

# Celtic Energy



Stamford, CT EID  
ESPC and microgrid  
project update  
June 18<sup>th</sup>, 2014

energy  
solutions  
for a  
sustainable  
future

## ESPC PROJECT UPDATE

- RFP issued June 17<sup>th</sup> to 13 CT DAS approved ESCOs
  - Government Center + 4 schools (3 are shelters)
  - Clinton Manor & Post House participation to inform decision
- Coordination meeting with AFB June 17<sup>th</sup>
- Next: form City selection committee

# Candidate buildings

Below is a summary table of the City and school buildings included in this RFP for the purposes of ESCO proposal development. Please note that this table does not include the Charter Oak Communities buildings, although they are described below in this Attachment. This summary table is intended to provide a general overview only. Please do not use this data for baseline calculations in proposal development. The data below reflects estimates and averaged values for utility usage and expenditures, based on data averaged over different time periods (depending on the building) ranging from two to four years during 2011–2014. For specific information, please refer to the supplemental facility information and utilities usage and billing data issued in conjunction with this RFP.

Facility	Current Size SF	Electric Use kWh	Gas Use Therms	Water Use Kgal	Electric Cost \$	Gas Cost \$	Water Cost \$	Total Costs (\$)	Total Use KBTU	Energy Use Index KBTU/SF/YR	Energy Cost Index \$/SF
Rippowam Middle School (shelter)	227,700	1,116,830	93,934	1,246	\$ 203,182	\$ 81,328	\$ 8,763	\$ 293,273	13,205,141	57.99	\$ 1.25
Roxbury Elementary & Annex School	86,706	561,023	55,836	694	\$ 96,087	\$ 43,001	\$ 3,571	\$ 142,659	7,498,371	86.48	\$ 1.60
Stamford Government Center	272,000	5,116,680	101,539	6,171	\$ 699,349	\$ 93,307	\$ 20,318	\$ 792,656	27,617,129	101.53	\$ 2.91
Stamford High School (shelter)	381,408	3,321,840	186,155	1,870	\$ 477,634	\$ 183,453	\$ 18,153	\$ 679,240	29,952,940	78.53	\$ 1.73
Westhill High & Agriscience School (shelter)	407,807	4,118,352	193,541	2,963	\$ 604,625	\$ 184,303	\$ 14,959	\$ 803,887	33,410,035	81.93	\$ 1.93
<b>Totals:</b>	<b>1,375,621</b>	<b>14,234,725</b>	<b>631,005</b>	<b>12,944</b>	<b>\$ 2,080,877</b>	<b>\$ 647,389</b>	<b>\$ 65,764</b>	<b>\$ 2,711,715</b>	<b>111,683,616</b>	<b>81.2</b>	<b>\$ 1.98</b>

# TABLE 1: SELECTION PROCESS SCHEDULE

MILESTONE	DATE	NOTES
RFP release	Mon June 17 <sup>th</sup>	Only CT DAS approved QESP ESCOs eligible
Pre-bid meeting & initial walking tours at SGC & COC buildings	Thu June 26 <sup>th</sup>	10:00 AM meeting then tours of Stamford's Government Center (SGC) and Charter Oak Communities (COC) bldgs. #22 & #40 Clinton Ave
Initial tours at 4 schools	Fri June 27 <sup>th</sup>	Bus tour starts/ends at SGC
ESCO facility access week	July 7 <sup>th</sup> –11 <sup>th</sup>	PLEASE NOTE: THIS IS THE ONLY WEEK OF ACCESS PLANNED. Daily hours TBD. Drawings available at each building for ESCOs to review on site.
ESCO question deadline	Thu Aug 7 <sup>th</sup>	ESCO questions must be submitted in writing
City answer deadline	Thu Aug 14 <sup>th</sup>	City answers will be issued as RFP addendums
Proposal due date	Thu Sep 4 <sup>th</sup>	
ESCO selection	End of September	City Selection Committee to score proposals and conduct interviews

## TABLE 2: PRE-BID MEETING AND TOUR SCHEDULE

ACTIVITY	TIME	LOCATION	NOTES
	JUNE 26TH		
<b>Pre-bid meeting</b>	10:00 AM–12:00 PM	SGC 7 <sup>th</sup> floor Engineering Dep't conference room	
<b>lunch</b>	12:00–12:30 PM	SGC cafeteria 4 <sup>th</sup> floor	
<b>SGC tour</b>	12:30–2:30 PM	SGC	Focus on mechanical spaces, limited office area access
<b>Charter Oak Communities tour</b>	2:30–4:30 PM	#22 and #40 Clinton Ave	Focus on mechanical spaces, limited resident area access
	JUNE 27TH		
<b>Bus departs SGC</b>	7:00–7:30 AM	SGC	
<b>School #1 tour</b>	8:00–10:00 AM	Stamford HS	
<b>School #2 tour</b>	10:00 AM–12:00 PM	Rippowam	
<b>Lunch</b>	12:00–12:30 PM		Brief stop at a location with restaurants & supermarket
<b>School #3 tour</b>	12:30–2:30 PM	Westhill HS	
<b>School #4 tour</b>	2:30–4:30 PM	Roxbury	
<b>Bus returns to SGC</b>	4:30–5:00 PM	SGC	

## ESPC critical path & schedule

- Phase 1: ESCO selection
  - RFP release June 16, pre-bid meeting & initial tours June 26–27
  - Facility access week of July 7–11
  - Written questions due Aug. 7, City responses by Aug. 14
  - ESCO proposals due Sep. 4
  - Selection committee chooses ESCO by end September
- Phase 2a: Investment Grade Audit, finalize contract
  - 3–6 months (fall/winter 2014 – winter/spring 2015)
- Phase 2b: design, construction, commissioning
  - 12–18 months (winter/spring 2015–spring 2016)
- Phase 3: performance period
  - 15–20 years (2015–2016 to 2030–2040)