

EasyPro: EPC facilitation service for Irish universities

Supporting decarbonisation & retrofitting of universities via sustainability assessments & EPC market process



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What is EPC?

- + Energy Performance Contracting (EPC) is contract where an Energy Service Company (ESCO) designs & delivers energy-saving measures in a building.
- + The building owner repays the investment from verified energy savings over time, with performance contractually guaranteed.



EPC vs Traditional Delivery

EPC Model	Traditional Model
Guaranteed energy savings	No guaranteed energy savings
Single contract & supplier	Multiple service providers
Long-term energy reduction	Short-term energy measures
ESCO carries performance risk	Building owner carries risk
Expertise provided	In-house expertise required

Case Studies

Dimension	Energy Performance Contracting (EPC)	Traditional Retrofit
Design speed	Single ESCO-led integrated design → fast	Multiple consultants → slow
Procurement	Bundled, performance-guaranteed contract	Separate tender packages, fragmented
Build timeline	Streamlined, pre-validated solutions	Longer due to redesigns & coordination
Capital cost	Often lower upfront due to savings-funded model	Client pays full capital cost
Risk	ESCO carries performance & savings risk	Client carries performance risk
Operational disruption	Minimal — coordinated works, off-peak scheduling	Higher — multiple contractors, longer works
Measurement & verification	Mandatory, transparent	Rarely included
Outcome certainty	Guaranteed savings	No guaranteed performance

Process



Assess building suitability

- * Building assessment by EPC Facilitator
- * Saving potential & estimate investment value checked



Select ESCO via public procurement

- * EPC Facilitator helps with tender document
- * Publish EPC tender on eTenders
- * Pre-qualification of ESCOs
- * ESCOs assess building
- * Negotiation with ESCOs
- * Winning ESCO selected



Sign contract with ESCO

- * Guaranteed savings agreed
- * Financing mechanism agreed



Implementation of agreed energy conservation measures

- * Comprehensive testing of equipment functionality
- * Operators trained for installed equipment.



Monitoring & assessment of energy savings

- * ESCO assesses energy savings annually
- * ESCO assesses measured values monthly & discrepancies are controlled
- * ESCO covers difference between guaranteed & achieved savings

EasyPro: Expert support throughout your EPC procurement journey

- + EPC suitability and readiness assessment
- + Market engagement and validation
- + Procurement and contract award



EasyPro Solution: EPC Facilitation Service



EPC benefits for universities

- + Supports 2030 Climate Action Targets through sustained energy reduction
- + Cost-effective: Existing equipment retained where possible and energy savings guaranteed
- + Reduced risk & complexity: Performance, delivery and savings risk transferred to the ESCO
- + Faster delivery: One contract, one supplier, streamlined decision-making
- + Expertise included: Universities are supported throughout, even without in-house EPC experience
- + Flexible & scalable: Suitable for multiple buildings and evolving campus needs





Thank you!



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