
Sponsor: Property Management

Meeting Date: 10/7/2025

Title: Agreement with inBYLT, LLC for Guaranteed Energy Saving Project

File Number: 2025-339

Background and Rationale:

Ramsey County's 2017 Strategic Energy Plan identifies a goal of 30% reduction (against a 2008 baseline) in energy use and carbon emissions by 2025, and an 80% reduction by 2050. Property Management has tracked energy consumption in its directly managed facilities since 2008 and began intensive departmentwide energy reduction initiatives for the buildings in 2015. As of year-end 2024, Property Management has achieved a 43.8% reduction in energy consumption from the 2008 baseline.

The proposed project represents an innovative and cost-effective approach to implementing additional energy savings measures across county facilities, that would serve towards attaining the 80% energy reduction goal for 2050. inBYLT (formerly Apex Facility Solutions) has performed a directed engineering study of county facilities to review existing systems and equipment to determine the actual energy savings and return on investment that will result from the specific improvements identified in the agreement. The guaranteed energy savings project offers an alternative funding solution for major projects that reduces the need for county Capital Improvement Program funding. Section 471.345 of Minnesota Statutes includes provisions for energy efficiency projects and guaranteed energy savings contracts. This agreement was developed in compliance with that statute.

At the conclusion of the directed engineering study, inBYLT provided reporting detailing the variety of improvement options that the county could pursue, while identifying the amount that Ramsey County could spend on energy conservation measures while guaranteeing that the amount spend would be saved in energy and operation costs over a 20 year period from the date of project completion. The specific improvements to be implemented with the project include:

- LED Lighting
- Building Envelope
- Water Conservation
- Heating, Ventilation, Air Conditioning Modifications
- Solar
- Roofing Replacements

In the agreement, inBYLT has provided a written guarantee that the energy or operating cost savings will meet or exceed the costs of the improvements, as required and authorized by Section 471.345, Subdivision 13 of Minnesota Statutes. Section 471.345 of Minnesota Statutes includes provisions for energy efficiency projects and guaranteed energy savings contracts. This agreement was developed in compliance with that statute.

Recommendation:

The Ramsey County Board of Commissioners resolved to:

1. Approve the selection of and agreement with inBYLT, LLC, 3495 Northdale Blvd. NW, Suite 230, Coon Rapids, MN 55448, for the guaranteed energy savings project across multiple county facilities upon execution of the agreement and for the duration of the agreement and subject to the county's right to extend the agreement to renew the measurement and verification service provided by inBYLT, LLC for up to an additional 20 years, in accordance with the rates established in the agreement.
2. Authorize the Chair and Chief Clerk to execute the agreement.
3. Authorize an initial loan from the general fund to the Property Management Department for the guaranteed energy savings project of up to \$8,450,000 to finance energy investments and approve the associated loan repayment schedule.
4. Authorize the County Manager to establish a project budget of \$8,450,000 for the guaranteed energy savings project in the Property Management budget.
5. Authorize the County Manager to execute amendments to the agreement and to exercise the extension rights provided in the agreement, in accordance with the county's procurement policies and procedures, and provided that amounts are within the limits of available funding.
6. Authorize Property Management to provide a copy of the agreement to the Commissioner of Commerce within 30 days of the effective date of the agreement, as required by Minnesota Statutes, section 471.345, subdivision 13.

A motion to approve was made by Commissioner McGuire, seconded by Commissioner Miller.

Motion passed.

Aye: - 4: McGuire, McMurtrey, Miller, and Ortega

Excused: - 3: Jebens-Singh, Moran, and Xiong

By: 
Jason Yang, Chief Clerk - County Board