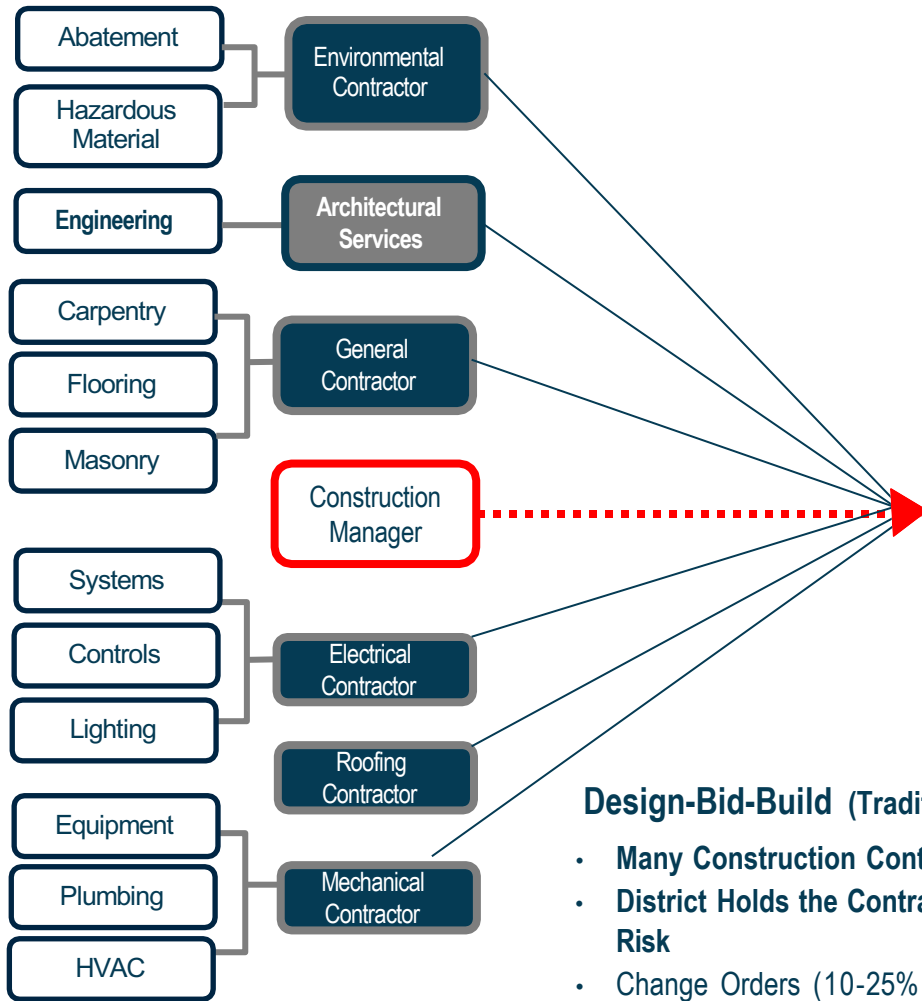
Lifecycle Cost  
Versus First Cost

Single Source  
Responsibility

Scope & Pricing  
Delivered to SLPS in  
48 Days

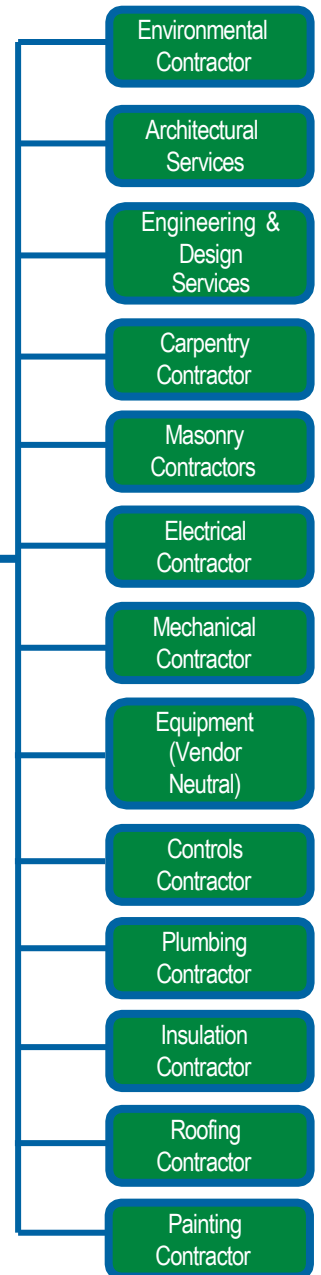
\*Source: Construction Industry Institute/Penn State research comprising 351 projects ranging from 5,000 to 2.5 million SQ. FT.

# Traditional Project



**Single Source Responsibility**  
**District Holds ONE Contract for the Entire Project**

**AMERESCO**



# Ameresco

## Design-Bid-Build (Traditional Project)

- Many Construction Contracts with SLPS
- District Holds the Contracts and the Risk
- Change Orders (10-25% Increased Cost)
- No Guaranteed Maximum Price
- No Guaranteed Results
- No Saving Measures Leveraged
- Lowest Bidders / Reduced Quality of Work
- Multiple Layers of Markup (vertical)
- Lack of Accountability for Quality and Cost

**vs.**

## Ameresco

- One Contract with SLPS
- Single Source Responsibility
- Ameresco holds 100% of Risk
- Guaranteed Maximum Price
- NO Change Orders
- Open Book Pricing / Full Transparency
- Guaranteed Savings
- Pre-Qualified Trades
- 30-40% Faster Implementation = Cost Savings



# Pathways For Students



## Potential Apprenticeship Partners

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NECA/ IBEW Local 1

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Sheet Metal Workers Local 36

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Painters Local 58

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Carpenters Local 97

“NECA Contractors and IBEW Local 1 would be proud to assist qualified St. Louis Public Schools graduates in their application process to become Probationary Apprentices in the IBEW/NECA Electrical Apprenticeship Program”.

Sylvester Taylor  
Director of Diversity, Equity and  
Inclusion, IBEW Local #1  
St. Louis Chapter NECA

Tailored  
Education /Training  
Program

Tech or STEM  
School

Customized  
Curriculum/Programs

Apprenticeship Jobs  
/ Internships

# Pathways to Success | Tech or STEM School



**mATCHBOOK**  
LEARNING

*At Wendell Phillips School 63*

## Ameresco Provided:

- Grant Writing (\$5.1M award)
- Architectural Programming
- Complete MEP/S Design
- Funding – Private Bonds
- Turnkey Design and Construction
- No Change Orders

- Reallocate energy and operational savings to repurpose an existing school for a Tech / STEM School.
- Leverage ALL energy and operational savings to fund the retrofit of the school.
- Use savings to fund a Tax-Exempt Lease Purchase (TELP) or Certificate of Participation (COP) over a 15-year term.
- **Apply for Federal funding via Renew America Schools Grant. (Note: Ameresco secured 15.2% of the \$178 million awards in 2023.)**



# Project Awareness & Branding

Student Engagement | Community Engagement  
Web-Based, Public Facing Dashboard | Signage in Front of Schools



**ENERGIZING A BRIGHT TOMORROW**

Beyond the buildings: The revitalization program with St. Louis Public Schools will positively impact the lives of the students, staff, and the wider community.

- Improved Learning Environment
- Apprenticeship & Internship Programs
- STEM Curriculum Opportunities
- Scholarship Opportunities
- Student Engagement in Media Event

# Thank You

**Dana Dunn**

Senior Account Executive  
314.325.6048

[ddunn@ameresco.com](mailto:ddunn@ameresco.com)

**John O'Herron**

Director – Business Solutions  
913.787.3750

[joherron@ameresco.com](mailto:joherron@ameresco.com)

**Scott Faller**

Director – Operations  
314.503.3969

[sfaller@ameresco.com](mailto:sfaller@ameresco.com)

**Steve Taggart**

Vice President  
773.425.0043

[staggart@ameresco.com](mailto:staggart@ameresco.com)

# QUESTIONS?

