



To: Capital Development Committee

From: Ian Clampert, Office of the State Architect, Energy & Environment Manager

Date: June 2, 2026

Re: Energy Performance Contracts – FY26 Outreach Update

Summary

As requested during the December 18, 2025, CDC/OSA hearing, this memo provides a status update on our effort to emphasize Energy Performance Contracts (EPCs) as an alternative funding method for Controlled Maintenance needs. The Office of the State Architect (OSA) continues to proactively flag eligible Controlled Maintenance requests and educate State Agencies and Institutions of Higher Education through both broad outreach and one-on-one discussions. No support is requested from the CDC at this time.

Background

The State EPC program is a creative model for financing and implementing capital improvement projects, jointly administered by the OSA and the Colorado Energy Office. It allows for the implementation of energy and water conservation measures with little to no upfront cost. The resulting utility and maintenance cost savings are subsequently used to pay for the improvements and fund facility maintenance and upgrades.

Details

The OSA reviewed FY26 Controlled Maintenance requests to identify unfunded projects that may fit an EPC, focusing our attention on those Agencies and Institutions. Recent and upcoming outreach efforts include:

Annual Meeting (April 10, 2026): EPCs were a key focus for delegates from all Agencies and Institutions, providing broad exposure and subsequent one-on-one discussions.

Annual Site Visits (May & June): OSA site visits to all Agencies and Institutions will provide an additional touchpoint to ensure comprehensive awareness of the EPC program for the FY27 budget cycle.

Current Project Status

Below is the current EPC status across State Agencies:

- CDA (State Fairgrounds) – In discussion
- CDHS – In construction; \$29M of lighting, plumbing, steam, irrigation, and solar
- CDNR – In construction; \$5.5M of HVAC, boilers, lighting, and solar
- CDOC (Buena Vista Correctional Facility) – In planning, additional facilities to follow
- CDOT – Discussed Eisenhower Tunnel project, follow up discussion pending for remaining facilities
- CDPS – In discussion
- DOLA (Ft. Lyon) – MOU signed April 2026, ESCO selection pending
- CDPA – Phase IV in construction; \$9.2M of HVAC, building controls, irrigation, electric vehicle chargers, and solar. Phase V is in planning.
- History Colorado – Awaiting lender responses for financing; \$5.4M of building insulation & envelope, HVAC, building controls, lighting, and solar

Below, is the current EPC status across Institutions of Higher Education:

- Adams State University – Phase I signatures pending. Phase II will take advantage of a State geothermal grant.
- Arapahoe Community College – Awaiting lender responses for financing; \$3.9M of HVAC, building controls recommissioning, lighting, and solar
- Auraria Higher Education Center (AHEC) – In construction; \$28.6M of windows, lighting, chillers, building controls, and solar
- Colorado Mesa University – Introductory discussion completed. Exploring a potential EPC.
- CSU – Discussed their central steam plant project as a potential EPC. Follow-up discussion pending for the remaining facilities.
- CSU Pueblo – In planning
- CU Boulder – Two EPC phases completed construction in 2025 to 2026
- Fort Lewis College – Introductory discussion completed
- Front Range Community College – Introductory discussion scheduled
- Morgan Community College – Introductory discussion completed
- MSU – In planning
- Northeastern Junior College – Introductory discussion completed
- Red Rocks Community College – Introductory discussion completed
- UCCS – Introductory discussion scheduled
- Western Colorado University – Introductory discussion completed

Pending Outreach

- Agencies: CDE, DMVA
- Institutions: Colorado Northwestern Community College, Colorado School of Mines, Community College of Aurora, Lamar Community College, Otero College,



Pikes Peak State College, CU Denver & Anschutz, and University of Northern Colorado