

# **REQUEST FOR PROPOSAL** **ENERGY PERFORMANCE CONTRACTING SERVICES**

## **Montana State University-Bozeman**

### **1. OVERVIEW**

The Montana State University-Bozeman (“Entity”) seeks a qualified energy service provider (ESP) to perform an investment grade audit (IGA) and develop an energy performance project proposal. The goal is for the selected ESP to evaluate Entity's facilities for energy, water, and operational upgrades, to provide a comprehensive energy audit report, and to make recommendations for possible utility cost savings projects in the form of a project proposal.

To be eligible for consideration, an ESP must be on the list of qualified energy service providers for the Montana Energy Performance Contracting Program. Only qualified energy service providers will be considered.

The RFP and Contracting process has four phases:

1. RFP Phase: Through this RFP, Entity will select an ESP based on written proposals and reference checks. Entity has the option to interview a subset of applicants.
2. Investment-Grade Audit Phase: Entity will negotiate the scope of work and price for an investment-grade audit (IGA) contract with the selected ESP. Following successful negotiation of an IGA Contract, ESP shall complete the IGA and submit a detailed report including descriptions of facilities, cost-saving measures, savings with calculations, and initial measurement and verification plan according to the IGA contract.
3. Energy Performance Contract Phase: After completing the IGA and acceptance of the IGA report by Entity, the ESP will provide Entity with a proposal for an Energy Performance Contract (EPC). The proposal shall include a list of recommended measures along with the proposed guaranteed savings and guaranteed maximum cost for the project. Entity may then choose to negotiate an Energy Performance Contract with the ESP. Upon successful negotiation of an Energy Performance Contract, the ESP shall implement the measures included in the contract.
4. Post-Construction/Performance Phase: For a minimum of three years following completion of construction, the ESP shall measure and verify reductions in energy consumption and costs. If guaranteed cost savings are not achieved, the ESP shall pay Entity the amount of the shortfall and assumes the cost of measurement and verification.

This RFP does not form or constitute a commitment or contractual document of any kind. Entity shall not be liable for any loss, expense, damage, or claim in connection to this RFP.

### 1.1. Single Point of Contact

From the date this Request for Proposal (RFP) is issued until Entity selects the ESP, ESPs are not allowed to communicate with any Entity staff or official regarding this RFP except at the direction of the contact person identified below. Any unauthorized contact may disqualify an ESP from further consideration. Contact information for the single point of contact is noted below.

Cristie Tate  
MSU Owner's Representative  
cristie@tatemanagement.com  
406-209-0154

### 1.2. Project Scope

The potential scope of the project includes all facilities at the MSU-Bozeman campus and property leased by MSU-Bozeman, including the agricultural research centers and other remote sites. Entity reserves the right to reduce the scope of work or to conduct work in phases.

MSU-Bozeman includes approximately 6 million square feet of facilities. The sample list in **Attachment A: Facility Profile** is provided to assist ESP's with an understanding of campus scale only. The list includes campus facilities greater than 30,000 square feet and is not inclusive of all facilities within the potential scope of the project.

## 2. RFP INSTRUCTIONS

### 2.1. Proposal Response

ESP's RFP response shall at a minimum address evaluation criteria provided in Section 5 Evaluation Criteria and information requested in **Attachment B: Cost and Pricing Tool**.

Information provided in response to this request will be held in confidence and will not be revealed or discussed with competitors prior to award of contract; however, responses to this solicitation become part of the public record after award of contract, except for materials constitutionally protected from disclosure. Entity reserves the right to provide its opinion publicly and privately regarding the selected ESP's performance.

All materials submitted in response to this RFP become the property of Entity and may be appended to any formal documentation.

**2.2. RFP Schedule of Events**

<b>Event</b>	<b>Date</b>
RFP sent to pre-qualified ESPs	01/27/2023
ESP Pre-submittal Conference	02/15/2023
RFP Questions from ESPs Due	02/22/2023
Answers Issued by Owner	03/01/2023
RFP Responses Due	03/10/2023

**2.3. Proposal Submission**

Responses to this RFP are due no later than 5:00 PM Mountain Time on the date listed in the RFP schedule and must be submitted electronically to the Owner’s Single Point of Contact. Regardless of cause, late submittals will not be accepted and will automatically be disqualified from further consideration. It shall be the ESP’s sole risk to assure delivery at the designated location by the designated time. Late submittals will not be opened and may be returned to the ESP at the expense of the ESP or destroyed if requested.

**2.4. Pre-submittal Conference**

A pre-submittal conference will be held at the MSU-Bozeman campus in Bozeman, Montana on the date outlined in the RFP schedule. Tours of Entity’s selected facilities will be provided as part of the conference. This conference is not mandatory. However, Entity highly encourages interested ESPs to have representatives attend to familiarize themselves with the Entity, facilities, systems, operations, and current state of energy and water usage.

**2.5. Questions & Clarifications**

ESP’s with questions or requiring clarification or interpretation of any part of this RFP must address these questions in writing to the contact person due no later than 5:00 PM Mountain Time on the date listed in the RFP schedule. Questions received after this deadline may not be considered. Entity shall respond to all solicited ESPs by the date outlined in the RFP schedule.

**2.6. Proposals Costs**

Entity will not be responsible for any expenses which may be incurred in the preparation of this request or any subsequent work prior to the signing of an IGA contract.

**3. SELECTION PROCESS**

Entity will review ESP responses to the RFP in accordance with the criteria listed in Section 5 Evaluation Criteria. Entity may develop a list of ESPs to be invited for interviews.

Entity reserves the right to make such additional investigation as it deems necessary to establish the competence and financial stability of any respondent. Entity reserves the right to accept any RFP response, in whole or in part, and to reject any or all responses.

Entity will negotiate the scope of work and price for the Investment Grade Audit contract with the selected ESP. If the parties reach agreement, they may execute an IGA contract. If no agreement is reached, Entity may, at its sole discretion, terminate contract negotiations with the selected ESP and enter into contract negotiations with the next most qualified ESP.

4. **PRICING**

This RFP does not require a firm or fixed fee to complete the Investment Grade Audit. However, an ESP shall complete applicable portions of Table B1: Project Cost Estimate in **Attachment B: Cost and Pricing Tool** as a part of this proposal. The purpose of Attachment B is to provide Entity with general information on the pricing structure for ESP services. Attachment B information provided by the ESP shall be used throughout the EPC process, unless modified through contract negotiations.

**5. EVALUATION CRITERIA**

The criteria below will be used to evaluate the ESP’s written RFP response, references, and if requested by the Owner, their in-person interview.

**TABLE 1: ESP Selection Criteria – For reference only, not to be completed by ESP**

Criteria	Score
<b>1 Company Profile, Experience and References</b>	10
<ul style="list-style-type: none"> <li>• Company overview and general experience in energy performance contracting market sector</li> <li>• Overview of up to 3 projects similar in size and scope to Entity’s proposed project</li> <li>• References from up to 3 past projects</li> </ul>	
<b>2 Project Personnel</b>	10
Knowledge and experience of team assigned to the project: <ul style="list-style-type: none"> <li>• Verifiable commitment of senior level staff; evidenced by percent of time or other measurable metric</li> <li>• Conducting investment grade energy audits, calculation methodologies, energy modeling, and projected savings</li> <li>• Project design and specification</li> <li>• Knowledge of building and energy codes and construction requirements in Montana</li> <li>• Project management and quality of construction</li> <li>• Experience in the use of commissioning for projects to ensure comfort, energy savings, and long-term operation</li> <li>• Experience in training building operations and maintenance personnel to effectively operate the facility</li> <li>• Experience providing post-construction support including measurement and verification, ongoing training, and adjustments</li> </ul>	
<b>3 Project Process</b>	10
Approach to developing, implementing, and maintaining energy performance contracting projects. <ul style="list-style-type: none"> <li>• Overall approach and depth of analysis</li> <li>• Approach to commissioning facility improvements</li> <li>• Approach to training Entity’s facilities team</li> <li>• Approach to measuring and verifying savings</li> </ul>	
<b>4 Funding &amp; Financing</b>	20
Experience identifying and developing financial options: <ul style="list-style-type: none"> <li>• Experience identifying funds that do not require repayment such as grants, capital reserves, and utility incentives</li> <li>• Approach to incorporating government incentives and tax credits</li> <li>• Experience identifying financing sources and options</li> </ul>	

\*Evaluation criteria continued on following page.

<b>5 Site Specific Approach</b>	20
Site specific approach to Entity’s facility: <ul style="list-style-type: none"> <li>• Approach to including local consultants, contractors and vendors to ensure systems are maintainable and modifiable for the life of the equipment.</li> <li>• Approach to interfacing and complementing existing campus energy initiatives, studies and reports.</li> <li>• Other innovative ideas to address needs of Entity and facility staff</li> </ul>	
<b>6 Education and Outreach</b>	10
<ul style="list-style-type: none"> <li>• Approach to MSU student involvement and outreach with this project.</li> <li>• Approach to outreach with the MSU campus community, City of Bozeman, and State government to communicate project goals and accomplishments.</li> <li>• Approach to educating State-wide design and construction community about implemented energy best-practices and technologies.</li> <li>• Approach to educating other public entities, campuses, commercial building owners and neighborhoods throughout Montana about implemented projects and translation to other relevant applications.</li> </ul>	
<b>7 Project Pricing</b>	20
Cost/markup information as provided in Cost and Pricing Tool.	
<b>TOTAL POSSIBLE POINTS</b>	100

## **ATTACHMENT A: FACILITY PROFILE**

### **1. GENERAL FACILITY DATA**

The potential scope of the project includes all facilities at the MSU-Bozeman campus and property leased by MSU-Bozeman, including the agricultural research centers and other remote sites. Entity reserves the right to reduce the scope of work or to conduct work in phases.

MSU-Bozeman includes approximately 6 million square feet of facilities. The sample facility list is included in the spreadsheet attachment named “ATTACHMENT A FACILITY PROFILE” and is provided to assist ESP’s with an understanding of campus scale only. The list includes campus facilities greater than 30,000 square feet and is not inclusive of all facilities within the potential scope of the project.

### **2. ENERGY AND WATER CONSUMPTION DATA**

A sample of annual energy and water consumption data is included in the spreadsheet attachment named “ATTACHMENT A FACILITY PROFILE” for the sample list of campus facilities referenced in Attachment A Facility Profile Section 1 General Facility Data. The list includes campus facilities greater than 30,000 square feet and is not inclusive of all facilities within the potential scope of the project.

### **3. POTENTIAL AREAS OF IMPROVEMENT**

The items below are a general listing of potential improvements that the Entity may wish to consider. This listing should not limit the scope of the project; an Investment Grade Audit is intended to look at all feasible cost saving measures.

- LED Indoor and Exterior Lighting
- AHUs, Boilers, Chillers, and Other HVAC Equipment
- Laboratory Aiflow Controls
- Building Mechanical System Controls
- Heating Plant Controls and Equipment
- Geothermal and Energy District Infrastructure
- Solar PV and other Renewable Energy
- Other Energy Conservation and/or Deferred Maintenance Projects

## ATTACHMENT B: COST AND PRICING TOOL

The Cost and Pricing Tool provides Entity and ESP with standard EPC project cost details. Certain information is required of the ESP, and other information is provided at specific steps during EPC project development. As part of this RFP, the ESP shall complete the designated portion of **Table B1: Project Cost Estimate** and the columns titled “How Price is Determined” in Tables B2 and B3.

In **Table B1: Project Cost Estimate**, in the shaded cells of the columns “EPC Maximum % of Total Project Cost” and “EPC Maximum % Markup”, the ESP identifies the maximum percentages it will charge the Entity. The ESP does not enter percentages of total project cost for Trade Subcontracts, Design/Build Subcontracts, Direct Purchase Equipment, and ESP Construction Labor in response to this RFP. These costs will be provided during EPC project development. Other parts of these tables will be completed at other times during the EPC process.

For each category, the term “ESP” includes the ESP and any close affiliate, parent, or wholly-owned subsidiary. Any individual category costs, whether for services provided directly by the ESP (“ESP-direct”) or purchased from others, such as contractors, vendors, or material providers, may not include markups or profit. All ESP markups must be presented in the “EPC Maximum % Markup” column. All ESP profit must be presented in line **4 Profit** of **Table B1: Project Cost Estimate**.

Burdened labor cost is the base rate of compensation plus employment taxes, insurance, and general benefits – vacation time, sick time, holiday pay, retirement benefits, and flexible spending accounts for dependent care and health. Commissions, bonuses, use of a company vehicle, profit-sharing, and other similar benefits must be included in line **4 Profit** of **Table B1: Project Cost Estimate**.

The Work is defined, collectively, as the equipment, professional services, and construction related to the project.

### 1. PRE-CONSTRUCTION COSTS

Pre-Construction Costs are all costs (except for costs contained in the IGA) that are incurred after signing the EPC contract and prior to commencing implementation of any cost-saving measure in the EPC. Costs presented for ESP services may not include markup or profit. Markups for the cost categories must be included in the “EPC Maximum % Markup” column. Profit for the project must be identified in the “Profit” line item of **Table B1: Project Cost Estimate**. The Montana EPC Program recommends open-book pricing. The ESP shall present direct costs and quotes to the Entity.

#### A. Design and Other Engineering

Design and other engineering includes all professional architectural and engineering costs required to design and specify projects to be installed as part of the Work. Cost of design completed by an ESP includes burdened labor cost associated with design of measures included in the EPC. If design is subcontracted to an A&E firm, the amount that may be



charged by the ESP is the quoted cost from the A&E firm plus burdened labor cost of ESP energy engineers to oversee and direct A&E design services. Costs of design and other engineering services include applicable code review costs. Any non-billable time or non-engineering supervision of engineers associated with engineering and/or design efforts must be included in the Other Pre-Construction Costs category.

Energy engineering includes all energy modeling, energy savings calculations, and other energy engineering costs that were not accounted for in IGA costs. Costs include burdened labor cost for energy engineers, supervision of energy engineers, or other support. Training costs for energy engineers must be included in the Other Pre-Construction Costs category.

**B. Pre-Construction Services**

Pre-construction services include construction management and project development services. To coordinate and bring many complex technical details together and present a proposal to the Entity, an ESP may employ Business Development Representatives, Project Developers, and/or other resources that act as the key contact between the Entity and the ESP. This line item includes all burdened labor cost and any other direct cost associated with presenting the best information to the Entity in an understandable format.

As an additional level of coordination, the ESP may utilize a construction manager prior to construction to solicit bids for final construction and help review designs to ensure constructability. This cost includes the burdened labor cost of the construction manager associated with these efforts, if applicable.

**C. Other Pre-Construction Costs**

Site visits and Entity meetings are necessary before implementation to ensure designs and equipment meet customer needs and fit project objectives. Other Pre-Construction Costs may include administrative support, legal review, accounting services, printing, copying, binding, office supplies, business travel, business meals, and supervision of project development staff. The burdened labor cost must be used for all in-house personnel.

**1T PRE-CONSTRUCTION COSTS SUBTOTAL**

This is a subtotal of all pre-construction fees and costs expended by the ESP to complete the Work for the Entity. This subtotal may not include any overhead or profit of the ESP or any close affiliate, parent, or subsidiary entity belonging to the ESP.

**2. CONSTRUCTION FEES AND COSTS**

For components in this category that are directly purchased by the ESP, such as from subcontractors, vendors, or material providers, to complete the Work, the costs presented may not include any ESP markups or profit. Markup for the project must be identified in the “Markup” column and profit for the project shall be identified in the “Profit” line item of **Table B1: Project Cost Estimate**. Costs presented for ESP-direct work may not include profit, as profit for the project must be identified in the “Profit” line. The ESP must present direct costs and quotes to the Entity.

**D. Trade Subcontractors**

Trade subcontractors are construction contractors selected by the ESP and may be subject to approval by the Entity. These subcontractors are selected by the ESP from bidding on documents developed by the ESP. They are subcontracted directly to the ESP. Such subcontractors may include lighting contractors, sheet metal contractors, piping contractors, electricians, plumbers, carpenters, controls contractors, and other trade contractors as necessary to complete the Work.

**E. Design-Build Subcontractors**

Design-build subcontractors are construction and design contractors subcontracted directly to the ESP and may be subject to Entity approval. Design-build subcontractors act as their own design agents and finalize the design of the Work to be installed. Such subcontractors include lighting contractors that complete their own audit and design; mechanical contractors that coordinate all of their own electrical, sheet metal work, piping, and other support work; specialty contractors like pool cover vendors; and other specialty contractors necessary to complete the Work.

**F. Direct-Purchase Equipment**

Any equipment directly purchased by the ESP is included in this category.

**G. ESP Construction Labor**

ESP Construction Labor includes the ESP's burdened labor cost of ESP staff directly involved with implementation of the cost-saving measures for the project. Labor overhead costs must be included in the "markup" column. Any profit for construction labor must be identified in the "Profit" line of Table B1.

**H. Construction Management**

Construction Management includes the ESP's burdened labor cost of a construction manager and site superintendent directly supporting the project and to oversee and coordinate subcontractors on the project. Profit for construction management must be identified in the "Profit" line of **Table B1**.

**I. Project Engineering**

During construction, the ESP's design engineers or subcontracted A&E firm may make periodic inspections of work and support the construction manager with engineering analysis of required field modifications. This cost includes the burdened labor cost of engineering or quoted subcontract A&E services.

**J. General Conditions**

General Conditions may be required on larger and longer-term projects. General conditions may cover miscellaneous non-staffing costs directly related to the project, such as: job trailer, trailer office equipment, temporary utilities, permanent utility connection fees, barriers/security fencing, scaffolding, equipment rental, site guards, cleaning, and trash and recycling dumpsters. Markup for General Conditions must be identified in the "Markup" column and profit for the project must be identified in the "Profit" line of **Table B1: Project Cost Estimate**.

## **K. Construction Completion**

### **1) Commissioning**

At the completion of construction, the ESP completes pre-functional and functional tests of all installed measures to ensure proper operation. This work is normally completed by commissioning agents. If it is completed by ESP employees, the cost includes the burdened labor cost of commissioning staff. If it is outsourced to a commissioning firm, this cost includes the cost of necessary commissioning services.

### **2) O&M Manuals**

At the completion of the implementation phase of the project, the ESP provides the Entity with complete Operation and Maintenance Manuals providing documents detailing proper maintenance of installed equipment. O&M manuals must include as-built architectural or engineering drawings. The cost to prepare most O&M materials must be included in relevant subcontractor costs above. This cost is for the work to combine all subcontractor-provided material into project O&M Manuals and to print, copy, bind, and deliver printed and electronic copies to the Entity.

### **3) Training**

Training of the Entity's staff may be provided by subcontractors; if so, training costs will be included in their subcontractor bids. However, if the ESP plans to provide the training, or to supervise or coordinate training by subcontractors, the burdened labor cost for such training must be included in this line item. In addition to labor, this line item may include costs of materials or services for formal classroom training, training videos, online training programs, and other training efforts that include labor and materials required to provide necessary training to the Entity. This line item cannot be a repeat of training provided directly by subcontractors that is billed in subcontractor costs.

## **L. Other Construction Costs**

Site visits and Entity meetings are necessary at the end of construction to ensure the project has been completed properly before the Entity issues the Implementation Certificate of Acceptance. Such items as administrative support, legal review, accounting services, printing, copying, binding, office supplies, business travel, business meals, and supervision of staff may be acceptable post-construction indirect costs. Other construction costs may include:

### **1) Permits**

Construction is completed in jurisdictions requiring compliance with building, electrical, plumbing, and other codes. The ESP must pay code reviewers to review design drawings and render decisions on whether designs meet code. In addition, the ESP must apply for and receive any necessary construction permits based on designs and/or code review. This line item includes all costs associated with paying code reviewers and application and inspection fees for such permits. It does not include design fees or engineering labor to work with code officials or submit permit applications. These design fees and the associated burdened labor cost must be included in the engineering and/or construction management categories listed above.

**2) Insurance**

The ESP may be required to possess various levels of Builder's Risk Insurance, Automobile Liability Insurance, Professional Liability Insurance, and other insurance policies as identified in the Contract. This line item must include an average amount of insurance that would be attributed to this project. Worker's Compensation Insurance is not included in this line item and must be included in the appropriate burdened labor cost categories.

**3) Performance & Payment Bonds**

The ESP is required to provide a bond for the performance and payment of all work from a reputable surety. The cost of the performance and payment bond must be included in this category for the anticipated amount of work to be completed without expending contingency funds. When contingency funds are expended, any increase in bond cost must be included with contingency cost expenditure proposals.

**4) Warranty Labor**

Warranty labor is the burdened labor cost associated with time anticipated to be expended by ESP staff in supporting the ESP's direct purchase equipment warranties and/or equipment provided by subcontractors. All actual warranty replacement costs must be included in lines D, E, and F of Construction Costs and may not be included in this line item.

**2T CONSTRUCTION COSTS SUBTOTAL**

This is a subtotal of all construction fees and costs expended by the ESP to complete the Work for the Entity.

**3. IMPLEMENTATION COSTS SUBTOTAL**

This is a subtotal of all the implementation cost expended by the ESP to complete the Work for the Entity.

**4. PROFIT**

The anticipated, but not guaranteed, gross profit associated with the project. Note that overhead is included in General Conditions.

**5. ESTIMATED PROJECT COST**

The estimated project cost is the total of Pre-Construction, Construction, and Markup and Profit associated with the construction project.

**6. CONTINGENCY**

The project contingency is a predetermined amount or percentage of the contract held for unpredictable changes in the project. Contingency funds are held by the Entity and co-managed by the Entity and ESP. The intended purpose of the contingency is to account for errors and omissions in the construction documents, modify or change the scope of the project, and to pay for unforeseen elements of the scope of work, which may become known only after implementation of the Work has begun. The ESP will identify any Work items and costs for such items, and submit these items to the Entity for review and approval before any project contingency funds may be spent. The ESP will maintain an on-going record of the project contingency throughout the project. As the contracted scope of work nears

completion, if project contingency funds remain, the ESP will work with the Entity to determine the best use of the remaining funds. One option is for the Entity to consider using the remaining contingency funds to pay for additional cost-saving measures. The ESP and Entity will work together to review the potential added measures. Any remaining contingency funds at the end of the Work remain with the Entity.

**7. MEASUREMENT AND VERIFICATION**

At the completion of construction, and throughout the guarantee period, the ESP completes the measurement and verification of installed equipment to verify post-implementation energy efficiency and operation. This is necessary to ensure that systems will meet the guaranteed cost savings and to start the M&V Services phase. If completed by ESP staff, this cost must include burdened labor cost of M&V Engineers. If completed by an external M&V agency, this cost includes the cost to provide necessary M&V services.

**8. TOTAL PROJECT COST**

The Total Project Cost includes all costs associated with the EPC, including IGA Costs, Estimated Project Cost, and Contingency.

**PAYMENT BY ENTITY**

Before paying any invoice, the Entity may audit, or request further documentation for, any cost included in any cost category to ensure that all costs are accounted for within standard Generally Acceptable Accounting Principles (GAAP).

**Table B1: Project Cost Estimate**

	Project Cost Categories	EPC Maximum % of Total Project Cost	EPC Maximum % Markup	Actual Final EPC Calculated % of Total Project Cost	Actual Final EPC Cost with Markup	Actual Final EPC Cost without Markup	Actual Final EPC Markup Cost	Actual Final EPC % Markup	Totals	Notes
	<b>Investment Grade Audit</b>			0.00%					\$	Negotiated
	<b>Implementation Costs</b>									
<b>1</b>	<b>Pre-Construction Fees and Costs</b>									
	<b>A</b> Design and Other Engineering	0.00%	0.00%	0.00%	\$	\$	\$	0.00%		Calculated
	<b>B</b> Pre-Construction Services	0.00%	0.00%	0.00%	\$	\$	\$	0.00%		Calculated
	<b>C</b> Other Pre-Construction Costs	0.00%	0.00%	0.00%	\$	\$	\$	0.00%		Calculated
<b>1T</b>	<b>Pre-Construction Cost Subtotal</b>			#DIV/0!		\$	\$	0.00%	\$	Sum A, B, C
<b>2</b>	<b>Construction Fees and Costs</b>									
	<b>D</b> Trade Subcontractors	N/A	0.00%	0.00%	\$	\$	\$	0.00%		Calculated
	<b>E</b> Design-Build Subcontractors	N/A	0.00%	0.00%	\$	\$	\$	0.00%		Calculated
	<b>F</b> Direct Purchase Equipment	N/A	0.00%	0.00%	\$	\$	\$	0.00%		Calculated
	<b>G</b> ESP Construction Labor	N/A	0.00%	0.00%	\$	\$	\$	0.00%		Calculated
	<b>H</b> Construction Management	0.00%	0.00%	0.00%	\$	\$	\$	0.00%		Calculated
	<b>I</b> Project Engineering	0.00%	0.00%	0.00%	\$	\$	\$	0.00%		Calculated
	<b>J</b> General Conditions	0.00%	0.00%	0.00%	\$	\$	\$	0.00%		Calculated
	<b>K</b> Construction Completion	0.00%	0.00%	0.00%	\$	\$	\$	0.00%		Calculated
	<b>L</b> Other Construction Costs	0.00%	0.00%	0.00%	\$	\$	\$	0.00%		Calculated
<b>2T</b>	<b>Construction Cost Subtotal</b>			#DIV/0!		\$	\$	0.00%	\$	Sum D-L
<b>3</b>	<b>Implementation Costs Subtotal</b>								\$	Sum 1T+2T
<b>4</b>	<b>Profit</b>	0.00%		0.00%	\$				\$	Calculated
<b>5</b>	<b>Estimated Project Cost</b>								\$	Sum 3 + 4
<b>6</b>	<b>Contingency</b>	0.00%	0.00%	0.00%	\$	\$	\$	0.00%	\$	Calculated
<b>7</b>	<b>Measurement and Verification</b>	0.00%		0.00%	\$				\$	Calculated
<b>8</b>	<b>TOTAL PROJECT COST</b>								\$	Sum IGA + 5 + 6 + 7

**ANNUAL COST CATEGORIES**

An energy performance contract has additional costs associated with it that vary depending on the specific project.

The Measurement and Verification cost is the annual cost for the services necessary to verify the guaranteed cost savings of the Energy Performance Contract. The cost for the guarantee is based upon the M&V option utilized, the risk of savings failure, the field time to measure building performance, and the time to document and present the report. Measurement and verification is required under § 90-4-1114(5)(a), MCA for all projects for an initial monitoring period of at least three years.

**Table B2: Measurement and Verification Costs** provides a summary of yearly M&V costs. Enter the information for how the price is determined in Table B2. The ESP shall provide actual costs for M&V at the time of the EPC.

**Table B2: Measurement and Verification Costs**

Year	Annual Cost	Total Cost	How Price is Determined
1			
2			
3			
4 If applicable Add lines as needed			
Total M&V			

Warranty is the burdened labor cost associated with time expended by ESP staff in supporting the ESP’s direct purchase equipment warranties or equipment provided by subcontractors. This warranty cost may also include costs for extended equipment warranties if the required/specified equipment warranty is longer than the manufacturer’s warranty.

For Other Annual Costs, the ESP describes the significance of other annual cost items. These costs may include training, maintenance, or similar services that the ESP will provide under the EPC.

**Table B3: Other Annual Costs**

Category	Total Annual Cost	How Price is Determined	Years Applied (One-time, Annual, etc.)
Warranty			
Other			