

## RE:FIT Overview – APSE

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Local Partnerships is jointly owned by



# What is RE:FIT?

- ❑ GLA framework
- ❑ Retrofit public buildings to save energy & water
- ❑ Flexible payback periods
- ❑ Access to private finance
- ❑ Partnership approach



# Why use RE:FIT?

- ❑ Reduced procurement lead times/costs
- ❑ Buy in expertise
- ❑ Transfer risk
- ❑ More cost efficient than single technology procurements



# Case Studies

| Council    | Capital      | No. Buildings | % Saving |
|------------|--------------|---------------|----------|
| Ealing     | £1.2 million | 3             | 29.9%    |
| Leeds      | £1 million   | 9             | 27%      |
| Nottingham | £1 million   | 8             | 27%      |



# Technologies

- ❑ Boiler optimisation
- ❑ Voltage optimisation
- ❑ Pool covers
- ❑ Air handling units
- ❑ Insulation
- ❑ Lighting upgrades
- ❑ BMS controls
- ❑ Radiator controls
- ❑ Microgeneration



# Suppliers

1. Balfour Beatty Workplace
2. British Gas Trading Ltd
3. COFELY Ltd
4. EDF Energy Customers Plc
5. E.ON Energy Solutions Ltd
6. ETDE FM Ltd
7. Honeywell Control Systems Ltd
8. Imtech Technical Services Ltd
9. MCW
10. MITIE TFM Ltd
11. Norland Managed Services Ltd
12. Skanska Construction UK Ltd
13. Willmott Dixon Energy Services Ltd



# Timetable

|                               |          |
|-------------------------------|----------|
| Preparation for Procurement   | 2 months |
| Procurement                   | 3 months |
| Evaluation and Contract Award | 1 month  |
| Agree IGPs                    | 3 months |

# Who needs to be in the Project Team?

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- Project management
- Procurement
- Corporate property (asset) management
- Property maintenance
- Energy unit
- Corporate finance
- Site representation
- Project sponsor



# Selection of Buildings

- Asset life
- Higher energy consumption
- Minimal Salix works or equivalent undertaken
- Availability of site to undertake works
- Opening hours
- Other works being undertaken

## Challenges

- Listed buildings
- Schools
- Academies
- Different budget holders

# Key Inputs to Business Case

- Energy bills
- Half hourly data where available
- Price/ kWh/ m<sup>3</sup>
- Energy efficiency works completed
- Approach to inflation
- Source of capital
- Prudential borrowing interest rate (if applicable)
- Level of capital to invest
- Payback period
- Project management fees
- Approach to maintenance

# Settings Targets

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- Portfolio vs. individual buildings
- Minimum targets
- Realistic targets

# Building Info



# Tender Process

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- ❑ Site Visits
- ❑ IGPs / DTAs
- ❑ Financial Template (60%)
  - ROI
- ❑ Quality (40%)
  - Resourcing
  - Programme
  - Measurement & Verification

- ❑ Number of methodologies
  - Retrofit isolation (*key parameter measurement*)
  - Retrofit isolation (*all parameter measurement*)
  - Whole facility measurement
  - Calibrated Simulation
- ❑ Agree parameters at each building

# Next Steps

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- Sign MOU
- Support with stakeholder engagement
- Complete scoping document
  - Energy data
  - Building info
  - Financial parameters
- Develop an outline financial template
- Seek necessary financial approvals
- Develop tender documents