

PART I - THE SCHEDULE
SECTION C: DESCRIPTION/SPECIFICATION

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PART I - THE SCHEDULE
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C.1 GENERAL REQUIREMENTS/PROJECT SCOPE

The Government requires energy conservation services at the U.S. Department of Energy, Richland Operations Office (RL), to reduce energy and water consumption and associated utility costs. The Contractor shall be responsible for providing all labor, material, and capital to install, operate, and maintain energy and water conservation projects during the contract term. The scope of the contract includes two area units. The 300 Area unit includes all facilities in the 300 Area. The 200 Area unit includes all facilities in the 200 East and 200 West Areas.

C.2 DEFINITIONS

Acceptance of Installation Phase - "Acceptance" means an authorized representative of the Government has inspected and accepted that Contractor installed Energy Conservation Measures (ECM's) are operational and comply with contract performance requirements and specifications. Government acceptance shall not relieve the Contractor from responsibility for continued compliance with contract requirements during the contract term.

Annual Energy Audit - "Annual Energy Audit" means a procedure including, but not limited to, the verification of the achievement of energy cost savings and energy unit savings guaranteed by the Contractor resulting from implementation of ECM's.

Approval - "Approval" means the Government has completed review of submittals, deliverables or administrative documents (e.g. insurance certificates, installation schedules, planned utility interruptions, etc.) and has determined that the documents conform to contract requirements. Government approval shall not relieve the Contractor from responsibility for complying with contract requirements.

Cost Savings - The total dollar savings that may be realized following installation of an ECM. (Cost before ECM installation - Cost after ECM installation = Cost Savings) Savings may include: reduced energy costs, utility rebates, reduced maintenance costs, reduced operations costs, and reduced labor costs.

Emergency Maintenance and Repair Work - Any effort that is required to prevent the loss of life, injury, damage to property, severe discomfort to personnel, or impact to high priority operations work.

Energy Baseline - The energy baseline is a calculation of each type of energy that would have been consumed in existing facilities, if the Contractor had not installed proposed energy conservation measures. It is derived from a previous baseline period in which the consumption of each type of energy was physically measured or calculated from measurements.

Energy Savings - Energy savings is a reduction in energy consumption or electrical demand. Energy savings shall be determined by comparing the energy

baseline with the energy consumed after the Contractor has installed ECM's.

Energy Conservation Measure (ECM) - An ECM is defined as the installation of new equipment/facilities, modification or alteration of existing Government equipment/facilities, or revised operations and maintenance procedures to reduce energy consumption of facilities/energy systems.

Energy Savings Performance Period - "Energy Savings Performance Period" means the period (typically in years) from the date an ECM is operational and accepted by the Government, to the end of the contract term. The energy savings performance period may also be referred to herein as the "service period".

Installation Period - Installation Period is from date of award to the date all contracted ECM's are operational and accepted by the Government. For Part II and Post-Award additional ECM's that are proposed by the Contractor and accepted by the Government, the installation period shall be from the date of contract modification, incorporating the additional ECM's, to the date the additional ECM's are operational and accepted by the Government. Installation period may also be referred to herein as "construction period."

Occupied Periods - Occupied periods are the normal working hours during which facilities are used. Normal working hours are 0700 - 1730 weekdays, unless otherwise specified for specific building spaces.

C.3 ENERGY CONSERVATION MEASURES

a. Types of Energy Conservation Measures Within Contract Scope

The Contractor may propose any project to reduce energy or water consumption. ECM's which substitute fuels must demonstrate energy and cost reduction, based on current market energy prices. Proposed ECM's must comply with regulatory requirements. The Government reserves the right to reject any proposed ECM.

- (1) Part I ECM's provide a decentralized heat/steam system to replace the functions provided by the 200 and 300 Area centralized steam plant systems. Part I ECM's must be installed as a group in each Area unit to allow the central steam plants to be shut down and for cost savings to occur. Part I ECM's include the distributed steam boilers and heating units, and other associated modifications required to make them function adequately (e.g., heat recovery unit) and to replace other services supplied by the central steam plants (i.e., compressed air). A list and description of Part I ECM's included in this contract is included as an attachment to Section J. Contractor payment schedules and guaranteed cost savings associated with 300 Area and 200 Areas Part I ECM's are shown on Schedule 1 in Section B.
- (2) Part II ECM's include all ECM's in the Price Proposal that are not classified as Part I ECM's in Section J. Examples of Part II ECM's include Lighting System Retrofits and PIR Occupancy Sensors. A list of Government approved Part II ECM's will be developed and incorporated into the contract scope by modification after contract award. Requirements for individual Part II ECM proposals

are included in Section C.12.

- (3) Post-Award ECM's include all ECM's proposed by the Contractor that were not included in the Price Proposal. Refer to Section C.12 for Post-Award proposal requirements. Government approved Post-Award ECM proposals will be incorporated into the contract by modification after contract award.

b. Restrictions on proposed ECM's

Restrictions shall include but are not limited to:

- (1) Any project which could jeopardize missions;
- (2) Any project which could jeopardize the operation or environmental conditions of dedicated computers or computer rooms;
- (3) Any project that will increase overall water consumption; e.g. once through fresh water cooling systems;
- (4) Any cogeneration or electrical generating project which produces electrical power exceeding that required by Government facilities at RL;
- (5) Any project which could result in a significant effect upon the quality of the human environment (e.g. requires the preparation of an Environmental Impact Statement) or violate any Federal, State, and local environmental protection regulations;
- (6) Any project which degrades performance or reliability of existing Government equipment;
- (7) Any project which reduces extra capacity that is intentionally included for future growth, mobilization needs, safety, emergency back-up, etc;

c. Contract Requirements for ECM's

Installed ECM's shall comply with all contract requirements herein. Contract requirements also incorporate all Government approved Contractor submittals, including but not limited to: equipment design and installation specifications, compliance with codes and standards, design drawings, installation schedules, startup and testing procedures, and operating and maintenance procedures.

C.4 FACILITY PERFORMANCE REQUIREMENTS OF ECM's

a. Environmental & Lighting Conditions

Where automated control of lighting or environmental conditions are installed the occupants must have the ability to conveniently override the system to accommodate required overtime work.

b. Standards of Service

Facility performance requirements include parameters such as temperature, humidity, and lighting levels. Specific performance requirements shall be proposed by the Contractor and approved by the Contracting Officer (CO) for each ECM. Government approved performance requirements for Part 1 ECM's are included in Section J. Examples of general guidelines for HVAC and Lighting performance requirements are included in Sections C.4.b.(1) and C.4.b.(2).

(1) HVAC System General Guidelines

(a) Occupied Areas:

i. Comfort Range:

68° - 78° F Dry Bulb
30 - 70% Relative Humidity

ii. In general occupied areas (except computer rooms and some laboratories) temperature setbacks may be proposed during unoccupied periods. Temperature must be restored prior to the start of the next scheduled occupied period.

iii. Outside air should not be reduced below the quantities (CFM per person) found in ASHRAE 62-89, "Ventilation for Acceptable Indoor Air Quality".

iiii. Upgraded or new control systems must be compatible with present control systems.

(b) Computer Rooms

i. Operating Range should meet the computer manufactures recommendation for temperature and humidity.

ii. Temperature setbacks will not be allowed.

(c) Laboratories

i. Operating range (including temperature setbacks) will be determined on a case by case basis.

(2) Lighting System General Guidelines

(a) Minimum lighting levels 30 inches above the floor:

AREA	FOOT CANDLES
1. Computer Rooms	50
2. General Office area	50
3. Store Rooms	5
4. Corridors	10

5. Laboratories As required

(b) Other lighting parameters:

- i. Lamp color rendering index of 75 or above and correlated color temperature of 4100° K for laboratories and 3100° K for standard rooms.
- ii. Not greater than 15% Total Harmonic Distortion of electronic ballast used in fluorescent fixtures.

C.5 ENERGY BASELINE, AUDITS, AND ECM PERFORMANCE MEASUREMENT

a. The Contractor is responsible for developing for CO approval:

- (1) An energy baseline for proposed ECM's. For Part I ECM's, a single energy baseline for the 300 Area and a single energy baseline for the 200 Areas shall be established. The Contractor shall measure/calculate the energy savings for each energy baseline. The basic elements and criteria for Part II and Post-Award ECM's are included in Section C.12.
- (2) The method it will use to measure/calculate energy consumption after proposed ECM's have been installed for each energy type in order to determine energy savings.
- (3) The method it will use to verify that the applicable Standards of Service and facility performance requirements are met.
- (4) The method of annually determining energy savings and facility performance compliance of installed ECM's.

b. Annual Energy Audit

After ECM installation and acceptance by the Government, the Contractor shall conduct annually an energy audit of facilities or energy consuming systems affected by Contractor installed ECM's. Annual Energy Audit Reports for Part I ECM's, and for Part II and Post-Award ECM's, will be prepared by the Contractor and submitted to the RL CO as follows:

Item 1-Annual Energy Audit Report for Part I ECM's

- (1) The Part I annual energy audits will cover the period October 1 through September 30, of the following year. The first audit and report will address the period from Government acceptance through September 30, 1998. The Audit Reports will be submitted to the CO by November 1, of each year.
- (2) The report will document the annual energy savings that were achieved in the 300 Area, and in the 200 Areas as a result of the installed Part I ECM's. The report shall identify and include appropriate adjustments to the energy baselines that result from

changes beyond the Contractor's control, such as:

- (a) Physical changes to buildings.
- (b) Hours of use or occupancy.
- (c) Change in use or occupant activities.
- (d) Area of conditioned space.
- (e) Weather (i.e., cooling and heating degree days).

The report shall also account for and categorize the fuel quantities set forth in Attachment J-6 as used, unused due to known factors or unused due to unknown factors. The report will identify deviations from expected fuel consumption and explain the reasons for the deviations if possible. Quantities of fuel not used due to factors within the contractor's control will be identified and the report will identify the Contractor's actions that produced the fuel savings. If weather or non-weather related changes in baseline conditions affect the annual fuel consumed by $\pm 5\%$ (deviation from the quantity stated in Attachment J-6), an equitable adjustment of a lump sum amount to be either paid or refunded will be proposed by the contractor. The price (the unit price specified in Attachment J-6 multiplied times the number of units) of quantities of fuel that are unused due to unknown factors will be refunded to the Government. The net amount actually to be paid or refunded may be negotiated and established via a bilateral contract modification. In the event the contractor and the Government fail to reach agreement, the Contracting Officer may unilaterally modify the contract to establish the amount, subject to the clause of this contract entitled "Disputes" (See Section I).

- (3) The report will also document the achievement of the annual cost savings performance guarantees provided by the Contractor (refer to Section B, Schedule 1's for 300 Area and 200 Areas Part I guaranteed cost savings). The Government has stipulated the Estimated Annual Cost Savings for Part I ECMs based on the Government's costs to operate the current steam supply system. The report will calculate the cost savings by subtracting the Government's costs (payments to the contractor) for the year from the Estimated Annual Cost Savings for the same year. The Estimated Annual Cost Savings will be adjusted to accurately determine the savings realized by the Government. The cost components of the Estimated Annual Cost Savings and the adjustment basis or index to be used for each component are as follows.

	<u>Cost Component</u>	<u>Baseline Amount</u>	<u>Adjustment Basis or Index</u>
<u>200 AREA</u>	Coal	\$1,762,529	Fixed, see Section B.2
	Other Costs	\$5,237,471	U.S. Bureau of Labor Statistics' Consumer Price Index of All Items for All Urban Consumers, Western Region, Series ID CUUR0400SAO
<u>300 AREA</u>	Fuel Oil (#6)	\$ 832,893	Fixed, see Section B.2
	Other Costs	\$3,567,107	U.S. Bureau of Labor Statistics' Consumer Price Index of All Items for All Urban Consumers, Western Region, Series ID CUUR0400SAO

- (4) In the event that there is a shortfall in Part I Guaranteed annual

cost savings, the Contractor shall pay the Government the shortfall in Guaranteed annual cost savings or apply a Government credit on subsequent Contractor payment invoices. The Contractor will be ineligible for payments until the full Guaranteed annual cost savings shortfall has been recovered.

- (5) The Part I Annual Energy Audit Report shall contain a section that shows the annual base amounts of utilities (from Section H.2) and the actual annual usage. The report shall clearly identify any areas where actual usage is greater than the annual base amount.

Item 2-Annual Energy Audit Reports for Part II and Post-Award ECMs

- (6) A separate annual energy audit report will be prepared for each Part II and Post-Award ECM. The Part II and Post-Award annual energy audits will cover the period October 1 through September 30 of the following year. The first audit and report will address the period from Government acceptance through the next September 30th. The audit reports will be submitted to the CO by November 1 of each year. The annual audit reports will be submitted as a group with an index showing the ECM's that are included. It will also include an analysis summary identifying ECM's that are not meeting anticipated energy savings and/or guaranteed energy cost savings.
- (7) Each report will document the actual measured/calculated annual energy savings that were achieved during the year as a result of the ECM. The report shall identify and include appropriate adjustments to the energy baselines that result from changes beyond the Contractor's control, such as:
 - (a) Physical changes to buildings.
 - (b) Hours of use or occupancy.
 - (c) Change in use or occupant activities.
 - (d) Area of conditioned space.
 - (e) Weather (i.e., cooling and heating degree days).

If weather or non-weather related changes in baseline conditions affect the annual energy savings level by $\pm 5\%$, an equitable adjustment of a lump sum amount to be either paid or refunded will be proposed by the contractor. The amount actually to be paid or refunded may be negotiated and established via a bilateral contract modification. In the event the contractor and the Government fail to reach agreement, the Contracting Officer may unilaterally modify the contract to establish the amount, subject to the clause of this contract entitled "Disputes" (See Section I).

- (8) Each report will also document the achievement of the annual cost savings performance guarantees provided by the Contractor in their approved Part II/Post-Award ECM proposal.

- (9) In the event that there is a shortfall in Part II/Post-Award ECM guaranteed annual cost savings, the Contractor shall pay the Government the shortfall in Guaranteed annual cost savings or apply a Government credit on subsequent Contractor payment invoices. The Contractor will be ineligible for payments until the full Guaranteed annual cost savings shortfall has been recovered.

C.6 INSTALLATION REQUIREMENTS FOR ECM'S

a. ECM Installation Plans

The Contractor shall prepare and submit ECM installation plans to the Government for review and approval. As a minimum, ECM installation plans shall include:

- (1) Manufacturer's Data. For all ECM equipment to be installed, the Contractor shall provide the manufacturer's descriptive literature of equipment including drawings, diagrams, performance and characteristic curves, and catalog cuts.
- (2) Engineering Drawings. Engineering drawings shall be prepared by the Contractor, Subcontractor, or any lower tier Subcontractor showing in detail, as appropriate, the following:
 - (a) The installation (i.e., form, fit, and attachment details) of the interface between ECM equipment and existing Government equipment.
 - (b) The location of installed equipment on building floor plans.
 - (c) Removed or disconnected materials or equipment (see Section H.7).
 - (d) Operation set points.
 - (e) Equipment schedules.
 - (f) Control diagrams.
 - (g) Wiring diagrams.
- (3) Installation Schedules. The installation schedule shall show the order in which the Contractor proposes to perform the work and the dates on which the Contractor contemplates starting and completing all major milestones of the work.
- (4) Certification of ECM Compliance with Building Codes, Standards and Good Engineering Practices

The Contractor shall provide certification stamped and signed by a Professional Engineer registered in the State of Washington that the ECM complies with all applicable building codes, standards and good engineering practices. ECM installation plans submitted to the CO without evidence of the PE certification may be returned for resubmission.

(5) Approval of ECM Plans and Acceptance of ECMs

Government approval of ECM Installation Plans must be obtained prior to starting ECM installation. The Contractor is responsible for the technical adequacy of the work. Acceptance of the installation plans by the Government shall not relieve the Contractor from this responsibility for the adequacy of its design and installation work, and shall not relieve the Contractor from meeting the applicable ECM performance requirements. Government approved installation plans form the basis for Government acceptance of installed ECM's. Any significant Contractor proposed changes to Government approved installation plans (including, but not limited to, changes which impact compliance with DOE orders, reliability of the service provided, and/or the interface with or access to Government systems) must be submitted and receive Government approval prior to implementation. Updated "As-Built" drawings that incorporate all approved and implemented Contractor changes shall be submitted to the Government prior to ECM acceptance. Changes from the approved Plans that did not receive Government approval and which adversely impact the Government will be corrected to comply with the approved Plans or a Government approved alternative at no cost to the Government.

b. Design and Construction Standards

- (1) All work, equipment and materials required for ECM installation shall comply with the requirements of Section H.1.a, and/or H.1.c as applicable.
- (2) No requirement of this contract shall be interpreted to allow any work not conforming to applicable regulations, codes and/or standards. Any expected deviation from such regulations and standards shall be brought to the attention of the CO in writing for resolution prior to proceeding with the work.
- (3) Written notification of any apparent conflicts between codes, orders, and/or standards will be provided to the CO for resolution.

c. Environmental Protection

Any proposed ECMs shall cause no significant adverse impacts upon the quality of the human environment. Impacts on air quality (pollutants, dust, noise level, and odors or fumes) and potable water use are examples of various areas of concern at the project site. All ECMs shall comply with the National Environmental Policy Act (NEPA) and other applicable Federal, State, and local environmental protection requirements. Contractor shall be required to maintain certification and/or training for items encountered during installation, such as: asbestos, PCBs, and fluorescent tubes.

The Contractor shall prepare all appropriate documentation required by the NEPA for each ECM as required. The Contractor shall obtain the appropriate approval from DOE on the level of documentation and the conclusion that a certain action qualifies for a Categorical Exclusion (CX) or Finding Of No Significant Impact (FONSI) prior to installation of any ECM.

d. Service Interruptions

- (1) For any planned utility service interruptions, the Contractor shall furnish a request to the Contracting Officer (CO) or the Contracting Officer's Designee (COD) for approval at least 10 working days in advance. The request shall identify the affected buildings and duration of planned outage.
- (2) Service interruptions shall be scheduled and performed so that the length of time the utility is out of service is held to a minimum.
- (3) All material for the alteration and tie-in work shall be on hand when each utility service interruption is scheduled.
- (4) All tie-in permits shall be requested thirty days (30) in advance of the scheduled tie-in date.
- (5) All tie-in work shall be scheduled and performed so that the shutdown time will not exceed four (4) hours water/steam, and two (2) hours for electrical or fire alarm.
- (6) Proposed methods of performing the tie-in work shall be included with the utility service interruption request and shall be approved by RL prior to any utility outage.
- (7) Prior approval must be obtained for connection to and use of existing fire hydrants.
- (8) The Government will coordinate with affected tenants and customers as applicable.
- (9) If the discontinued service is due to an emergency breakdown, the Contractor shall notify the CO or designee as soon as possible and the Government will notify those affected tenants and customers as applicable.

C.7 OPERATIONS, MAINTENANCE, AND REPAIR OF ECM'S

- a. The Contractor is responsible for the operation, maintenance, and repair of installed ECM's (operations includes providing fuel, e.g., fuel oil and natural gas). Installed ECM's shall include all Contractor installed equipment and those portions of Government equipment which have been modified or replaced to achieve proposed ECM performance. Individual exceptions to the requirement to operate, maintain and repair modified or replaced Government equipment may be approved by the CO.
- b. The Government will not operate, maintain or repair Contractor-owned

equipment except for emergency situations or individual exceptions where the ECM calls for the Government to perform specific operation, maintenance or repair as approved by the CO.

Repair work includes all labor, material and equipment associated with the replacement or rebuilding of ECM facilities, systems and equipment that have failed.

- (1) Contractor-Owned. When Contractor-owned facilities, systems and equipment fails, the Contractor shall be responsible for repairs. The Government will repair failed Contractor-owned facilities, systems and equipment or reimburse the Contractor for such repairs, if the failure resulted from negligence or improper operation by Government personnel.
- (2) Government-Owned. When Government-owned facilities, systems and equipment fails, the Government will be responsible for repairs within a reasonable time period. The Contractor shall provide repairs, at no expense to the Government, if the Government-owned facilities, systems and equipment failure is a result of actions (or inactions) on the part of the Contractor. The Contractor shall make repairs (with CO approval) within a reasonable period of time, or the Government may repair or have the repairs made and charge the Contractor for such repair costs. If the Contractor has repair responsibilities for government-owned systems or equipment as part of an ECM, the ECM shall include a listing of the types of repairs that will be the Contractor's responsibility.

C.8 CONTRACTOR MAINTENANCE AND REPAIR RESPONSE TIME

- a. The Contractor shall establish a point of contact (name and phone number) for use by the Government in providing response to Contractor equipment failures and standards of service concerns. The point of contact shall be available twenty-four (24) hours a day, seven (7) days a week, throughout the contract term. Initial telephone response to Government concerns shall be within thirty (30) minutes. If a site visit is needed for emergency maintenance and repair work, personnel shall arrive on site within one (1) hour. Although normal Contractor access is during the hours of 7:00 a.m. to 5:30 p.m., the Contractor will have 24 hour per day access to the buildings for emergency maintenance and repair work. For non-emergency maintenance and repair work, a graded approach to the timing of corrective action may be used. Detailed condition assessment and development of an action plan shall start within one (1) working day of identification of concern. Non-emergency maintenance and repair work will usually be scheduled during normal working hours.
- b. In the event that the Contractor fails to respond as required above or in the event of an emergency, the government may perform emergency maintenance and repair work to Contractor-owned equipment. The Contractor shall be responsible for all costs incurred by the government making these repairs and shall hold the government harmless for all costs and liabilities arising as a result of the Contractors failure to respond within the times established.

C.9 OPERATIONS AND MAINTENANCE (O&M) MANUALS AND TRAINING FOR ECM'S

In the event the contract is either completed or terminated, title and responsibility for the installed ECM's will pass to the Government. The Contractor will provide support for an orderly transfer of ECM operations and maintenance.

a. Operations and Maintenance Manuals

The Contractor shall furnish operation and maintenance manuals; operations and maintenance records and recommended spare parts lists for operations and maintenance of the Contractor-installed ECM's and modified Government equipment.

b. Government Personnel Training for ECM's

- (1) Prior to ECM operation, the Contractor shall train Government designated personnel as required to respond to emergency conditions that may occur as a result of ECM operation.
- (2) The Contractor shall train Government designated personnel as required to operate, maintain, and repair ECM equipment ninety (90) days prior to the end of the contract term.

End of Contract Training Program - General Requirements: The Contractor shall provide a training program for Government designated personnel. The program shall provide instruction on operation, troubleshooting, maintenance and repair of ECM's. Instructions shall include both a classroom phase and a practical application phase. The course material shall include the operation and maintenance plans and manuals and the recommended spare parts lists. The program shall be conducted at RL in facilities provided by the Government.

C.10 GOVERNMENT PROJECTS

There shall be no restriction on Government projects of any kind including those that may provide energy conservation equipment, the removal of existing energy consuming equipment, or the addition of new energy consuming equipment for mission needs.

C.11 UTILITY ENERGY CONSERVATION REBATES

The implementation of an ECM may result in the Government being eligible for a rebate from the serving utility company. The Contractor shall be responsible for preparing any and all documentation required to apply for the rebate. The Contractor shall submit the rebate application and documentation to the CO for Government submission to the serving utility representative. This requirement is limited to one complete and accurate submission by the Contractor per ECM. Any subsequent submission for the same ECM will be subject to mutual agreement by the Contractor and the Government.

C.12 PART II AND POST-AWARD ECM PROPOSALS

After contract award, the Contractor may discuss individual Part II and Post-Award ECM concepts with the RL ESPC Project Manager. For ECM concepts that the RL ESPC Project Manager believes to be beneficial to the Government, the Contractor may prepare, at no cost to the Government, separate proposals for each Part II and Post-Award ECM. Part II and Post-Award ECM proposals shall contain the basic elements and meet the criteria identified below. The Government will review and approve (or reject) each recommended Part II and Post-Award ECM individually. Approved ECM's will be added to the contract by modification. Part II ECM's and Post-Award ECM's may be recommended, approved, and added to the contract any time after contract award.

- a. Each Part II and Post-Award ECM Proposal shall include the following basic elements:
 - (1) Provide a technical description of the ECM.
 - (2) Identify the affected Energy Baseline.
 - (3) Quantify the current annual energy use and post installation annual energy use. Quantify the annual energy savings that will result from ECM installation.
 - (4) Identify the sources of energy cost savings.
 - (5) Quantify the guaranteed annual cost savings to the Government.
 - (6) Propose a method to verify annual energy savings, and guaranteed annual cost savings to the Government that will be used as the basis for the annual energy report (refer to Section F.5.b).
 - (7) Identify which Annual Economic Price Adjustments are applicable to the ECM proposal and provide any applicable information such as that outlined in Sections H-32.
 - (8) Identify the potential for a significant adverse effect upon the quality of the human environment (NEPA consideration).
 - (9) Identify any significant changes that will be required to the Contractors Management and Maintenance Approach as a result of implementation and operation of the proposed ECM.
 - (10) Propose annual payments to the Contractor, where total annual payments to the Contractor are less than the total estimated annual cost savings. The proposed annual payments shall show the "capital recovery" payment portion and the "Operations and Maintenance" payment portion that make up the total proposed payment.
 - (11) Provide a Government capital liability schedule, that shows the outstanding Government liability at the end of each month after ECM installation completion and acceptance by the Government.

- (12) Provide a proposed installation schedule.
- b. Each Part II and Post-Award ECM Proposal shall meet the following criteria:
- (1) They must be included within the scope of the contract.
 - (2) They must be provided in a format that is mutually acceptable to the Contractor and the Government.

C.13 OPERATIONS, MAINTENANCE AND REPAIR OF GOVERNMENT OWNED ENERGY EQUIPMENT AND ENERGY MANAGEMENT SYSTEMS

After contract award, the Government, at its option, may negotiate with the Contractor to inspect, operate, maintain and/or repair government owned energy related equipment or systems within the scope of this contract. Examples of this type of work include, but are not limited to:

1. Water chiller preventative maintenance services
2. Pneumatic controls maintenance services
3. Energy Management System operations and maintenance services
4. Lay up of steam distribution systems
5. Lay up of power houses.