



ALABAMA DEPARTMENT OF CORRECTIONS

Various locations, AL

A multi-phase guaranteed energy savings contract provided unprecedented opportunities to address deferred maintenance. Special funding added tight deadlines for execution and compliance.

The Alabama Department of Corrections (ADOC) operates more than 25 facilities of various security levels within the state. ADOC faced a \$90+ million deferred maintenance backlog created by limited capital improvement budgets and limited staff resources to manage and maintain facilities and equipment.

ADOC's original guaranteed energy savings agreement (ESA) with NORESKO enabled the agency to address critical capital improvement needs and use excess cash flow for non-energy deferred maintenance projects. This contract included \$11+million in funding from the American Recovery and Reinvestment Act (ARRA) through the Alabama Department of Economic and Community Affairs. As a condition of ARRA funding, NORESKO followed guidelines related to Davis-Bacon wage rates, Buy American provisions for equipment and materials, and Environmental Protection Agency requirements for specific activities.

ADOC broadened the scope of its ESA with NORESKO to include more infrastructure improvements, funded by excess guaranteed savings from the first round of work and incremental guaranteed savings over the life of the 20-year contract. The combined \$50 million project, completed in 2013, encompassed more than 1.5 million square feet of space at 16 sites across the state.

ADOC subsequently awarded a competitive procurement to NORESKO for a second project, under development and estimated at \$25 million in improvements.

Project Cost: \$50 Million (3 phase)

Annual Cost Savings: \$2.8 Million

Contract Term: 20 Years

Contract Type: ESA

Technical Highlights:

- Central plant replacement & addition of biomass boiler
- 10-kW solar photovoltaic array
- Ozone laundry system
- Security cell window replacement at maximum security facility
- Corrections-grade plumbing
- ADA renovations
- Lighting, HVAC, mechanical, appliance upgrades & controls

Environmental Impact:

- 5,772,995 kWh reduction in annual electricity use
- 716,484 therms reduction in annual natural gas use
- 17,969,716 lbs. reduction in CO₂
19,917 lbs. reduction in SO_x
30,520 lbs. reduction in NO_x
- Equivalent to removing 2,280 cars from the road annually

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