



DEPARTMENT OF THE ARMY
US Army Engineering and Support Center, Huntsville
PO Box 1600
Huntsville, AL 35807-4301

March 2, 2023
Rev. 1

SOURCES SOUGHT for Utility Energy Service Contract (UESC)

Solicitation Number: TBD

Agency: Department of the Army/ Army Reserves 63rd Readiness Division

Office: U.S. Army Corps of Engineers

Location: USACE HNC, Huntsville

Sources Sought response date: Thursday, March 9, 2023, by 4:00 PM Central Time

Classification Code:

R -- Professional, administrative, and management support services

NAICS Code: 541330, Engineering Services – Contracts and Subcontracts for
Engineering Services Awarded under the National Energy Policy Act of 1992

Point of Contact: Patrick D. Fields, patrick.d.fields@usace.army.mil

1. Contract Information: The U.S. Government is the nation's single largest energy consumer. Due to the magnitude of funds spent on energy in support of Government operations and the steady inflation of such costs, the Government is re-evaluating its operations and reducing its energy consumption. The primary purpose of the proposed acquisition is to acquire the design, implementation, and operation of a Utility Energy Services Contract (UESC) energy management project for the 63rd Reserve Unit. This UESC project could possibly be later referred to as "63rd Reserves"

2. Background: 10 U.S.C. 2913 Energy Savings Contracts and Activities, is the overarching bill for shared energy savings contracting for the DOD. The Secretary of Defense through Defense Energy Program Policy Memorandum (DEPPM) 91-2 dated March 19, 1991, directed the Secretary of the Army to coordinate with the Secretaries of the Navy and Air Force and with the heads of Defense Agencies to develop an integrated strategy for all Components within the service territory of each utility to coordinate activity and maximize savings. DEPPM 94-1, issued December 20, 1993, establish the guidelines for participation in Energy Conservation and Demand Side Management (EC/DSM) programs offered by or to be negotiated with public utilities. 42 U.S.C. 8256 provides information relating to utility incentive programs. Four key elements of this section are highlighted below.

- Agencies are authorized and encouraged to participate in programs to increase energy efficiency and water conservation or manage electricity demand conducted by gas, water, or electric utilities and generally available to customers of such utilities.



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- Each agency may accept any financial incentive, goods, or services generally available from any such utility, to increase energy efficiency or to conserve water or manage electricity demand.

- Each agency is encouraged to enter into negotiations with electric, water, and gas utilities to design cost-effective demand management and conservation incentive programs to address the unique needs of facilities utilized by such agency.

- If an agency satisfies the criteria that generally apply to other customers of a utility incentive program, such agency may not be denied collection of rebates or other incentives.

3. Description of the Requirement: A UESC is a contracting vehicle that allows agencies to accomplish energy savings projects for their facilities without up-front capital costs and without special Congressional appropriations to pay for the improvements. Under a UESC contract, the selected UESC utility provider (Utility) will provide their own funding, provide financed funding, or a combination of their own and financed funding, for an energy conservation project that will be repaid from utility bill savings. The Utility will conduct a comprehensive energy audit to identify improvements that will result in energy savings. With coordination and approval of the Government, the Utility will design and construct an energy savings project and provide assurance that the improvements will result in savings sufficient to pay for the project over a maximum 25-year repayment period. The Utility will also develop a savings assurance plan and arrange project financing. The project energy savings will be measured over the course of the financing period.

4. Project Information: The requirement is for the 63rd US Army Reserve, locations at various US Army Reserve centers within California, Arizona, and Nevada. We are SEEKING SOURCES for possible combined UESC locations, to utilize a single utility provider (see breakout of locations in attached spreadsheet). **Each of these three (3) regional areas will result in their own distinct UESC if this is the course the Government wishes to pursue.** These UESC include but is not limited to interior and exterior lighting systems upgrades, installation of base-wide supervisory control and data acquisition (SCADA) system to monitor, control, and report on heating, ventilation, and air conditioning (HVAC) system operations, electrical system operations, and metering systems, and possible installation of solar Photovoltaic (PV) arrays, Battery Energy Storage System (BESS), and other Energy Conservation Measures (ECMs) as discovered.

5. Submission Requirements: The Government does not intend to rank submittals or reply to interested companies/firms. This synopsis is for Market Research purposes only and is not a request for proposal (RFP) or request for quote (RFQ). The Government



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will not reimburse respondents for any costs incurred in preparation of a response to this notice. Your firm's response is requested no later than 4:00 pm Central Time, Thursday, March 9, 2023.

6. Return email response to Patrick.D.Fields@usace.army.mil, and Paul.J.Kurzer@usace.army.mil. Responses should be limited to a maximum of 10 pages. **No hard copy or facsimile submissions will be accepted.** Cover letters and extraneous materials such as brochures will not be considered. Personal visits or requests for the purpose of discussing this announcement will not be considered, scheduled, nor will replies be sent.

Sources Sought Questionnaire

1. Is your business currently a utility provider to California, Arizona, or Nevada?
2. Is your business currently authorized by the State of California, Arizona, or Nevada to provide a utility service to the listed locations on the spreadsheet?
3. What is the name and address of your business?
4. Identify a responsible point of contact who can be contacted regarding your response, their phone number, and email address.
5. What is your company's CAGE code and DUNS number?
6. Is your firm a large business, small business, a certified 8(a) small business, certified HUBZone business and/or Service-Disabled veteran owned concern? List all that apply.
7. Provide your company's project annual and maximum financing capability over a 10 year period in dollars that could be utilized for this contract for a project taking approximately 9-16 months to develop and award, plus an additional 12-18 months to complete construction. Assume no advance payment or financial assistance is available from the Government prior to or during the construction phase.
8. Provide no more than three (3) examples of financed energy conservation projects for which you were the prime contractor, a joint venture partner, or a first-tier subcontractor responsible for developing, financing, and/or managing the design, construction and/or post construction effort. Identify the scope of your contractual responsibilities, location, client, and size of the project in terms of construction cost and total financed amount.



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9. Identify the financier and the amount financed (if any) for the above listed project(s). Provide financing source reference(s) including points of contact for telephonic confirmation of the dollar amount claimed for project financing capability.
10. Does your company have the capability to identify and obtain all permits required by Federal, state, local and installation agencies, including the capability of complying with environmental laws and regulations?
11. Does your company have experience or has partnered with a firm, in performing investment grade feasibility studies, economic analysis, such as Life Cycle Cost, Risk, and Return on Investment (ROI), which may be required to determine/demonstrate the financial viability of a proposed project?
12. Does your company have experience coordinating rebates, other incentives, and any potential interconnect/transmission discussions/agreements that may be necessary as part of a proposed project?
13. Is your company capable of developing procedures, courses of action, steps, repairs, or changes in equipment which result in lower energy costs?
14. Is your company qualified and capable of providing work plans/designs?
15. Does your company have the capability to perform the construction efforts to include site security (fencing, lighting, and/or guard service) if required by the project?
16. Is your company capable of and qualified to provide maintenance and repair services for any energy related equipment including computer software systems?
17. Is your company capable of providing yearly equipment inspections to assure the equipment is being operated properly and maintenance is being performed?
18. Does your company have the capability to provide all personnel including dedicated project management, tools, equipment, transportation, materials, and supervision needed to safely and efficiently perform a UESC project?
19. Does your company have the capability to implement, maintain, and control a system for identification, preparation, reproduction, distribution, and maintenance of all documentation needed for its management of a UESC contract?
20. Does your company have the capability to provide and maintain an effective quality control program?



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21. Does your company have the capability to provide, maintain, and execute an approved site safety and health plan in accordance with EM 385-1-1?
22. Does your company have the capability to provide metering, monitoring, measuring, or testing equipment to verify savings?
23. Does your company have the capability to coordinate all work from all trades including subcontractors and suppliers for a UESC project?
24. Does your company have a GSA Areawide contract for UESC Energy Management Services? If so, what is the GSA contract #?