

**HB 1777** - S COMM AMD

By Committee on Environment, Energy & Technology

1 Strike everything after the enacting clause and insert the  
2 following:

3 "NEW SECTION. **Sec. 1.** A new section is added to chapter 39.35C  
4 RCW to read as follows:

5 (1) The objective of this act is to promote private-public  
6 partnerships to reduce the amount of deferred maintenance required by  
7 the clean building performance standard and decarbonize buildings and  
8 central energy systems in public facilities in a cost-effective  
9 manner.

10 (2) By June 30, 2031, the department must submit a report to the  
11 governor and the appropriate committees of the legislature on the  
12 adoption rate and cost-effectiveness of the performance-based  
13 contract authorized under this act. The report must include:

- 14 (a) The number of performance-based contracts issued;
- 15 (b) The cost-effectiveness of performance-based contracts issued,  
16 compared to alternative available financing mechanisms, including  
17 certificates of participation;
- 18 (c) Recommendations to improve the use of performance-based  
19 contracts; and
- 20 (d) Any other significant information associated with the  
21 implementation of this act.

22 (3) It is the intent of the legislature to consider the findings  
23 of the report and extend the expiration date of this act if  
24 performance-based contracts are achieving the legislative objective.

25 (4) This section expires June 30, 2033.

26 **Sec. 2.** RCW 39.35A.020 and 2022 c 128 s 2 are each amended to  
27 read as follows:

28 The definitions in this section apply throughout this chapter  
29 unless the context clearly requires otherwise.

- 30 (1)(a) "Conservation" includes reduced:
  - 31 (i) Energy consumption;

- 1 (ii) Energy demand;
- 2 (iii) Energy cost; or
- 3 (iv) Greenhouse gas emissions.

4 (b) (i) "Conservation" includes reductions in the use or cost of  
5 water, wastewater, or solid waste.

6 (ii) "Conservation" does not include thermal or electric energy  
7 production from cogeneration.

8 (2) "Energy equipment and services" means:

9 (a) Energy management systems and any equipment, materials,  
10 supplies, or conservation projects that are expected, upon  
11 installation, to reduce the energy use, reduce the energy demand,  
12 reduce the energy cost, or reduce the greenhouse gas emissions, of a  
13 facility; and

14 (b) The services associated with the equipment, materials,  
15 supplies, or conservation projects including, but not limited to,  
16 design, engineering, financing, installation, project management,  
17 guarantees, operations, and maintenance. Reduction in energy use or  
18 energy cost may also include reductions in the use or cost of water,  
19 wastewater, or solid waste.

20 (3) "Energy management system" has the definition provided in RCW  
21 39.35.030.

22 (4) "Facility" includes a building, structure, group of buildings  
23 or structures at a single site, site improvement, or other facility  
24 owned by a municipality.

25 (5) "Municipality" has the definition provided in RCW 39.04.010.

26 (6) "Performance-based contract" means one or more contracts for  
27 water conservation services, solid waste reduction services, or  
28 energy equipment and services between a municipality and any other  
29 persons or entities, if the payment obligation for each year under  
30 the contract, including the year of installation, is either: (a) Set  
31 as a percentage of the annual energy cost savings, water cost  
32 savings, solid waste cost savings, or benefits achieved through  
33 conservation projects attributable under the contract; or (b)  
34 guaranteed by the other persons or entities to be less than the  
35 annual energy cost savings, water cost savings, solid waste cost  
36 savings, or other benefits attributable under the contract. Such  
37 guarantee shall be, at the option of the municipality, a bond or  
38 insurance policy, or some other guarantee determined sufficient by  
39 the municipality to provide a level of assurance similar to the level  
40 provided by a bond or insurance policy. Payment obligations may

1 include regular service payments made by a municipality to any  
2 persons or entities that own energy equipment and services under a  
3 performance-based contract.

4 **Sec. 3.** RCW 39.35C.010 and 2022 c 128 s 1 are each amended to  
5 read as follows:

6 The definitions in this section apply throughout this chapter  
7 unless the context clearly requires otherwise.

8 (1) "Cogeneration" means the sequential generation of two or more  
9 forms of energy from a common fuel or energy source. If these forms  
10 are electricity and thermal energy, then the operating and efficiency  
11 standards established by 18 C.F.R. Sec. 292.205 and the definitions  
12 established by 18 C.F.R. Sec. 292.202 (c) through (m) apply.

13 (2) (a) "Conservation" includes reduced:

- 14 (i) Energy consumption;
- 15 (ii) Energy demand;
- 16 (iii) Energy cost; or
- 17 (iv) Greenhouse gas emissions.

18 (b) "Conservation" does not include thermal or electric energy  
19 production from cogeneration.

20 (c) "Conservation" also includes reductions in the use or cost of  
21 water, wastewater, or solid waste.

22 (3) (a) "Cost-effective" means that the present value to a state  
23 agency or school district of the benefits reasonably expected to be  
24 achieved or produced by a facility, conservation activity, measure,  
25 or piece of equipment over its useful life, including any  
26 compensation received from a utility or the Bonneville power  
27 administration, is greater than the net present value of the costs of  
28 implementing, maintaining, and operating such facility, activity,  
29 measure, or piece of equipment over its useful life, when discounted  
30 at the cost of public borrowing.

31 (b) The expected value of energy equipment and services at the  
32 time of contract execution that are provided through a performance-  
33 based contract may exceed the fair market value.

34 (4) "Department" means the state department of enterprise  
35 services.

36 (5) "Energy" means energy as defined in RCW 43.21F.025(5).

37 (6) "Energy audit" has the definition provided in RCW 43.19.670,  
38 and may include a determination of the water or solid waste  
39 consumption characteristics of a facility.

1 (7) "Energy efficiency project" means a conservation or  
2 cogeneration project.

3 (8) "Energy efficiency services" means assistance furnished by  
4 the department to state agencies and school districts in identifying,  
5 evaluating, and implementing energy efficiency projects.

6 (9) "Local utility" means the utility or utilities in whose  
7 service territory a public facility is located.

8 (10) "Performance-based contracting" means contracts for which  
9 payment ~~((is))~~ or payment obligations are conditional on achieving  
10 contractually specified energy savings, which may include regular  
11 service payments made by a state agency or school district to any  
12 persons or entities that own energy equipment and services under a  
13 performance-based contract.

14 (11) "Public agency" means every state office, officer, board,  
15 commission, committee, bureau, department, and all political  
16 subdivisions of the state.

17 (12) "Public facility" means a building, structure, group of  
18 buildings or structures at a single site, site improvement, or other  
19 facility owned by a state agency or school district.

20 (13) "State agency" means every state office or department,  
21 whether elective or appointive, state institutions of higher  
22 education, and all boards, commissions, or divisions of state  
23 government, however designated.

24 (14) "State facility" means a building or structure, or a group  
25 of buildings or structures at a single site, owned by a state agency.

26 (15) "Utility" means privately or publicly owned electric and gas  
27 utilities, electric cooperatives and mutuals, whether located within  
28 or without Washington state.

29 **Sec. 4.** RCW 39.35C.050 and 2015 c 79 s 10 are each amended to  
30 read as follows:

31 In addition to any other authorities conferred by law:

32 (1) The department, with the consent of the state agency or  
33 school district responsible for a facility, a state or regional  
34 university acting independently, and any other state agency or school  
35 district acting through the department or ~~((as otherwise authorized~~  
36 ~~by law))~~ acting independently, may:

37 (a) Develop and finance conservation at public facilities in  
38 accordance with express provisions of this chapter;

1 (b) Contract for energy services, including through a  
2 performance-based (~~contracts~~) contract;

3 (c) Contract to sell energy savings from a conservation project  
4 at public facilities to local utilities or the Bonneville power  
5 administration; and

6 (d) Contract with a person or entity for energy equipment or  
7 services provided to a state agency or school district when the  
8 following conditions are met:

9 (i) The contract must include terms that transfer ownership of  
10 energy equipment from the state agency or school district to the  
11 person or entity;

12 (ii) The person or entity is responsible for cost-savings and  
13 performance guarantees through the terms of the contract;

14 (iii) The value of energy equipment or services at the time of  
15 contract execution may exceed the fair market value of property  
16 leased by the state agency or school district, and this must be  
17 considered to be cost-effective;

18 (iv) At the end of the financing term of the contract, equipment  
19 ownership must be transferred back to the state agency or school  
20 district at no residual value;

21 (v) The contract does not directly result in loss of any position  
22 of employment by state employees in the classified service under RCW  
23 41.06.020, employees included in the Washington management service  
24 under RCW 41.06.022, or school district employees under RCW  
25 28A.150.203; and

26 (vi) Training must be offered in the preventative maintenance and  
27 repair of energy equipment and services to existing classified  
28 employees at the state agency or school district.

29 (2) A state or regional university acting independently, and any  
30 other state agency acting through the department or as otherwise  
31 authorized by law, may undertake procurements for third-party  
32 development of conservation at its facilities.

33 (3) A school district may also:

34 (a) Develop and finance conservation at school district  
35 facilities; and

36 ~~(b) ((Contract for energy services, including performance-based~~  
37 ~~contracts at school district facilities; and~~

38 ~~(e))~~ Contract to sell energy savings from energy conservation  
39 projects at school district facilities to local utilities or the

1 Bonneville power administration (~~directly or to local utilities or~~  
2 ~~the Bonneville power administration~~) through third parties.

3 (4) In exercising the authority granted by subsections (1), (2),  
4 and (3) of this section, a school district or state agency must  
5 comply with the provisions of RCW 39.35C.040.

6 **Sec. 5.** RCW 39.35C.060 and 1996 c 186 s 410 are each amended to  
7 read as follows:

8 State agencies and school districts may use financing contracts  
9 under chapter 39.94 RCW, as well as performance-based contracts, to  
10 provide all or part of the funding for conservation projects. The  
11 department shall determine the eligibility of such projects for  
12 financing contracts. The repayments of the financing contracts or  
13 performance-based contracts shall be sufficient to pay, when due, the  
14 principal and interest on the contracts or the services payments over  
15 the agreed upon term. Performance-based contracts entered into by  
16 state agencies and school districts under this act are subject to the  
17 requirements of chapter 39.94 RCW. Pursuant to chapter 39.94 RCW, no  
18 later than December 31, 2023, the department shall complete  
19 development of approved model contracts authorized by this act.

20 NEW SECTION. **Sec. 6.** Sections 2 through 5 of this act expire  
21 June 30, 2033. Contracts entered into under the authority granted by  
22 this act may remain in effect following expiration of this act."

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23 On page 1, line 2 of the title, after "equipment;" strike the  
24 remainder of the title and insert "amending RCW 39.35A.020,  
25 39.35C.010, 39.35C.050, and 39.35C.060; adding a new section to  
26 chapter 39.35C RCW; and providing expiration dates."

EFFECT: (1) Provides an expiration date of June 30, 2033, and  
that contracts entered into under this act may remain in effect  
following expiration.

(2) Requires the Department of Enterprise Services (DES) to  
submit a report, by June 30, 2031, including specified information on  
the implementation of this act, such as the number of performance-  
based contracts issued and the cost-effectiveness of such contracts.

(3) Specifies legislative intent to consider findings in the DES report and extend the expiration date of this act if performance-based contracts are achieving the legislative objective.

(4) Modifies contract requirements by also requiring that the contract does not directly result in loss of any position of employment by certain state employees and training must be offered in the preventative maintenance and repair of energy equipment and services to existing classified employees.

(5) Specifies performance-based contracts entered into under this act are subject to statutory financing contract regulations.

(6) Requires DES, no later than December 31, 2023, to complete development of approved model contracts authorized under this act.

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