

Project Overview

Utility Energy Service Contract (UESC)

Task Order Number 1

Lighting Upgrades, Controls Upgrades and New Chiller Installation

Description and Overview

BHSO will enter into a UESC Task Order for the implementation of three energy conservation measures: Lighting Upgrades, Energy Management Controls Upgrades and a new 1,250 ton Chiller at the Central Chilled Water Facility (CCWF).

A UESC Task Order is a complex undertaking which has never been accomplished before at BNL. It is an alternatively financed design/build project with a 10 year term. The Task Order will be executed by BHSO, as opposed to the traditional BSA procurement process. However, BSA will provide full project management and ES&H support to BHSO for the design and construction of the project, as well as on-going contractual support throughout the term.

This document provides an overall description of the contracting and procurement process as well as identifying locations of detailed descriptions.

There are six (6) main activities that are part of the UESC process:

1. Task Order Request for Proposal
2. Task Order Award
3. Project Management and ES&H
4. Contract Management
5. Performance Assurance for first year of contract
6. Performance Assurance for years 2 through 10

All of the many documents associated with the UESC effort are located at the following address:
<http://www.bnl.gov/pe/UESC/>

BNL's UESC Highlights:

- **UESC:** is a DOE contract process for the alternative financing of energy conservation and cost savings projects at governmental facilities.
- **UESC Project:** is developed, **financed** and implemented by a serving utility.
- **Utility:** National Grid, BNL's natural gas provider, is the utility that will implement this UESC.

- **Project Implementation:** National Grid will utilize an Energy Service Company (ESCO) to manage the design and construction of the project. National Grid is in effect, the General Contractor (GC).
- **Contract:** BHSO will enter into a Task Order with National Grid for the design, construction and financing of the agreed upon scope. Only DOE can utilize the current UESC that GRID has in place with GSA.
- **Contract Type:** The UESC will be a firm fixed price design-build Task Order. Due to the financing arrangement, no changes to final price will occur.
- **Contractual Issues:** BHSO will provide direction and final approval for all contract-related activity.
- **Contract Period:** 10 years.
- **Project management and ES&H:** Delegated to BSA. MPO will handle day-to-day project management including design review, shop drawing approval, etc. BSA is also responsible for ES&H functions. National Grid is responsible adhering to all of BSA's contractor safety requirements.
- **Finance Payments:** BHSO will approve yearly invoices that will be paid by BSA to National Grid for the design/construction costs.
- **Finance Payment Recovery:** The expectation of the UESC process is to have the cost savings (fuel, electricity, maintenance) cover the cost of the project including financing. A Performance Assurance Plan is part of the UESC as well as BSA's obligations.
- **Project Performance – Year 1:** National Grid is responsible for demonstrating the first year annual savings.
- **Project Performance – Balance of Task Order:** BSA is responsible for reporting and demonstrating savings in subsequent years.

Scope - Task Order Number 1

- Design and installation of lighting and related controls upgrades in 17 buildings: 50, 197, 452, 460, 461, 463, 490, 515 535, 600, 610, 703, 820, 830, 911, 938, 1005S.
- Design and installation of controls upgrades in 9 buildings: 490, 510, 515, 535, 555, 815, 911, 914, 1005S.
- Installation of a new 1250 ton chiller and related components (pumps, cooling tower cell, etc.) at the Central Chilled Water Facility. *The detailed design has already been completed under a separate contract.*

Contracting and Procurement Process

Step 1: Task Order Request for Proposal (TO RFP). BSHO will issue a TO RFP. This document defines the Scope of Work, Schedule and Proposal Requirements. The TO

RFP has three (3) primary attachments, RFP-1, RFP-2 and RFP-3. Each of these primary attachments includes sub-attachments that provide detailed definitions and requirements for all aspects of the TO RFP. These documents are located at: <http://intranet.bnl.gov/pe/uesc/RequestforProposal/RFP.asp>

A list of all attachments is provided at the end of this document.

Step 2: Task Order (TO) - Once BHSO receives the TO Proposal it will be evaluated by BHSO and BSA. BHSO will conduct final negotiations as necessary. When the negotiations are complete and agreed upon a **Task Order (TO)** will be awarded to National Grid. The Task Order Documents provide details on Scope of Work, BNL's work requirements, Chiller Design Drawings and Specifications, Performance Assurance, Reporting Requirements, Payments and Termination details and Key Personnel.

Most of the attachments associated with the TO RFP will be incorporated into the Task Order. Once the TO is awarded these documents will be located at: <http://intranet.bnl.gov/pe/uesc/TaskOrderDocs/TODocs.asp>

Step 3: Project Management and ES&H – BHSO has overall responsibility for this UESC, including all contract management issues and approvals. BHSO has delegated responsibility for project management and ES&H issues to BSA. Details are provided in the Preliminary Project Execution Plan located at: <http://intranet.bnl.gov/pe/uesc/PEP/ProjExPl.asp>

National Grid and its subcontractors are responsible for adhering to all of BSA/BNL's design, project management and safety requirements. Details are provided in the following documents, which are located on the UESC website: <http://intranet.bnl.gov/pe/uesc/RequestforProposal/RFP.asp>

- UESC Design and Construction Guidelines.pdf (RFP-01_TO, Attachment TO-1)
- Task Order Attachment A-2 Site Specific 12-06-2012.doc – This document contains most of the provisions of BNL/BSA's General and Supplemental Conditions Documents (0700 and 0800) as well as Site and Construction Safety (0900). (RFP-01_TO, TO-General Provisions).

BSA expenses for Project Management and ES&H will be provided by operating accounts including IGPP. No additional revenue will be provided.

Step 4: Contract Management – BHSO has overall responsibility for this UESC, including all contract management issues and approvals. A Contract Management Plan is being

developed to clarify roles and responsibilities for management of this UESC on an ongoing (after construction completion) basis.

BHSO has delegated the responsibility of reviewing and payment of the UESC financing costs/invoices to BSA while retaining approval authority. Payment will be made using BSA operating funds. It is expected that all or most of the costs for financing will be covered by actual energy savings.

Step 5: Performance Assurance for First Year – Upon project completion National Grid is responsible for demonstrating project performance (energy savings) for one year. Details are provided in the Performance Assurance Plan, located at: <http://intranet.bnl.gov/pe/uesc/RequestforProposal/RFP.asp>, (RFP-01_TO, Attachment TO-8)

Step 6: Performance Assurance Beyond First Year – After the first full year of operation BSA is responsible for demonstrating project performance (energy savings) for the duration of the contract term. Details are provided in the Performance Assurance Plan, located at: <http://intranet.bnl.gov/pe/uesc/RequestforProposal/RFP.asp>, (RFP-01_TO, Attachment TO-8)