

REQUEST FOR PROPOSALS

THIS IS NOT AN ORDER

ADVERTISED RFP 1415-123 Performance Contract for Energy/Operating Cost Saving Measures.

RELEASE DATE: January 9, 2015

Carson City invites qualified firms to submit proposals for Performance Contract for Energy/Operating Cost Saving Measures. Proposals shall be submitted in accordance with the Documents and Requirements as set forth in the formal "Request for Proposals."

PROPOSALS shall be submitted to the **CARSON CITY FINANCE DEPARTMENT – PURCHASING AND CONTRACTS**, 201 N. Carson Street, Suite 3, Carson City, Nevada 89701, by no later than 11:00 AM Monday, February 9, 2015.

QUESTIONS regarding this RFP must be received no later than 3:00 PM Thursday, February 5, 2015.

A master copy (so marked) of the Proposal and four (4) copies shall include a title page showing the RFP subject; the firm's name, address, telephone number and fax number of a contact person. The Proposal must be received on or before the date and time stated above. Proposals shall be clear, straightforward, and not exceed 40 pages in length excluding company brochures and other items specifically noted in this document. A digital copy which may be searched shall also be provided on either a CD or USB drive.

RECOMMENDATION FOR AWARD will be made by the Public Works Department, based on the evaluation results of the City Review and Selection Committee. Once the committee has made a recommendation and a contract is negotiated, the results will be posted on the City's website www.carson.org/Index.aspx/page=998 and all respondents will be notified by e-mail of the Recommendation for Award to the successful respondent.

FINAL SELECTION will be made by the Carson City Public Works Department. Should it become necessary to reschedule the date set for award, notice will be provided to those finalists selected. In all instances, a decision rendered by Carson City shall be deemed final.

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- Attachment A: ESCO Information Sheet**
- Attachment B: Technical Facility Profile**
- Attachment C: Overview of Applicable State Statutes**

1. INTRODUCTION

- 1.1 Carson City is seeking proposals from Qualified Service Companies (also called ESCOs) who have been pre-qualified by the State of Nevada to conduct a Financial Grade Operational Audit and who are capable of implementing a Performance Contract for Operating Cost-Saving Measures to provide energy and maintenance cost-saving equipment and services for Carson City facilities. Proposals shall be submitted in accordance with the Documents and Requirements as set forth in the formal "Request for Proposals."
- 1.2 A City Review and Selection Committee will evaluate the proposals submitted.
- 1.3 During evaluation, the City Review and Selection Committee reserves the right, where it may serve the City's best interest, to request additional information or clarification from the Qualified Service Company, or to allow corrections of errors or omissions. Oral interviews may be conducted by the City Review and Selection Committee for the Qualified Service Companies who submit a Proposal and were short listed.
- 1.4 Submission of a proposal indicates acceptance by the Qualified Service Company of the conditions contained in this Request for Proposals, unless clearly and specifically noted in the proposal submitted and confirmed in the resultant contract between Carson City and the Firm selected.
- 1.5 The use of the term "firm" refers to Qualified Service Companies with certified personnel, doing business in the United States and duly registered in the State of Nevada with business license paid to the City and County of Carson City after selection of the firm as well as holding all applicable state and other licenses. With this type of project, the City may accept one or more firms teaming up for joint venture with a Nevada-based firm to prepare the required services, but the City will recognize such a consortium as a single entity only with one juridical personality. Firms must also meet all of the criteria listed in [NRS 332.352](#).
- 1.6 There is no expressed or implied intent or obligation for Carson City to reimburse responding firms for any expenses incurred in preparing proposals, as well as, travel expenses during interviews in response to this Request for Proposals.
- 1.7 Carson City shall reserve the right to terminate any agreement resultant from this solicitation and subsequent action for cause but not limited to inadequacy of performance.
- 1.8 The factors listed in this document will weigh heavily into the City's decision making process on this project. These evaluation requirements are considered to be minimum requirements. More points may be awarded for exceeding the minimum requirements.
- 1.9 If discrepancies are found between two (2) or more copies of the proposal, the master copy will provide the basis for resolving such discrepancies. If one copy of the proposal is not clearly marked "MASTER," Carson City may reject the proposal. However, Carson City may at its sole option, select one copy to be used as the master.

- 1.10 For ease of evaluation, the proposal must be presented in a format that corresponds to and references sections outlined within this RFP and must be presented in the same order. Written responses must be in bold/italics and placed immediately following the applicable RFP question, statement and/or section. Exceptions/assumptions to this may be considered during the evaluation process.
- 1.11 Proposals are to be prepared in such a way as to provide a straightforward, concise delineation of capabilities to satisfy the requirements of this RFP. Expensive bindings, colored displays, promotional materials, etc., are not necessary or desired. Emphasis should be concentrated on conformance to the RFP instructions, responsiveness to the RFP requirements, and on completeness and clarity of content.
- 1.12 Submission of proposal indicates acceptance by the Qualified Service Company of the conditions contained in the RFP unless clearly and specifically noted in the proposal submitted and confirmed in the subsequent contract between Carson City and the Qualified Service Company Selected.
- 1.13 Carson City reserves the right to reject any or all proposals and to award to the proposer the City deems most qualified and whose award of the contract will accrue to the best interests of the City.
- 1.14 Late proposals will not be accepted. Prospective proposers are held responsible that their proposals arrive at the Carson City Finance Department – Purchasing and Contracts on or before the designated time and date.

2. CARSON CITY CONTACT PERSON:

- 2.1 Until the receipt and opening of proposals, the proposers' principal contact with Carson City will be as listed below. All questions are to be submitted in writing and potential Proposers will receive copies of all questions and answers except for the questions that are considered proprietary. Questions will only be received through 3:00 PM Thursday, February 5, 2015.

Kim Belt, CPM
Purchasing and Contracts Manager
Carson Finance Department – Purchasing and Contracts
201 N. Carson Street, Suite 3
Carson City, NV 89701
775-283-7137
e-mail: KBelt@carson.org
FAX: 775-887-2107

- 2.2 All contacts regarding the proposal should be with the above-named individual only. Proposers contacting other City staff or City officials may be disqualified for doing so.

3. BACKGROUND INFORMATION

- 3.1 The City currently operates approximately 600,000 sf of facilities which could potentially be included in the performance contract. A sample of project sites for this RFP are listed in Attachment B: Technical Facility Profile.

4. Acronyms and Definitions

For the purposes of this RFP, the following acronyms/definitions will be used:

Acronym	Description
Carson City	Carson City, Nevada; a Consolidated Municipality
Commissioning	A comprehensive quality assurance process, overseen by a qualified commissioning authority or qualified Third-Party Consultant. Systematic, thoroughly documented and collaborative process ensures system components are designed, installed, functionally tested, and capable of operating at peak performance through their lifecycle, and will achieve the energy and maintenance savings stated in the approved project documents.
Preliminary and Comprehensive Audit	The Preliminary and Comprehensive Audit identifies the extent to which a building or other facility is a candidate for an operating cost savings retrofit. Energy, maintenance and other relevant utility billing data is obtained and can be compared with a national benchmark for similar buildings to support justification of the retrofit project. A general assessment of operating savings is identified and used to guide the decision to perform a significantly more detailed “Financial-grade Operational Audit.”
Evaluation Committee	An independent committee established by Carson City to evaluate and score proposals submitted in response to this RFP.
ESCO	Energy Service Company. Organization/individual submitting a proposal in response to this RFP. Synonymous with Qualified Service Company as used in NRS 332.350.
Financial-grade Operational Audit	(Also “investment-grade audit”) The financial-grade operational audit carefully analyzes energy and operating cost savings measure (ECM) estimates and implementation and maintenance costs and should examine the interactive and/or synergistic impacts of various savings measures. It also addresses benefits including, but not limited to, savings in energy usage, maintenance, materials, labor, as well as the potential labor savings through increased productivity and decreased absenteeism. The financial analysis should clearly delineate the costs and benefits of the Project including first cost, simple payback period, net present value, and internal rate of return. This audit also provides objective and professional evaluation of internal control through financial, operational and compliance audits.
Firm	Qualified Service Companies with certified personnel, doing business in the United States and duly registered in the State of Nevada with business license paid to the City and County of Carson City after selection of the firm. With this type of project, the City may accept one or more firms teaming up for joint venture with a Nevada-based firm to prepare the required services, but the City will recognize such a consortium as a single entity only with one juridical personality. Synonymous with ESCO as used in this RFP.
Key Personnel	ESCO staff responsible for oversight and management of work during the life of the project and for deliverables, as applicable.
M&V	Measurement and Verification. Those scientific, operational, or other methods and protocols used to validate that the Project's stated savings

Acronym	Description
	and/or cost reductions are achieved.
May	Indicates something that is not mandatory but permissible.
Must	Indicates a mandatory requirement. Failure to meet a mandatory requirement may result in the rejection of a proposal as non-responsive.
NRS	Nevada Revised Statutes – All applicable NRS documentation applicable to Performance Contracting in local governments may be reviewed via the internet: http://leg.state.nv.us/NRS/NRS-332.html
Open Book Pricing	Vendors will fully disclose all costs, including all costs of subcontractors and vendors. The ESCO will maintain cost accounting records on authorized work performed showing actual costs for labor and materials.
Pacific Time (PT)	Unless otherwise stated, all references to time in this RFP and any subsequent contract are understood to be Pacific Time.
Public Records	All books and public records of a governmental entity, the contents of which are not otherwise declared by law to be confidential must be open to inspection by any person and may be fully copied or an abstract or memorandum may be prepared from those public books and public records.
Shall	Indicates a mandatory requirement. Failure to meet a mandatory requirement may result in the rejection of a proposal as non-responsive.
Should	Indicates something that is recommended but not mandatory. If the ESCO fails to provide recommended information, Carson City may, at its sole option, ask the ESCO to provide the information or evaluate the proposal without the information.
Third-Party Consultant	Individual/firm hired to work on behalf of Carson City to assist Carson City as necessary to review proposed energy and/or operating savings for the performance contract project and may provide post-implementation review of Project savings measurement and verification results reported by the ESCO. Although the listed duties are not meant to be all-inclusive, whatever roles the consultant fills will be advisory only. Third-Party Consultant duties are further defined in NRS 332.360.
Will	Indicates a mandatory requirement. Failure to meet a mandatory requirement may result in the rejection of a proposal as non-responsive.

5. SCOPE OF PROJECT

5.1 Carson City desires that a Preliminary and Comprehensive Audit of facilities be conducted in accordance with the provisions of [NRS 332.360](#), by each firm that submits a proposal. The proposal will include a comprehensive audit and assessment of all potential operating cost-savings measures that might be implemented at Carson City facilities identified in Attachment B. The proposal must also include a comprehensive audit report that lists project scope, preliminary cost, estimated savings, and cash flow.

5.2 The following is a partial list of considerations/challenges Carson City would like the ESCOS to consider for this project:

- (a) Carson City has very limited funding for capital improvements.

- (b) Carson City is interested in both conventional and innovative approaches.
- (c) Achievement of significant long-term energy and operating cost savings in a cost effective manner is a priority.

5.3 Carson City seeks to maximize energy cost savings and related operational and maintenance costs in order to pay for facility upgrades, improvements and services. Services and capital improvements will be financed through a Performance Contract for Operating Cost-Saving Measures which:

- 5.3.1 Incurs no initial capital costs, but may consider an option for Carson City to provide initial capital if desired, (subject to Carson City approval);
- 5.3.2 Provides an annual cost savings and performance guarantee over the term of the contract;
- 5.3.3 Maintains improvements in and consistent levels of operational functionality;
- 5.3.4 Realizes additional related benefits such as reduced maintenance needs, facilities improvements and enhanced occupant comfort;
- 5.3.5 Maintains consistency with all applicable state and local codes and standards. Designs must comply with all applicable codes.

5.4 The ESCO will include in the proposal, Financial-Grade Operational Audit and subsequent Performance Contract, the cost for a Third-Party Consultant to assist in the evaluation of the selected ESCO's proposed cost-saving measures.

5.5 RFP and Contracting Phases:

5.5.1 Phase 1 - RFP:

Through this RFP, an ESCO will be selected based on the proposal. The responses to this RFP will include a comprehensive audit report of all potential operating cost-savings measures that might be implemented at Carson City facilities identified in Attachment B. Selected ESCOs may be asked to present their findings to the Evaluation Committee. A selected ESCO will conduct a Financial-Grade Operational Audit of the buildings that will comprise the Performance Contract(s) for Operating Cost-Savings Measures.

5.5.2 Phase 2 - Financial-Grade Operational Audit and Project Development: The selected ESCO will conduct a Financial Grade Operational Audit of a group of buildings to identify potential cost-saving measures, determine the cost and savings of each measure, and present a measurement and verification plan to validate future savings. A project proposal will present a bundle of measures that can be financed through guaranteed savings over the proposed financing term, including a cash-flow table for the financing term. The ESCO will submit the Audit Report and a Project Development Plan.

5.5.3 Phase 3 - Financing Solicitation:

The ESCO may solicit bids from financing companies on behalf of Carson

City, functioning in a non-advisory role as federal regulations restrict the ESCO's role in advising on financing. Alternatively, Carson City may arrange financing independently. A separate financing agreement will be developed including ESCO payment schedules and lender financing terms and schedules. The Financing Agreement will be signed concurrent with the Performance Contract.

- 5.5.4 Phase 4 - Performance Contract for Operating Cost-Savings Measures: Following satisfactory completion of the Financial Grade Operational Audit, Carson City may develop and negotiate a Performance Contract for Operating Cost-Savings Measures with the ESCO. The ESCO and Carson City will negotiate the project scope, cost and financial terms for the performance contract. When negotiations are concluded, Carson City may issue a Notice to Proceed. Through the performance contract, the ESCO proceeds to final design, construction, and commissioning of the improvement measures. The contract will define the final agreed upon list of measures, equipment and labor costs and guaranteed cost savings. It will document equipment specifications and warranties. It establishes the schedule and responsibilities of the ESCO and Carson City. It incorporates current state statutes and directives that directly relate to performance contracting. Design and submittal reviews will be performed by Carson City. Designs must comply with adopted building codes and receive required permits.
- 5.5.5 Phase 5 - Commissioning: Upon completion of the construction, but prior to Project acceptance by Carson City, the ESCO will use Commissioning to verify that the design intent has been implemented. Equipment submittals will be reviewed and compared to design and will be tested in the field to verify performance. The ESCO will conduct commissioning to verify proper installation and proper operation of all equipment and cost-savings measures.
- 5.5.6 Phase 6 - Guarantee and Measurement and Verification: The ESCO will monitor the reductions in energy or other operating cost savings measures implemented under the performance contract, and shall at least once a year prepare and provide a Measurement and Verification Report to Carson City on the performance of the operating cost-savings measures. The performance contract must include a Measurement and Verification Plan to identify the methodology used to validate the cost savings identified by the ESCO. The Measurement and Verification Plan must follow established industry guidelines such as the guidelines presented by the International Performance Measurement and Verification Protocol. The Measurement and Verification Plan will provide the Measurement and Verification methodologies and the terms and conditions for the savings guarantee.

6. SCOPE OF WORK

6.1 Firm must have the demonstrated capability in engineering and management to provide a broad range of services. Services may include but are not limited to the following:

- 6.1.1 project development plan including financial analysis
- 6.1.2 Financial-grade Operational Audit to evaluate costs and savings of a variety of operational cost savings measures
- 6.1.3 design services
- 6.1.4 equipment procurement and purchasing
- 6.1.5 construction management
- 6.1.6 hazardous waste disposal or recycling
- 6.1.7 continuing operations and maintenance for all improvements
- 6.1.8 staff training on routine maintenance and operation of systems
- 6.1.9 training of occupants
- 6.1.10 financing capability or ability to help find financing
- 6.1.11 commissioning
- 6.1.12 performance and cost guarantee of savings
- 6.1.13 improving long-term, high-efficiency performance of buildings

6.2 Firm must have the technical capability to address a broad range of systems including, but not limited to:

- 6.2.1 Mechanical Systems. Heating, ventilating and air conditioning (HVAC) systems, energy management and control systems, domestic hot water systems, refrigeration, and distribution systems.
- 6.2.2 Plants. District heating and cooling and cogeneration systems.
- 6.2.3 Lighting systems. Indoor and outdoor lighting systems, lighting controls, daylighting strategies.
- 6.2.4 Building envelope systems. Windows, insulation, and weatherization. (It is recognized that window replacements are rarely cost-effective, but could be considered as part of a comprehensive plan.)
- 6.2.5 Specialty Systems: Compressed air, industrial systems, power quality, electrical distribution, laundry equipment, kitchen equipment, and pool systems.
- 6.2.6 Water and Sewage Systems. Automatic controls, low-flow faucet aerators, low-flow toilets, cooling tower modifications, pool covers, and irrigation system controls or modifications.
- 6.2.7 Renewable Energy Technologies. Wind, solar, and geothermal.

6.3 Financial-grade Operational Audit and Project Development Report:

- 6.3.1 If selected, firm agrees to perform a Financial-grade Operational Audit at the facilities listed in Attachment B in accordance with the Scope of Work described below. Firm agrees to complete the Financial-grade Operational Audit and present to Carson City a final report according to an agreed upon schedule.

7. PROPOSAL SUBMITTAL REQUIREMENTS

The submittal shall be bound and indexed and shall be separated into the following specific categories. A cover letter shall be included that provides company contact information including the contact person for the applicant along with phone number and e-mail address. The cover letter should also contain pertinent general information as deemed appropriate.

THE PROPOSAL SHALL BE LIMITED TO 40 PAGES excluding company brochures and other items specifically noted in this document. The proposal shall be bound, indexed, and contain (in this order) the following information:

7.1 Company Key Personnel and Key Subcontractor Personnel

- 7.1.1 Provide an organization chart (one page) and the resumes (up to one page each) for each of the key project personnel to confirm that they have the necessary professional qualifications and experience for the work to be performed.
- 7.1.2 Describe your use of subcontractors. Note that subcontractors are required to carry the appropriate state licenses.
- 7.1.3 Describe how you propose to involve Nevada-based subcontractors in this work, recognizing that the State of Nevada is focused on creating jobs and increasing economic development.
- 7.1.4 Describe how you propose to involve local vendors or suppliers in this work.

7.2 Cost and Pricing

The maximum audit costs, markups and fees as proposed/negotiated for each Qualified Service Company will be applied in any Financial-Grade Operational Audit and Project Development Contract or Performance Contract subsequent to the Qualified Service Company listing. Each responding company shall provide its proposed maximum cost for performing a Financial Grade Operational Audit as well as schedules illustrating proposed maximum project markups, overhead and profit markups, and fees for pre-defined categories.

- 7.2.1 Project Cost Breakdown
 - (a) In the table below, provide your company's proposed Maximum Percentage of Total Project Price for each category listed. This format is required and must be completed in its entirety. Use only the categories shown. Ranges are not acceptable.
 - (b) Also, clearly describe how incidental and ancillary work will be charged (e.g., billed hourly, billed as a markup of equipment and labor costs). Incidental and ancillary work includes jobsite safety, security, cleanliness and sanitation, limited demolition, and other incidental work that is necessary to ensure that all work is completed in a timely manner.

Project Construction Cost Category	Maximum Percent of Total Project Price	Self-Performed or Subcontracted
Pre-Construction Costs		
Design and other Engineering <i>Professional architectural and engineering services; Energy modeling</i>		
Pre-Construction Services <i>Construction management and project development services</i>		
Other Pre-Construction Costs <i>Site visits, Carson City meetings, Legal review, Accounting services, etc.</i>		
Construction Costs		
Trade Subcontractors <i>Construction contractors subcontracted to ESCO; Lighting, construction, sheet metal, etc.</i>	Provided after Financial Grade Audit completed	
Design/Build Subcontracts <i>Construction and design contractors</i>	Provided after Financial Grade Audit completed	
Direct Purchase Equipment <i>Equipment directly purchased by ESCO</i>	Provided after Financial Grade Audit completed	
Construction Management <i>Construction manager and site superintendent</i>		
Project Engineering <i>Design engineer inspections; Engineering analysis</i>		
General Conditions <i>Miscellaneous non-staffing costs; Equipment rentals, security fencing, etc.</i>		
Construction Completion <i>Commissioning Training Construction M&V O&M Manuals</i>		
Other Construction Costs <i>Site visits, Carson City meetings, Permits, Insurance, Bonds, Warranty Labor</i>		

7.2.2 Profit Markup

- (a) In the table below provide the maximum percentage markup that will be applied to direct purchases of equipment, material, and subcontractors for any project within this program. Note that overhead is included in Construction Costs - General Conditions. If a submittal is from a joint venture partnership, include proposed maximum allowable markups in the schedule format above for each participating company.

	Maximum % Markup
Profit Percent	X %

7.2.3 Financial-Grade Operational Audit Fee - Maximum

(a) Identify your maximum fee to conduct the Financial-Grade Operational Audit and Project Development Proposal, on a cost per square foot basis:

	Proposed Max cost per sf
Financial-Grade Audit and Project Proposal	\$/sf

7.2.4 Self-Performed Work Fees

(a) In the table below, provide the position descriptions and hourly rates for labor and services as performed by your company. The purpose of this is to enable confirmation through open book pricing.

Position Description	Hourly Rate
Position	\$
Position	\$
Position	\$
Position	\$

7.2.5 Annual Costs and Fees - Maximum

For each category describe how that annual cost is determined, how the fee is charged to the project and when it is applied. Markups on fees are not allowable.

- (a) Measurement and Verification – Annual Fee: The Measurement and Verification Services cost is the annual cost for the services necessary after acceptance of the project to annually verify the Energy Performance Contract guarantees. 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.
- (b) Warranty: Warranty is the burdened labor cost associated with time anticipated to be expended by ESCO staff in supporting their direct purchase equipment warranties; and/or equipment provided by subcontractors. This warranty cost may also include costs for extended equipment warranties in those cases where the required/specified equipment warranty is longer than the equipment warranty offered by the manufacturer.
- (c) Other: Describe any other fees and how they will be determined.

Annual Cost Category	How Price is Determined	Years Applied (One-time, Annual, etc.)
Warranty		
Measurement & Verification (Year 1)		
Annual Measurement & Verification Report		
Other:		

7.2.6 Contingency

Describe your company's typical level of contingency budget for lighting, electrical, mechanical, controls projects, and other projects and how it proposes to apply contingency to cover changes in work scope and subcontractor change orders. Note that all unused contingency funds will revert to Carson City or be applied to additional work scope through a change order approved by Carson City.

7.2.7 Equipment/Labor Cost Competition

Describe your company's process to solicit bids on equipment/labor or to ensure price/cost competition and the best value for Carson City.

7.2.8 Open Book Pricing

Open book pricing is required. Describe your company's approach to open book pricing and the method for maintaining cost accounting records on authorized work performed under actual costs for labor and material, or other basis requiring accounting records.

7.2.9 Best Value

Briefly describe how your approach to Performance Contracting delivers best value for the investment. Describe any utility rebates or other financial incentives or grants you can potentially provide and/or facilitate.

7.3 Site-Specific Approach

7.3.1 Types of Services

Summarize the scope of services (auditing, design, construction, measurement & verification, operations, maintenance, training, educational programs, financing, etc.) which would be used for this project.

8. Timeline

The following represents the proposed timeline for this project. All times are Pacific Time (PT). These dates represent a tentative schedule of events. Carson City reserves the right to modify these dates at any time. Carson City also reserves the right to forego ESCO presentations and select ESCO(s) based on the written proposals submitted.

Task	Date/Time
Issuance of RFP	Friday January 9, 2015
Site visits	Thursday January 22, 2015
Deadline for submission of questions	Thursday February 5, 2015, 3:00 PM
Deadline for submission of proposals	Monday February 9, 2015, 11:00 AM
Evaluation period (approximate time frame)	February 10-18, 2015
ESCO Presentations, if required (approximate time frame)	February 23-26, 2015
Estimated Date for Selection of ESCO	March 5, 2015

ESCO INFORMATION SHEET FOR RFP 1415-123

ESCO Must:

- A) Provide all requested information in the space provided next to each numbered question.
- B) Type or print responses; and
- C) Include this ESCO Information Sheet in the response.

V1	Company Name	
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V2	Street Address	
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V3	City, State, ZIP	
----	------------------	--

V4	Telephone Number		
	Area Code:	Number:	Extension:

V5	Facsimile Number		
	Area Code:	Number:	Extension:

V6	Contact Person for Questions / Contract Negotiations, including address if different from above		
	Name:		
	Title:		
	Address:		
Email Address:			

V7	Telephone Number for Contact Person		
	Area Code:	Number:	Extension:

V8	Facsimile Number for Contact Person		
	Area Code:	Number:	Extension:

V10	Name of Individual Authorized to Bind the Organization	
	Name:	Title:

V11	Signature (Individual must be legally authorized to bind the Organization)	
	Signature:	Date:

ATTACHMENT B: Technical Facility Profile for Selected Buildings

Technical Facility Profile

The information in this technical facility profile is a sample of facilities operated by Carson City. The City currently operates approximately 600,000 sf of facilities which could potentially be included in the performance contract. The following information was prepared by Carson City with diligence. The ESCO is responsible for verifying the accuracy, as necessary.

Building List

- 1) City Hall: City Hall's primary use is as an office building. This facility is a 34,097 sf two story building including a parking garage in the basement. Conditioned space is approximately 17,700 sf. Construction of the building was done in 1987. The exterior walls are constructed of concrete.
- 2) Public Safety Complex: The Public Safety Complex is made up of about 60% offices and the remaining 40% is a jail facility. The facility is three stories enclosing 133,871 sf. Original construction was done in 1999 with concrete block walls.
- 3) Fire Station 51: Fire Station 51 is primarily used for office space, with housing and vehicle bays as a secondary use. The Fire Station has a total of 18,074 sf. It is a 1 story building that was built in 1993 with concrete block walls. There is 60% space heating and 40% package heating and cooling.
- 4) Aquatic Facility: The Aquatic Facility is primarily used for indoor swimming. It has a total of three pools in the 32,498 sf enclosed space and one outdoor pool. The Aquatic Facility was constructed of concrete block walls with significant window areas. The facility was constructed in 1990.

Most of the interior lighting all city buildings are T-8 fixtures. Exterior lighting is primarily high Pressure Sodium and some Metal Halide.

Section 1.0 – City Hall

Energy Cost and Consumption:

The following tables show the electricity and gas consumption and cost for City Hall over a 2 year period from FY2013 to FY 2014.

Table 1.1 City Hall Electrical Costs

2012-2013 KWH													
Facility	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Annual KWH
City Hall	40,500	34,500	36,600	29,700	33,600	29,700	30,300	29,100	28,500	28,800	35,100	35,100	391,500
2012-2013 Electricity Cost \$													
Facility	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Annual Cost \$
City Hall	\$3,937.04	\$3,487.84	\$3,700.74	\$3,104.64	\$3,274.08	\$2,935.20	\$2,985.66	\$2,809.95	\$2,862.71	\$2,835.34	\$3,077.25	\$3,392.94	\$38,403.39
2013-2014 KWH													
Facility	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Annual KWH
City Hall	45,900	44,100	39,300	30,900	26,700	32,700	35,700	31,800	32,100	33,300	35,700	35,100	423,300
2013-2014 Cost \$													
Facility	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Annual Cost \$
City Hall	\$4,353.95	\$4,245.20	\$3,828.07	\$3,286.46	\$2,965.22	\$3,158.84	\$3,748.10	\$2,953.16	\$2,973.67	\$3,152.37	\$3,360.58	\$3,351.43	\$41,377.05

Table 1.2 City Hall Gas Costs

2012-2013 Therms													
Facility	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Annual Therms
City Hall	22	30	361	1,157	1,619	2,389	1,991	1,400	1,089	668	531	337	11,594
2012-2013 Gas Cost \$													
Facility	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Annual Cost \$
City Hall	\$173.29	\$178.91	\$401.16	\$903.96	\$1,121.98	\$1,599.05	\$1,375.79	\$1,017.27	\$844.24	\$587.71	\$501.65	\$383.79	\$9,088.80
2013-2014 Therms													
Facility	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Annual Therms
City Hall	5	8	501	1,172	3,393	3,410	2,469	1,699	1,622	1,147	260	37	15,723
2013-2014 Gas Cost \$													
Facility	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Annual Cost \$
City Hall	\$171.23	\$173.19	\$525.72	\$1,067.41	\$2,771.83	\$2,786.33	\$2,064.52	\$1,473.07	\$1,443.14	\$1,082.36	\$375.27	\$199.80	\$14,133.87

ACCOUNT NUMBER: **1000039563802955818**



Service Address: CARSON CITY - CITY HALL
201 N CARSON ST
CARSON CITY, NV 89701

Customer 000395638
Premises 0295561

7/17/2014

A14 B14

Next Meter Read Date	Due Date	TOTAL AMOUNT DUE
Aug 13, 2014	Aug 4, 2014	\$3,549.95

PREVIOUS BALANCE	PAYMENTS	ADJUSTMENTS	BALANCE FORWARD	CURRENT CHARGES
\$3,351.43	\$3,351.43CR	\$.00	\$.00	\$3,549.95

Don't forget to sign up for Paperless Billing. Enroll in MyAccount at nvenergy.com.

ELECTRIC - MEDIUM GENERAL SERVICE								
Meter Number	Service Category	Service Period From	To	Bill Days	Meter Readings		Meter Multiplier	Billing Usage
AA015604620	KWH	Jun 13	Jul 14	31	Previous	Current		
	KW	Jun 13	Jul 14	31	29	35	300	104
ELECTRIC CONSUMPTION (PRIOR RATE)					18,600.000	KWH	x .05567	1,054.06
ELECTRIC CONSUMPTION (NEW RATE)					17,100.000	KWH	x .05906	1,019.93
DEMAND CHARGE					104.000	KW	x 4.04000	420.16
FACILITY CHARGE DEMAND					104.000	KW	x 6.10000	634.40
DEFERRED ENERGY ADJUSTMENT (NEW RATE)					17,100.000	KWH	x .00250	42.75
TEMP. GREEN POWER FINANCING (TRED)					35,700.000	KWH	x .00111	39.83
RENEWABLE ENERGY PROGRAM (REPR) (PRIOR RATE)					18,600.000	KWH	x .00638	118.67
RENEWABLE ENERGY PROGRAM (REPR) (NEW RATE)					17,100.000	KWH	x .00207	35.40
ENERGY EFFICIENCY (EE) CHARGE (PRIOR RATE)					18,600.000	KWH	x .00181	35.53
ENERGY EFFICIENCY (EE) CHARGE (NEW RATE)					17,100.000	KWH	x .00061	10.43
ENERGY EFFICIENCY AMORTIZATION					35,700.000	KWH	x .00087CR	31.06CR
BASIC SERVICE CHARGE								11.00
LOCAL GOVERNMENT FEE						5%		169.05
TOTAL ELECTRIC SERVICE AMOUNT								\$3,549.95

Fy 14

1946.81

Fy 15

1603.14

Call (775) 834-4444 or (800) 962-0399 for assistance Monday-Friday 7:30-5:30 excluding holidays
After hours emergencies call: (775) 834-4100 Mail Payment to: PO BOX 30085 Reno NV 89520

Figure 1.1 Typical City Hall Electric Bill – Page One of Two

ACCOUNT NUMBER: **1000039563802955618**



Service: CARSON CITY - CITY HALL
 Address: 201 N. CARSON ST
 CARSON CITY, NV 89701

Customer	000395638
Premises	0295561

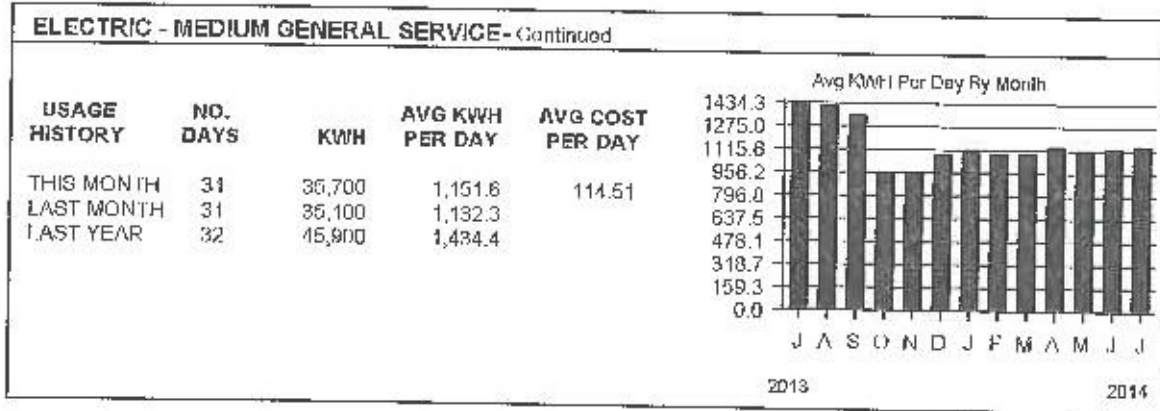


Figure 1.1a Typical City Hall Electric Bill – Page Two of Two



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210721140394720101000101110

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www.svwgas.com

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CITY OF CARSON
STE 2
201 N CARSON ST
CARSON CITY NV 89701-4289

Service Address: 201 N CARSON ST 89701

Rate Schedule: 437/MG-G2 GENERAL SERVICE-2

Your Local Office is 400 EAGLE STATION LN, CARSON CITY NV 89701

ACCOUNT NUMBER	CYCLE	DATE MAILED	PAST DUE AFTER	PLEASE PAY AMOUNT DUE
241-0078418-022	10	07/22/14	08/11/14	\$199.80

PREVIOUS BILLING:
 Previous Balance 375.27
 Payment(s) Since Last Bill - Thank You 375.27
 Balance Forward \$0.00

CURRENT BILLING: 30 Days (Rate Change)
 Meter Reading: Current July 18 83391 - Previous June 18 83299 = 92 X Billing Factor .8732 = Total Therms 37

Delivery Charge:
 Previous Rate 37 Therms X .078750 = 2.91 X 12/30 Days = 1.16
 Current Rate 37 Therms X .102930 = 3.81 X 18/30 Days = 2.29
 Total Delivery Charge 3.45

Gas Cost:
 Total Therms X .679430 X 12/30 Days = 26.80
 Total Therms X .753860 X 18/30 Days = 26.80

Basic Service Charge: 160.00
 REP Rate 0.04
 Local Taxes 9.51

Current Bill **Fy 14** **Fy 15** \$199.80

79.92 119.88

For more information regarding the General Revenue Adjustment mechanism, please visit www.svwgas.com/gra.

Due on or before: 08/11/14

Amount due: \$199.80

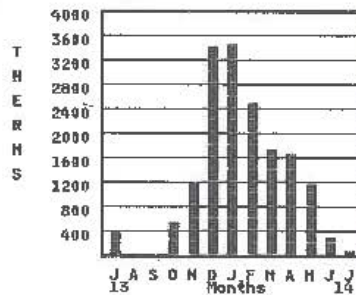
Important Messages:

Your next meter read date is: Aug. 18, 2014

VACATION PLANS THIS SUMMER? OUR AUTOMATIC PAYMENT PLAN SAVES YOU TIME. SIMPLY USE YOUR CHECKING OR SAVINGS ACCOUNT TO AUTOMATICALLY PAY YOUR BILL - YOU'LL HAVE PEACE OF MIND KNOWING THAT YOUR BILL WILL BE PAID ON TIME, EVERY TIME, AND YOU CAN SPEND YOUR TIME ENJOYING YOUR VACATION! CLICK ON SWGAS.COM TO GET STARTED TODAY.

Gas Usage History Information:

	Therms / Days	Avg Daily Therms
This Month	37 / 30	1.23
Last Month	260 / 30	8.67
Last Year	337 / 30	11.23



Previous Balance	Payments & Adjustments	Balance Forward	Current Bill	Current Balance	AMOUNT DUE
375.27	- 375.27	= 0.00	+ 199.80	= 199.80	\$199.80

PLEASE SEE REVERSE SIDE FOR RULES AND REGULATIONS • RETURN BOTTOM PORTION WITH PAYMENT

Figure 1.2 Typical City Hall Gas Bill

Section 2.0 – Public Safety Complex Energy Cost and Consumption:

The following tables show the electricity and gas consumption and cost for the Public Safety Complex over a 2 year period from FY2013 to FY 2014.

Table 2.1 Public Safety Complex Electrical Costs

PSC 2012-2013 KWH													
Facility	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Annual KWH
PSC	208,800	190,080	195,120	156,120	153,960	146,040	156,480	150,480	144,360	150,600	177,240	179,880	2,009,160
PSC 2012-2013 Electricity Cost \$													
Facility	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Annual Cost \$
PSC	\$19,388.61	\$18,074.86	\$17,974.97	\$14,919.11	\$14,796.94	\$13,200.66	\$13,913.02	\$13,311.99	\$13,956.51	\$14,453.63	\$16,423.78	\$16,630.18	\$187,044.26
PSC 2013-2014 KWH													
Facility	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Annual KWH
PSC	225,840	217,440	194,280	172,800	138,480	146,040	156,840	147,840	145,080	148,920	156,360	189,120	2,039,040
PSC 2013-2014 Electricity Cost \$													
Facility	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Annual Cost \$
PSC	\$21,323.53	\$20,756.79	\$18,355.17	\$17,024.13	\$14,613.94	\$14,877.54	\$15,371.28	\$13,040.63	\$12,851.86	\$13,118.07	\$14,485.00	\$17,153.63	\$192,971.57

Table 2.2 Public Safety Complex Gas Costs

PSC 2012-2013 Therms													
Facility	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Annual Therms
PCS	2,701	3,400	3,717	8,148	10,510	16,067	12,197	9,601	7,407	5,613	5,468	4,458	89,287
PSC 2012-2013 Gas Cost \$													
Facility	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Annual Cost \$
PCS	\$2,051.61	\$2,541.69	\$2,662.97	\$5,370.81	\$5,823.56	\$8,865.52	\$6,911.42	\$5,518.61	\$4,452.33	\$3,510.94	\$3,429.73	\$2,917.61	\$54,056.80
PSC 2013-2014 Therms													
Facility	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Annual Therms
PCS	3,895	4,692	6,009	8,132	14,821	13,572	11,764	8,313	6,304	5,346	3,872	3,083	89,803
PSC 2013-2014 Gas Cost \$													
Facility	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Annual Cost \$
PCS	\$2,626.72	\$3,089.01	\$4,247.73	\$6,052.76	\$10,729.18	\$9,861.75	\$8,600.49	\$6,185.32	\$4,892.93	\$4,264.08	\$3,189.72	\$2,805.76	\$66,545.45

ACCOUNT NUMBER: **1000035254602569799**



Service: PUBLIC SAFETY COMPLEX
 Address: 885 E MUISSER ST
 CARSON CITY, NV 89701

Customer	000352546
Premises	0266979

7/17/2014
 A14 B14

Next Meter Read Date	Due Date	TOTAL AMOUNT DUE
Aug 13, 2014	Aug 4, 2014	\$19,228.86

PREVIOUS BALANCE	PAYMENTS	ADJUSTMENTS	BALANCE FORWARD	CURRENT CHARGES
\$17,153.63	\$17,153.63CR	\$.00	\$.00	\$19,228.86

Don't forget to sign up for Paperless Billing. Enroll in MyAccount at nvenergy.com.

ELECTRIC - MEDIUM GENERAL SERVICE									
Meter Number	Service Category	Service Period		Bill Days	Meter Readings		Meter Multiplier	Billing Usage	
		From	To		Previous	Current			
199689	KWH	Jun 12	Jul 14	32	12583	14371	120	214,560	
	KW	Jun 12	Jul 14	32	3.26	3.60	120	432	
	Kvarh	Jun 12	Jul 14	32	41387	42165	120	93,360	
ELECTRIC CONSUMPTION (PRIOR RATE)					120,690.000	KWH	x .05667	6,839.50	
ELECTRIC CONSUMPTION (NEW RATE)					93,870.000	KWH	x .05908	5,543.96	
DEMAND CHARGE					432.000	KW	x 4.04000	1,745.28	
FACILITY CHARGE DEMAND					432.000	KW	x 6.10000	2,635.20	
DEFERRED ENERGY ADJUSTMENT (NEW RATE)					93,870.000	KWH	x .00250	234.68	
TEMP. GRFHN POWER FINANCING (TRED)					214,560.000	KWH	x .00111	238.16	
RENEWABLE ENERGY PROGRAM (REPR) (PRIOR RATE)					120,690.000	KWH	x .00638	770.00	
RENEWABLE ENERGY PROGRAM (REPR) (NEW RATE)					93,870.000	KWH	x .00207	194.31	
ENERGY EFFICIENCY (EE) CHARGE (PRIOR RATE)					120,690.000	KWH	x .00191	230.52	
ENERGY EFFICIENCY (EE) CHARGE (NEW RATE)					93,870.000	KWH	x .00081	57.26	
ENERGY EFFICIENCY AMORTIZATION					214,560.000	KWH	x .00087CR	186.67 CR	
BASIC SERVICE CHARGE								11.00	
LOCAL GOVERNMENT FEE						5%		915.66	
TOTAL ELECTRIC SERVICE AMOUNT								\$19,228.86	

Fy14

18,627.96

Fy15

600.90

Call (775) 834-4444 or (800) 962-0399 for assistance Monday-Friday 7:30-5:30 excluding holidays
 After hours emergencies call: (775) 834-4100 Mail Payment to: PO BOX 30065 Reno NV 89520

Figure 2.1 Typical Public Safety Complex Electric Bill – Page One of Two

C 10404 THIS BILL IS DUE AND PAYABLE UPON RECEIPT. PLEASE SEE REVERSE SIDE FOR MORE INFORMATION.

ACCOUNT NUMBER: **1000035254602669799**

Page 2 of 2



Service: PUBLIC SAFETY COMPLEX
 Address: 005 E. MUSSER ST
 CARSON CITY, NV 89701

Customer	000352546
Premises	0266979

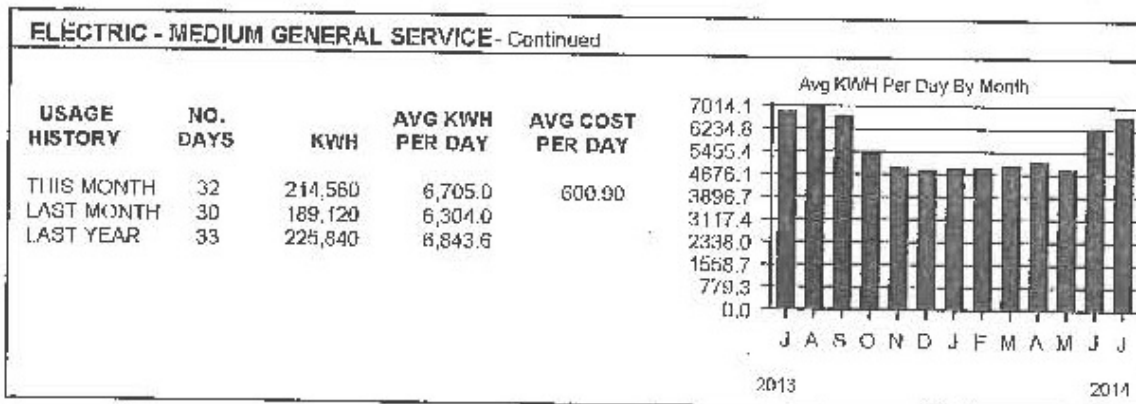


Figure 2.1a Typical Public Safety Complex Electric Bill – Page Two of Two



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CC PUBLIC SAFETY COMPLEX
CARSON CITY FINANCE DEPT
STE 3
201 N CARSON ST
CARSON CITY NV 89701-4289

Service Address: 885 E MUSSER ST 89701
Rate Schedule: 429/NG-G3 GENERAL SERVICE-3

Your Local Office Is 400 EAGLE STATION LN, CARSON CITY NV 89701

ACCOUNT NUMBER	CYCLE	DATE MAILED	PAST DUE AFTER	PLEASE PAY AMOUNT DUE
241-1138528-004	10	07/22/14	08/11/14	\$2,805.76

PREVIOUS BILLING:				
Previous Balance				3,189.72
Payment(s) Since Last Bill - Thank You				3,189.72CR
Balance Forward				0.00
CURRENT BILLING:				
Meter Reading:	Current	Previous	Billing Factor	Total Therms
	65322	60955	2567 X 1.2909 =	3083
Delivery Charge				
Previous Rate	3083 Therms X	.013710		
Previous Rate Subtotal	42.27 X	12/30 Days =		16.91
Current Rate	3083 Therms X	.037688		
Current Rate Subtotal	116.17 X	18/30 Days =		69.70
Total Delivery Charge				86.61
Gas Cost				
Total Therms X	.679930 X	12/30 Days		
Total Gas Cost	.753860 X	18/30 Days =		2,232.36
Basic Service Charge				
REP Rate	Total Therms X	.001030 =		350.00
Local Taxes				3.18
				133.61
Current Bill	<i>Fy 14</i>	<i>Fy 15</i>		\$2,805.76
	<i>1122.22</i>	<i>1683.54</i>		

For more information regarding the General Revenue Adjustment mechanism, please visit www.swgas.com/gra.

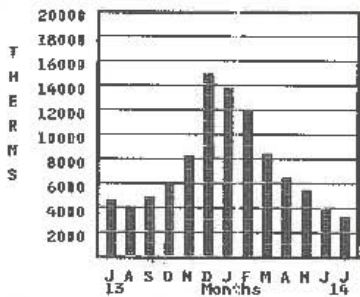
Due on or before: 08/11/14 **Amount due: \$2,805.76**

Important Messages:
Your next meter read date is: Aug. 18, 2014

VACATION PLANS THIS SUMMER? OUR AUTOMATIC PAYMENT PLAN SAVES YOU TIME. SIMPLY USE YOUR CHECKING OR SAVINGS ACCOUNT TO AUTOMATICALLY PAY YOUR BILL - YOU'LL HAVE PEACE OF MIND KNOWING THAT YOUR BILL WILL BE PAID ON TIME, EVERY TIME, AND YOU CAN SPEND YOUR TIME ENJOYING YOUR VACATION! CLICK ON SWGAS.COM TO GET STARTED TODAY.

Gas Usage History Information:

	Therms / Days =	Avg Daily Therms
This Month	3083 / 30 =	102.77
Last Month	3872 / 30 =	129.07
Last Year	4458 / 30 =	148.60



Previous Balance	Payments & Adjustments	Balance Forward	Current Bill	Current Balance	AMOUNT DUE
3,189.72	- 3,189.72	= 0.00	+ 2,805.76	= 2,805.76	\$2,805.76

PLEASE SEE REVERSE SIDE FOR RULES AND REGULATIONS • RETURN BOTTOM PORTION WITH PAYMENT

Figure 2.2 Typical Public Safety Complex Gas Bill

Section 3.0 – Fire Station 51 Energy Cost and Consumption:

The following tables show the electricity and gas consumption and cost for Fire Station 51 over a 2 year period from FY 2013 to FY 2014.

Table 3.1 Fire Station 51 Electrical Costs

Fire Station 2012-2013 KWH													
Facility	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Annual KWH
Fire Station 51	29,274	30,126	32,234	25,540	26,000	29,900	27,985	29,644	25,484	23,672	23,203	26,303	329,365
Fire Station 2012-2013 Electricity Cost \$													
Facility	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Annual Cost \$
Fire Station 51	\$2,753.69	\$3,352.53	\$3,470.02	\$2,578.49	\$2,162.49	\$2,434.95	\$2,305.75	\$2,354.79	\$2,043.66	\$1,935.38	\$1,936.50	\$2,182.67	\$29,510.92
Fire Station 2013-2014 KWH													
Facility	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Annual KWH
Fire Station 51	26,382	28,632	26,616	25,035	23,808	31,011	30,115	28,396	22,276	22,644	23,678	26,544	315,137
Fire Station 2013-2014 Electricity Cost \$													
Facility	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Annual Cost \$
Fire Station 51	\$2,516.83	\$3,055.84	\$2,863.27	\$2,517.22	\$2,178.86	\$2,575.62	\$2,672.91	\$2,133.69	\$1,718.21	\$1,747.46	\$1,800.86	\$2,018.89	\$27,799.66

Table 3.2 Fire Station 51 Gas Costs

Fire Station 2012-2013 Therms													
Facility	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Annual Therms
Fire Station 51	114	199	220	742	1,204	2,093	1,032	629	488	351	293	57	7,422
Fire Station 2012-2013 Gas Cost \$													
Facility	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Annual Cost \$
Fire Station 51	\$107.94	\$164.87	\$172.94	\$501.64	\$952.22	\$1,653.47	\$838.45	\$522.84	\$418.75	\$311.35	\$264.89	\$77.03	\$5,986.39
Fire Station 2013-2014 Therms													
Facility	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Annual Therms
Fire Station 51	51	67	815	3,263	4,273	3,903	1,119	721	494	309	174	121	15,310
Fire Station 2013-2014 Gas Cost \$													
Facility	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Annual Cost \$
Fire Station 51	\$72.80	\$86.15	\$763.90	\$3,141.77	\$4,104.88	\$3,164.88	\$1,027.54	\$721.82	\$556.36	\$414.32	\$306.71	\$271.96	\$14,633.09

ACCOUNT NUMBER: **1000037195902655152**



Service: CARSON CITY FIRE DEPT
 Address: 777 S STEWART ST UNIT F SERV
 CARSON CITY, NV 89701

Customer	000371959
Premises	0265515

ELECTRIC - OPTIONAL MEDIUM GENERAL SERVICE TOU - Continued				
WINTER JUN 10 - JUN 30 / 20 DAYS				
WINTER ON PEAK ELEC CONSUMPTION	3,160.000	KWH	x .05496	173.67
WINTER ON PEAK DEMAND CHARGE	32.258	KW	x .92000	29.68
TEMP. GREEN POWER FINANCING (TRED)	3,160.000	KWH	x .00111	3.51
RENEWABLE ENERGY PROGRAM (REPR)	3,160.000	KWH	x .00638	20.16
ENERGY EFFICIENCY (EE) CHARGE	3,160.000	KWH	x .00160	5.06
ENERGY EFFICIENCY AMORTIZATION	3,160.000	KWH	x .00087CR	2.75CR
WINTER MID PEAK ELEC CONSUMPTION	7,940.000	KWH	x .04914 +	390.17
WINTER MID PEAK DEMAND CHARGE	34.839	KW	x .92000	32.05
TEMP. GREEN POWER FINANCING (TRED)	7,940.000	KWH	x .00111	8.81
RENEWABLE ENERGY PROGRAM (REPR)	7,940.000	KWH	x .00638	50.66
ENERGY EFFICIENCY (EE) CHARGE	7,940.000	KWH	x .00160	12.70
ENERGY EFFICIENCY AMORTIZATION	7,940.000	KWH	x .00087CR	6.91CR
WINTER OFF PEAK ELEC CONSUMPTION	6,127.000	KWH	x .04471	273.94
TEMP. GREEN POWER FINANCING (TRED)	6,127.000	KWH	x .00111	6.80
RENEWABLE ENERGY PROGRAM (REPR)	6,127.000	KWH	x .00638	39.09
ENERGY EFFICIENCY (EE) CHARGE	6,127.000	KWH	x .00160	9.80
ENERGY EFFICIENCY AMORTIZATION	6,127.000	KWH	x .00087CR	5.33CR
SUMMER JUL 1 - JUL 11 / 11 DAYS				
SUMMER ON PEAK ELEC CONSUMPTION	1,974.000	KWH	x .11805	229.08
SUMMER ON PEAK DEMAND CHARGE	20.226	KW	x 5.25000	106.19
DEFERRED ENERGY ADJUSTMENT (NEW RATE)	1,974.000	KWH	x .00250	4.94
TEMP. GREEN POWER FINANCING (TRED)	1,974.000	KWH	x .00111	2.19
RENEWABLE ENERGY PROGRAM (REPR)	1,974.000	KWH	x .00207	4.09
ENERGY EFFICIENCY (EE) CHARGE	1,974.000	KWH	x .00053	1.05
ENERGY EFFICIENCY AMORTIZATION	1,974.000	KWH	x .00087CR	1.72CR
SUMMER MID PEAK ELEC CONSUMPTION	2,101.000	KWH	x .07803	163.94
SUMMER MID PEAK DEMAND CHARGE	18.806	KW	x 2.21000	41.56
DEFERRED ENERGY ADJUSTMENT (NEW RATE)	2,101.000	KWH	x .00250	5.25
TEMP. GREEN POWER FINANCING (TRED)	2,101.000	KWH	x .00111	2.33
RENEWABLE ENERGY PROGRAM (REPR)	2,101.000	KWH	x .00207	4.35
ENERGY EFFICIENCY (EE) CHARGE	2,101.000	KWH	x .00053	1.11
ENERGY EFFICIENCY AMORTIZATION	2,101.000	KWH	x .00087CR	1.83CR
SUMMER OFF PEAK ELEC CONSUMPTION	5,607.000	KWH	x .05214	292.35
DEFERRED ENERGY ADJUSTMENT (NEW RATE)	5,607.000	KWH	x .00250	14.02
TEMP. GREEN POWER FINANCING (TRED)	5,607.000	KWH	x .00111	6.22
RENEWABLE ENERGY PROGRAM (REPR)	5,607.000	KWH	x .00207	11.61
ENERGY EFFICIENCY (EE) CHARGE	5,607.000	KWH	x .00053	2.97
ENERGY EFFICIENCY AMORTIZATION	5,607.000	KWH	x .00087CR	4.88CR
FACILITY CHARGE DEMAND	57.000	KW	x 4.20000	239.40
POWER FACTOR ADJUSTMENT			89%	1.29
BASIC SERVICE CHARGE				83.00
LOCAL GOVERNMENT FEE			5%	112.48

Figure 3.1 Typical Fire Station 51 Electric Bill – Page One of Two

ACCOUNT NUMBER: **1000037196902655162**



Service: CARSON CITY FIRE DEPT
 Address: 777 S STEWART ST UNIT FSERV
 CARSON CITY, NV 89701

Customer: 000371959
 Premises: 0265515

7/15/2014
 A12 812

Next Meter Read Date	Due Date	TOTAL AMOUNT DUE
Aug 11, 2014	Jul 31, 2014	\$2,362.10

PREVIOUS BALANCE	PAYMENTS	ADJUSTMENTS	BALANCE FORWARD	CURRENT CHARGES
\$2,018.89	\$2,018.89CR	\$0.00	\$0.00	\$2,362.10

ELECTRIC - OPTIONAL MEDIUM GENERAL SERVICE TOU								
Meter Number	Service Category	Service Period		Bill Days	Meter Readings		Meter Multiplier	Billing Usage
		From	To		Previous	Current		
C1265515	Win On	Jun 10	Jul 11	31	120.886	124.046	1000	3,160
	KW	Jun 10	Jul 11	31	49.00	50.00	1	50
	Win Mid	Jun 10	Jul 11	31	329.842	337.762	1000	7,940
	KW	Jun 10	Jul 11	31	56.00	54.00	1	54
	Win Off	Jun 10	Jul 11	31	271.005	277.132	1000	6,127
	KW	Jun 10	Jul 11	31	45.00	43.00	1	43
	Sum On	Jun 10	Jul 11	31	47.985	49.959	1000	1,974
	KW	Jun 10	Jul 11	31	.00	57.00	1	57
	Sum Mid	Jun 10	Jul 11	31	49.884	51.986	1000	2,101
	KW	Jun 10	Jul 11	31	.00	53.00	1	53
	Sum Off	Jun 10	Jul 11	31	154.651	160.258	1000	5,607
	KW	Jun 10	Jul 11	31	.00	50.00	1	50
	KW	Jun 10	Jul 11	31	56.00	57.00	1	57
	Kvarh	Jun 10	Jul 11	31	461.196	475.142	1000	13,916

Fy 14
1523.90

Fy 15
838.20

Call (775) 834-4444 or (800) 962-0399 for assistance Monday-Friday 7:30-5:30 excluding holidays
 After hours emergencies call: (775) 834-4100 Mail Payment to: PO BOX 30065 Reno NV 89520

Figure 3.1a Typical Fire Station 51 Electric Bill – Page Two of Two



SOUTHWEST GAS CORPORATION

21072114040510010000101114

PO Box 98890
Las Vegas NV 89193-8890



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1-877-860-6020

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www.swgas.com

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CARSON CITY HEADQUARTERS
FIRESTATION
STE 2
201 N CARSON ST
CARSON CITY NV 89701-4289

Service Address: 777 S STEWART ST 89701

Rate Schedule: 437/WG-G2 GENERAL SERVICE-2

Your Local Office Is 400 EAGLE STATION LN, CARSON CITY NV 89701

ACCOUNT NUMBER	CYCLE	DATE MAILED	PAST DUE AFTER	PLEASE PAY AMOUNT DUE
241-1060228-002	10	07/22/14	08/11/14	\$271.96

PREVIOUS BILLING:				
Previous Balance				306.71
Payment(s) Since Last Bill - Thank You				306.71CR
Balance Forward				00.00
CURRENT BILLING:				
Meter Reading:	30 Days (Rate Change)	Current	Previous	
32657		July 18	June 18	
		32657	32519	
		138 X		
		Billing Factor		Total Therms
		.8752		121
Delivery Charge				
Previous Rate	121 Therms X	.078750		
Previous Rate Subtotal	9.55 X	12/30 Days =		3.81
Current Rate	121 Therms X	.102930		
Current Rate Subtotal	12.45 X	18/30 Days =		7.47
Total Delivery Charge				11.28
Gas Cost				
Gas Cost	Total Therms X	.679430 X	12/30 Days	
Total Gas Cost	Total Therms X	.753860 X	18/30 Days	87.61
Basic Service Charge				160.00
REP Rate	Total Therms X	.001030		0.12
Local Taxes				12.95
Current Bill				\$271.96

Fy 14 *Fy 15*
108.70 *163.26*

For more information regarding the General Revenue Adjustment mechanism, please visit www.swgas.com/grs.

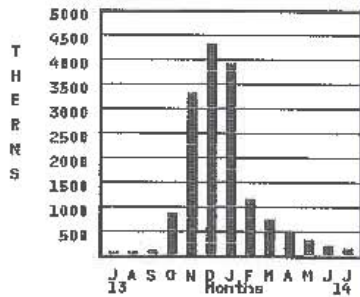
Due on or before: 08/11/14 **Amount due: \$271.96**

Important Messages:
Your next meter read date is: Aug. 18, 2014

VACATION PLANS THIS SUMMER? OUR AUTOMATIC PAYMENT PLAN SAVES YOU TIME. SIMPLY USE YOUR CHECKING OR SAVINGS ACCOUNT TO AUTOMATICALLY PAY YOUR BILL - YOU'LL HAVE PEACE OF MIND KNOWING THAT YOUR BILL WILL BE PAID ON TIME, EVERY TIME, AND YOU CAN SPEND YOUR TIME ENJOYING YOUR VACATION! CLICK ON SWGAS.COM TO GET STARTED TODAY.

Gas Usage History Information:

	Therms	Days	Avg Daily Therms
This Month	121	30	4.03
Last Month	174	30	5.80
Last Year	57	30	1.90



Previous Balance	Payments & Adjustments	Balance Forward	Current Bill	Current Balance	AMOUNT DUE
306.71	306.71	0.00	271.96	271.96	\$271.96

PLEASE SEE REVERSE SIDE FOR RULES AND REGULATIONS • RETURN BOTTOM PORTION WITH PAYMENT

Figure 3.2 Typical Fire Station 51 Gas Bill

Section 4.0 – Aquatic Facility:

The following tables show the electricity and gas consumption and cost for the Aquatic Facility over a 2 year period from FY 2013 to FY 2014.

Table 4.1 Aquatic Facility Electrical Costs

Aquatic Facility 2012-2013 KWH													
Facility	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Annual KWH
Aquatic Facility	75,200	81,840	80,240	79,920	85,840	104,320	98,320	103,440	98,800	90,000	91,360	102,240	1,091,520
Aquatic Facility 2012-2013 Electricity Cost \$													
Facility	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Annual Cost \$
Aquatic Facility	\$7,090.98	\$7,624.89	\$7,720.78	\$7,603.77	\$8,189.21	\$9,598.62	\$8,985.55	\$9,299.50	\$8,928.73	\$8,363.14	\$8,273.49	\$9,229.51	\$100,908.17
Aquatic Facility 2013-2014 KWH													
Facility	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Annual KWH
Aquatic Facility	89,920	97,520	87,120	77,360	99,920	85,360	95,600	103,281	91,200	91,760	105,120	101,200	1,125,361
Aquatic Facility 2013-2014 Electricity Cost \$													
Facility	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Annual Cost \$
Aquatic Facility	\$8,426.64	\$9,066.28	\$8,393.92	\$7,485.12	\$9,451.12	\$8,472.01	\$9,406.76	\$10,299.66	\$8,463.93	\$8,502.23	\$9,439.68	\$9,218.16	\$106,625.51

Table 4.2 Aquatic Facility Gas Costs

Aquatic Facility 2012-2013 Therms													
Facility	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Annual Therms
Aquatic Facility	3,533	4,457	5,063	8,288	9,337	7,665	16,001	8,829	8,329	7,688	7,327	4,501	91,018
Aquatic Facility 2012-2013 Gas Cost \$													
Facility	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Annual Cost \$
Aquatic Facility	\$2,660.18	\$3,308.03	\$3,595.37	\$5,485.72	\$5,244.87	\$4,451.84	\$8,982.57	\$5,134.66	\$4,991.03	\$4,703.23	\$4,501.07	\$2,971.45	\$56,030.02
Aquatic Facility 2013-2014 Therms													
Facility	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Annual Therms
Aquatic Facility	3,827	4,003	8,255	8,299	11,123	11,897	9,494	8,531	7,903	8,896	5,612	3,912	91,752
Aquatic Facility 2013-2014 Gas Cost \$													
Facility	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Annual Cost \$
Aquatic Facility	\$2,617.52	\$2,719.59	\$5,728.30	\$6,199.75	\$8,174.07	\$8,720.26	\$7,042.08	\$6,368.13	\$6,071.04	\$6,881.84	\$4,488.20	\$3,491.62	\$68,502.40

D-0 THIS BILL IS DUE AND PAYABLE UPON RECEIPT. PLEASE SEE REVERSE SIDE FOR MORE INFORMATION.



ACCOUNT NUMBER: 1000075351102955164

Page 1 of 2

Service: CARSON CITY PARKS DEPT
 Address: 841 N ROOP ST
 CARSON CITY, NV 89701

Customer: 000753511
 Premises: 0295516

6/27/2014

A01 B01 M01

Next Meter Read Date	Due Date	TOTAL AMOUNT DUE
	See Master	See Master

PREVIOUS BALANCE	PAYMENTS	ADJUSTMENTS	BALANCE FORWARD	CURRENT CHARGES
See Master	See Master	See Master	See Master	\$8,790.04

ELECTRIC - MEDIUM GENERAL SERVICE								
Meter Number	Service Category	Service From	Service To	Bill Days	Meter Readings Previous	Meter Readings Current	Meter Multiplier	Billing Usage
200610	KWH	May 13	Jun 12	30	82945	84126	80	94,480
	KW	May 13	Jun 12	30	2.68	2.71	80	217
	Kvarh	May 13	Jun 12	30	27360	27754	80	31,520
ELECTRIC CONSUMPTION					94,480.000	KWH x .06667		5,354.18
DEMAND CHARGE					217.000	KW x 4.04000		876.68
FACILITY CHARGE DEMAND					217.000	KW x 6.10000		1,323.70
TEMP. GREEN POWER FINANCING (TRED)					94,480.000	KWH x .00111		104.87
RENEWABLE ENERGY PROGRAM (REPR)					94,480.000	KWH x .00638		602.78
ENERGY EFFICIENCY (EE) CHARGE					94,480.000	KWH x .00191		180.46
ENERGY EFFICIENCY AMORTIZATION					94,480.000	KWH x .000670R		62.20 CR
CUSTOMER CHARGE								11.00
LOCAL GOVERNMENT FEE						5%		418.57
POWER FACTOR ADJUSTMENT						96%		.00
TOTAL ELECTRIC SERVICE AMOUNT								\$8,790.04

Call (775) 834-4144 or (800) 962-0399 for assistance Monday-Friday 7:30-5:30 excluding holidays
 After hours emergencies call: (775) 834-4100 Mail Payment to: PO BOX 30065 Reno NV 89520

PLEASE RETURN THIS PORTION WITH PAYMENT

MAKE CHECKS PAYABLE TO NV ENERGY



ACCOUNT NUMBER

1000075351102955164

BALANCE FORWARD	
CURRENT CHARGES	8,790.04
TOTAL AMOUNT DUE	

Service Address: 841 N ROOP ST
 CARSON CITY, NV 89701

5340

DO NOT PAY.
 See Summary Master Bill.

CARSON CITY PARKS DEPT
 ATTN: FINANCE DEPARTMENT
 201 N CARSON ST STE 3
 CARSON CITY NV 89701-4289

89520

WARNING: SUBMITTING THIS REMITTANCE STUB WILL DELAY PAYMENT PROCESSING --
 PLEASE SUBMIT MASTER SUMMARY REMITTANCE STUB.

Figure 4.1 Typical Aquatic Center Electric Bill – Page One of Two

D.O. THIS BILL IS DUE AND PAYABLE UPON RECEIPT. PLEASE SEE REVERSE SIDE FOR MORE INFORMATION.



ACCOUNT NUMBER: **1000075351102955164**

Page 2 of 2

Service: CARSON CITY PARKS DEPT
 Address: 841 N ROOP ST
 CARSON CITY, NV 89701

Customer	000753511
Promises	0295516

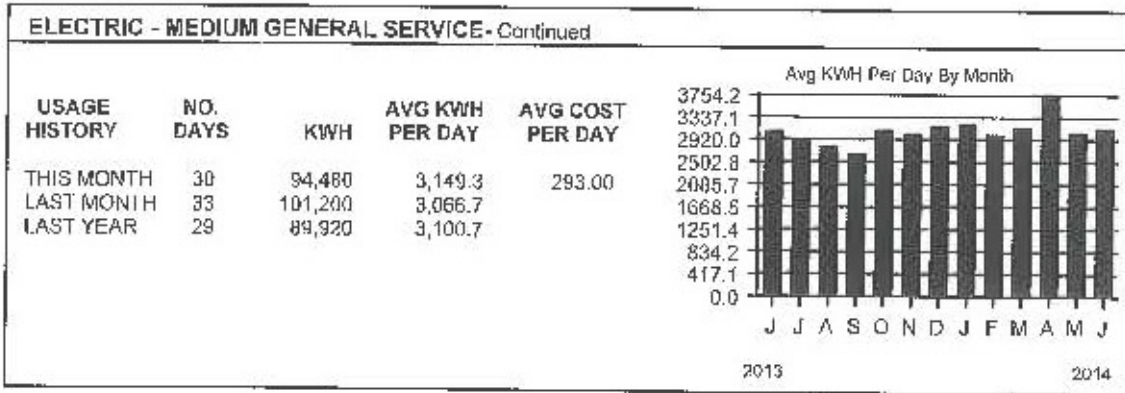


Figure 4.1a Typical Aquatic Center Electric Bill – Page Two of Two



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www.sngas.com

PLEASE RETAIN THIS TOP PORTION FOR YOUR RECORDS



CARSON CITY AQUATIC CENTER
STE 3
201 N CARSON ST
CARSON CITY NV 89701-4289

Service Address: 847 N ROOP ST 89701

Rate Schedule: 429/NG-G3 GENERAL SERVICE-3

Your Local Office Is 400 EAGLE STATION LN, CARSON CITY NV 89701

ACCOUNT NUMBER	CYCLE	DATE MAILED	PAST DUE AFTER	PLEASE PAY AMOUNT DUE
241-0096788-022	10	07/22/14	08/11/14	\$3,461.38

PREVIOUS BILLING:		Previous Balance		4,457.96
Payment(s) Since Last Bill - Thank You				4,457.96CR
Balance Forward				60.00

CURRENT BILLING:		30 Days (Rate Change)		
Meter Reading:	Current	Previous	Billing	Index
	July 18	June 18	Factor	Factor
	101436	101051	385 X	1.0160 X
				10 =
				Total
				Therms
				3912

Delivery Charge	Previous Rate	3912 Therms X	.013710	=
Previous Rate Subtotal		53.65 X	12/30 Days =	21.45
Current Rate	3912 Therms X	.037680	=	88.44
Current Rate Subtotal		147.40 X	18/30 Days =	
Total Delivery Charge				119.89

Gas Cost	Total Therms X	.679430 X	12/30 Days	=
Gas Cost	Total Therms X	.753860 X	18/30 Days	=
Total Gas Cost				2,832.65

Basic Service Charge	Total Therms X	.001030	=	350.00
REP Fee				4.03
Local Taxes				164.85

Current Bill				63,461.38
	<i>Fy14</i>	<i>Fy15</i>		
	<i>1384.54</i>	<i>2076.84</i>		

For more information regarding the General Revenue Adjustment mechanism, please visit www.sngas.com/gra.

Due on or before: 08/11/14

Amount due: \$3,461.38

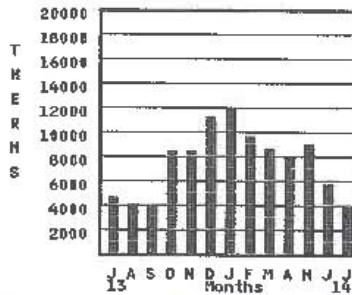
Important Messages:

Your next meter read date is: Aug. 18, 2014

VACATION PLANS THIS SUMMER? OUR AUTOMATIC PAYMENT PLAN SAVES YOU TIME. SIMPLY USE YOUR CHECKING OR SAVINGS ACCOUNT TO AUTOMATICALLY PAY YOUR BILL - YOU'LL HAVE PEACE OF MIND KNOWING THAT YOUR BILL WILL BE PAID ON TIME, EVERY TIME, AND YOU CAN SPEND YOUR TIME ENJOYING YOUR VACATION! CLICK ON SNGAS.COM TO GET STARTED TODAY.

Gas Usage History Information:

	Therms / Days =	Avg Daily Therms
This Month	3912 / 30 =	130.40
Last Month	5612 / 30 =	187.07
Last Year	4501 / 30 =	150.03



Previous Balance	Payments & Adjustments	Balance Forward	Current Bill	Current Balance	AMOUNT DUE
4,457.96	- 4,457.96	= 0.00	+ 3,461.38	= 3,461.38	63,461.38

PLEASE SEE REVERSE SIDE FOR RULES AND REGULATIONS • RETURN BOTTOM PORTION WITH PAYMENT

Figure 4.2 Typical Aquatic Facility Gas Bill

CHAPTER 332 - PURCHASING: LOCAL GOVERNMENTS

PERFORMANCE CONTRACTS FOR OPERATING COST-SAVINGS MEASURES

NRS 332.300 Definitions. As used in [NRS 332.300](#) to [332.440](#), inclusive, unless the context otherwise requires, the words and terms defined in [NRS 332.310](#) to [332.350](#), inclusive, have the meanings ascribed to them in those sections.

(Added to NRS by [2003, 3049](#); A [2009, 965](#); [2013, 2119](#))

NRS 332.310 “Building” defined. “Building” means any existing structure, building or facility, including any equipment, furnishings or appliances within the existing structure, building or facility, that is owned or operated by a local government. The term includes, without limitation, occupied and unoccupied existing structures, buildings and facilities, and any other existing improvements owned or operated by a local government that incur operating costs.

(Added to NRS by [2003, 3049](#); A [2009, 965](#))

NRS 332.320 “Operating cost savings” defined. “Operating cost savings” means any expenses that are eliminated or avoided on a long-term basis as a result of the installation or modification of equipment, or services performed by a qualified service company. The term does not include any savings that are realized solely because of a shift in the cost of personnel or other similar short-term cost savings.

(Added to NRS by [2003, 3049](#))

NRS 332.330 “Operating cost-savings measure” defined. “Operating cost-savings measure”:

1. Means any improvement, repair or alteration to a building, or any equipment, fixture or furnishing to be added or used in a building that is designed to reduce operating costs, including, without limitation, those costs related to electrical energy and demand, thermal energy, water consumption, waste disposal and contract-labor costs, and increase the operating efficiency of the building for the appointed functions that are cost-effective.

2. Includes, without limitation:

(a) Operational or maintenance labor savings resulting from reduced costs for maintenance contracts as provided through reduction of required maintenance or operating tasks, including, without limitation, replacement of filters and lighting products, and equipment failures.

(b) Investment in equipment, products and materials, and strategies for building operation, or any combination thereof, designed to reduce energy and other utility expenses, including, without limitation:

(1) Costs for materials and labor required to replace old equipment with new, more efficient equipment.

(2) Storm windows or doors, caulking or weather stripping, multiglazed windows or doors, heat-absorbing or heat-reflective glazed or coated windows or doors, reductions in glass area, and other modifications to windows and doors that will reduce energy consumption.

(3) Automated or computerized energy control systems.

(4) Replacement of, or modifications to, heating, ventilation or air-conditioning systems.

(5) Replacement of, or modifications to, lighting fixtures.

(6) Improvements to the indoor air quality of a building that conform to all requirements of an applicable building code.

(7) Energy recovery systems.

(8) Systems for combined cooling, heating and power that produce steam or other forms of energy, for use primarily within the building or a complex of buildings.

(9) Installation of, or modifications to, existing systems for daylighting, including lighting control systems.

(10) Installation of, or modification to, technologies that use renewable or alternative energy sources.

(11) Programs relating to building operation that reduce operating costs, including, without limitation, computerized programs, training and other similar activities.

(12) Programs for improvement of steam traps to reduce operating costs.

(13) Devices that reduce water consumption in buildings, for lawns and for other irrigation applications.

(14) Any additional improvements to building infrastructures that produce energy and operating cost savings, significantly reduce energy consumption or increase the operating efficiency of the buildings for their appointed functions, provided that such improvements comply with applicable building codes.

(15) Trash compaction and waste minimization.

(16) Ground source systems for heating and cooling.

(c) Investment in educational programs relating to the operation and maintenance of any equipment installed to reduce operating costs.

3. Does not include the construction of a new building or any addition to a building that increases the square footage of the building.

(Added to NRS by [2003, 3049](#); A [2009, 965](#))

NRS 332.340 “Performance contract” defined. “Performance contract” means a written contract between a local government and a qualified service company for the evaluation, recommendation and implementation of one or more operating cost-savings measures.

(Added to NRS by [2003, 3050](#); A [2009, 966](#))

NRS 332.350 “Qualified service company” defined. “Qualified service company” means a person who is qualified to bid on a performance contract pursuant to [NRS 332.351](#) or [332.353](#).

(Added to NRS by [2003, 3050](#); A [2009, 966](#))

NRS 332.351 Qualification as qualified service company; investigation and determination by local governments; confidentiality of certain information.

1. Except as otherwise provided in [NRS 332.353](#), a person who wishes to qualify as a qualified service company and submit a proposal for a performance contract with a local government must file an application with the local government.

2. Upon receipt of an application pursuant to subsection 1, the local government shall:

(a) Investigate the applicant to determine whether the applicant is qualified to bid on a performance contract; and

(b) After conducting the investigation, determine whether the applicant is qualified to bid on a performance contract.

3. The local government shall notify each applicant in writing of its determination.

4. The local government may determine an applicant is qualified to bid:

(a) On a specific project; or

(b) On more than one project over a period of time to be determined by the local government.

5. Except as otherwise provided in [NRS 332.353](#), the local government shall use only the criteria described in [NRS 332.352](#) in determining whether to approve or deny an application.

6. Except as otherwise provided in [NRS 239.0115](#), financial information and other data pertaining to the net worth of an applicant which is gathered by or provided to a local government to determine

the financial ability of an applicant to perform a contract is confidential and not open to public inspection.

(Added to NRS by [2009, 962](#))

NRS 332.352 Criteria for qualification as qualified service company.

1. Except as otherwise provided in [NRS 332.353](#), a local government shall use the following criteria for determining whether a person satisfies the requirements to be a qualified service company pursuant to [NRS 332.360](#):

- (a) The financial ability of the applicant to perform the work required by the local government;
- (b) Whether the applicant possesses a business license issued pursuant to [chapter 76](#) of NRS;
- (c) Whether the applicant possesses a valid contractor's license issued pursuant to [chapter 624](#) of NRS of a class corresponding to the work required by the local government and, if engineering work is required, whether the applicant possesses a valid license as a professional engineer issued pursuant to [chapter 625](#) of NRS;
- (d) Whether the applicant has the ability to obtain the necessary bonding for the work required by the local government;
- (e) Whether the applicant has successfully completed an appropriate number of projects as determined by the local government, but not to exceed five projects, during the 5 years immediately preceding the date of application of similar size, scope or type as the work required by the local government;
- (f) Whether the principal personnel employed by the applicant have the necessary professional qualifications and experience for the work required by the local government;
- (g) Whether the applicant has breached any contracts with a public agency or person in this State or any other state during the 5 years immediately preceding the date of application;
- (h) Whether the applicant has been disqualified from being awarded a contract by any governing body in the State of Nevada;
- (i) Whether the applicant has been convicted of a violation for discrimination in employment during the 2 years immediately preceding the date of application;
- (j) Whether the applicant has the ability to obtain and maintain insurance coverage for public liability and property damage within limits sufficient to protect the applicant and all the subcontractors of the applicant from claims for personal injury, accidental death and damage to property that may arise in connection with the work required by the local government;
- (k) Whether the applicant has established a safety program that complies with the requirements of [chapter 618](#) of NRS;
- (l) Whether the applicant has been disciplined or fined by the State Contractors' Board or another state or federal agency for conduct that relates to the ability of the applicant to perform the work required by the local government;
- (m) Whether, during the 5 years immediately preceding the date of application, the applicant has filed as a debtor under the provisions of the United States Bankruptcy Code;
- (n) Whether the application is truthful and complete; and
- (o) Whether, during the 5 years immediately preceding the date of the application, the applicant has, as a result of causes within the control of the applicant or a subcontractor or supplier of the applicant, failed to perform any contract:
 - (1) In the manner specified by the contract and any change orders initiated or approved by the person or governmental entity that awarded the contract or its authorized representative;
 - (2) Within the time specified by the contract unless extended by the person or governmental entity that awarded the contract or its authorized representative; or

(3) For the amount of money specified in the contract or as modified by any change orders initiated or approved by the person or governmental entity that awarded the contract or its authorized representative.

↪ Evidence of the failures described in this subsection may include, without limitation, the assessment of liquidated damages against the applicant, the forfeiture of any bonds posted by the applicant, an arbitration award granted against the applicant or a decision by a court of law against the applicant.

2. Except as otherwise provided in [NRS 332.353](#), in addition to the criteria described in subsection 1, the local government may use any other relevant criteria that are necessary to determine whether a person satisfies the requirements to be a qualified service company pursuant to [NRS 332.360](#).

(Added to NRS by [2009, 963](#))

NRS 332.353 Additional circumstance in which person may be deemed qualified service company. Notwithstanding the provisions of [NRS 332.352](#), a governing body may deem a person a qualified service company if the person has been determined by:

1. The State Public Works Division of the Department of Administration or a local government pursuant to [NRS 338.1379](#) to be qualified to bid on a public work; or

2. Another local government pursuant to [NRS 332.351](#) to be qualified as a qualified service company.

(Added to NRS by [2009, 964](#))

NRS 332.357 Duty of Office of Energy to provide information and educational resources; authority of Office of Energy to provide support to local government; fees; administration of account for fees; application for and receipt of other money for account; regulations.

1. The Office of Energy shall:

(a) Provide to local governments information and educational resources relating to operating cost-savings measures and performance contracts.

(b) Include on the Internet website maintained by the Office, if any, information and educational resources relating to operating cost-savings measures and performance contracts.

2. The Office of Energy may, upon receiving a request from a local government for support relating to operating cost-savings measures:

(a) Provide to the local government support relating to operating cost-savings measures; and

(b) Charge and collect a fee from the local government for the provision of any support described in paragraph (a).

3. All fees charged and collected by the Office of Energy pursuant to subsection 2 must be accounted for separately in the State General Fund. The Director of the Office of Energy shall administer the account. Money in the account must be used only to pay the costs incurred by the Office of Energy to provide support to local governments pursuant to subsection 2 and is hereby authorized for expenditure as a continuing appropriation for this purpose.

4. The Director may apply for and accept any gift, donation, bequest, grant or other source of money for deposit in the account. The interest and income earned on money in the account, after deducting any applicable charges, must be credited to the account. Money that remains in the account at the end of the fiscal year does not revert to the State General Fund, and the balance in the account must be carried forward to the next fiscal year.

5. A local government may include in a performance contract the amount of any fee charged by the Office of Energy pursuant to subsection 2.

6. The Director of the Office of Energy may adopt regulations to carry out the provisions of this section, including, without limitation, regulations which establish the amount of the fees to be charged and collected by the Office of Energy pursuant to subsection 2.

(Added to NRS by [2013, 2119](#))

NRS 332.360 Authority of local government to enter into performance contract; purpose of performance contract; operational audits; third-party consultants.

1. Notwithstanding any provision of this chapter and [chapter 338](#) of NRS to the contrary, a local government may enter into a performance contract with a qualified service company for the purchase and installation of an operating cost-savings measure to reduce costs related to energy, water and the disposal of waste, and related labor costs. Such a performance contract may be in the form of an installment payment contract or a lease-purchase contract. Any operating cost-savings measures put into place as a result of a performance contract must comply with all applicable building codes.

2. If a local government is interested in entering into a performance contract, the local government shall notify each appropriate qualified service company and coordinate an opportunity for each such qualified service company to:

(a) Perform a preliminary and comprehensive audit and assessment of all potential operating cost-savings measures that might be implemented within the buildings of the local government, including any operating cost-savings measures specifically requested by the local government; and

(b) Submit a proposal and make a related presentation to the local government for all such operating cost-savings measures that the qualified service company determines would be practicable to implement.

3. The local government shall:

(a) Evaluate the proposals and presentations made pursuant to subsection 2; and

(b) Select a qualified service company,

↪ pursuant to the provisions of [NRS 332.300](#) to [332.440](#), inclusive.

4. The local government may enter into a contract with the Office of Energy or retain the professional services of a third-party consultant with the requisite technical expertise to assist the local government in evaluating the proposals and presentations pursuant to subsection 3. If the local government retains the professional services of a third-party consultant, the third-party consultant must possess a business license issued pursuant to [chapter 76](#) of NRS and any other applicable licenses issued by a licensing board in this State in the same discipline in which the consultant will be advising the local government.

5. The qualified service company selected by the local government pursuant to subsection 3 shall prepare a financial-grade operational audit. Except as otherwise provided in this subsection, the audit prepared by the qualified service company becomes, upon acceptance, a part of the final performance contract and the costs incurred by the qualified service company in preparing the audit shall be deemed to be part of the performance contract. If, after the audit is prepared, the local government decides not to execute the performance contract, the local government shall pay the qualified service company that prepared the audit the costs incurred by the qualified service company in preparing the audit if the local government has specifically appropriated money for that purpose.

6. The local government shall enter into a contract with the Office of Energy or retain the professional services of a third-party consultant with the requisite technical expertise to assist the local government in reviewing the operating cost-savings measures proposed by the qualified service company and may procure sufficient funding from the qualified service company, through negotiation, to pay for the costs incurred by the Office of Energy or the third-party consultant. If the local government retains the professional services of a third-party consultant, the third-party consultant must be licensed pursuant to [chapter 625](#) of NRS and certified by the Association of Energy Engineers as a "Certified Energy Manager" or hold similar credentials from a comparable nationally recognized organization. The Office of Energy or a third-party consultant retained pursuant to this subsection shall work on behalf and for the benefit of the local government in coordination with the qualified service company.

(Added to NRS by [2003, 3051](#); A [2009, 967](#); [2013, 2120](#))

NRS 332.362 Duty of board of trustees of school district to adopt policy concerning performance contracts; requirements for policy; annual report.

1. The board of trustees of a school district shall adopt a policy setting forth the process for evaluating whether work to be performed on a building will be performed pursuant to a performance contract. The policy must include, without limitation:

- (a) The criteria for determining the work which will be evaluated pursuant to the policy;
- (b) The requirement that the board of trustees or its designee evaluate whether the work to be performed:
 - (1) Consists primarily of one or more operating cost-savings measures;
 - (2) Qualifies to be performed pursuant to a performance contract with a return on investment that the board of trustees determines would make entering into a performance contract in the best interest of the school district; and
 - (3) Would be more reasonably included under an existing performance contract rather than a new performance contract; and
- (c) The requirement that the board of trustees or its designee, if it determines not to enter into a performance contract, document the reasons for that determination.

2. The board of trustees of a school district shall cause to be prepared an annual report which sets forth the operating cost-savings measures, if any, that:

- (a) Were identified in a financial-grade operational audit submitted to the board of trustees pursuant to subsection 5 of [NRS 332.360](#) during the immediately preceding year; and
- (b) Were not included in a performance contract during the immediately preceding year.

3. As used in this section, "operating cost-savings measure" means an investment in equipment, products and materials, and strategies for building operation, or any combination thereof, designed to reduce energy and other utility expenses, including, without limitation:

- (a) Costs for materials and labor required to replace old equipment with new, more efficient equipment.
- (b) Storm windows or doors, caulking or weather stripping, multiglazed windows or doors, heat-absorbing or heat-reflective glazed or coated windows or doors, reductions in glass area, and other modifications to windows and doors that will reduce energy consumption.
- (c) Automated or computerized energy control systems.
- (d) Replacement of, or modifications to, heating, ventilation or air-conditioning systems.
- (e) Replacement of, or modifications to, lighting fixtures.
- (f) Improvements to the indoor air quality of a building that conform to all requirements of an applicable building code.
- (g) Energy recovery systems.
- (h) Systems for combined cooling, heating and power that produce steam or other forms of energy, for use primarily within the building or a complex of buildings.
- (i) Installation of, or modifications to, existing systems for daylighting, including lighting control systems.
- (j) Installation of, or modification to, technologies that use renewable or alternative energy sources.
- (k) Programs relating to building operation that reduce operating costs, including, without limitation, computerized programs, training and other similar activities.
- (l) Programs for improvement of steam traps to reduce operating costs.
- (m) Devices that reduce water consumption in buildings, for lawns and for other irrigation applications.
- (n) Trash compaction and waste minimization.
- (o) Ground source systems for heating and cooling.

(Added to NRS by [2013, 2118](#))

NRS 332.370 Financing and structure of performance contract.

1. A performance contract may be financed through a person other than the qualified service company.

2. A performance contract must be structured to guarantee operating cost savings, which includes, without limitation, the design and installation of equipment, the operation and maintenance, if applicable, of any of the operating cost-savings measures and the guaranteed annual savings which must meet or exceed the total annual contract payments to be made by the local government, including any financing charges to be incurred by the local government over the life of the performance contract. The local government may require that these savings be verified annually or over a sufficient period that demonstrates savings.

(Added to NRS by [2003, 3052](#); A [2009, 968](#))

NRS 332.371 Requirements for performance contract that guarantees operating cost savings.

A performance contract that guarantees operating cost savings must identify the specific dollar amount and units or percentages of consumption that the qualified service company anticipates will be eliminated or avoided on a long-term basis as a result of the operating cost-savings measures that the local government is implementing.

(Added to NRS by [2009, 965](#))

NRS 332.380 Period over which payments become due.

1. A performance contract must provide that all payments, other than any obligations that become due if the contract is terminated before the contract expires, must be made over time.

2. Except as otherwise provided in this subsection, a performance contract, and the payments provided thereunder, may extend beyond the fiscal year in which the performance contract becomes effective for costs incurred in future fiscal years. The performance contract may extend for a term not to exceed 15 years. The length of a performance contract may reflect the useful life of the operating cost-savings measure being installed or purchased under the performance contract.

3. The period over which payments are made on a performance contract must equal the period over which the operating cost savings are amortized. Payments on a performance contract must not commence until the operating cost-savings measures have been installed by the qualified service company.

(Added to NRS by [2003, 3053](#))

NRS 332.390 Prevailing wage requirement; duty of qualified service company to furnish bonds before entering into certain performance contracts.

1. If a performance contract entered into pursuant to [NRS 332.300](#) to [332.440](#), inclusive, requires the employment of skilled mechanics, skilled workers, semiskilled mechanics, semiskilled workers or unskilled labor to perform the performance contract, the performance contract must include a provision relating to the prevailing wage as required pursuant to [NRS 338.020](#) to [338.090](#), inclusive.

2. Before a qualified service company enters into a performance contract pursuant to [NRS 332.300](#) to [332.440](#), inclusive, that exceeds \$100,000, the qualified service company must furnish to the contracting body any bonds required pursuant to [NRS 339.025](#). The provisions of [chapter 339](#) of NRS apply to any performance contract described in this subsection.

(Added to NRS by [2003, 3053](#); A [2009, 969](#))

NRS 332.400 Rights of local government and qualified service company if insufficient money appropriated by local government to make payments. Notwithstanding any provision of [NRS 332.300](#) to [332.440](#), inclusive, to the contrary, a performance contract entered into pursuant to [NRS 332.300](#) to [332.440](#), inclusive, must include a clause that sets out the rights of the local government and

the qualified service company if the local government does not appropriate sufficient money for payments to be continued under the performance contract.

(Added to NRS by [2003, 3053](#))

NRS 332.410 Reinvestment of savings realized under contract. A local government may reinvest any savings realized under a performance contract whenever practical into other operating cost-savings measures provided the local government:

1. Is satisfying all its other obligations under the performance contract; and
2. Complies with the requirements of [NRS 332.300](#) to [332.440](#), inclusive, when reinvesting the savings into other operating cost-savings measures.

(Added to NRS by [2003, 3053](#); A [2009, 969](#))

NRS 332.420 Monitoring of cost savings attributable to operating cost-savings measures.

1. During the term of a performance contract, the qualified service company shall monitor the reductions in energy or water consumption and other operating cost savings attributable to the operating cost-savings measure purchased or installed under the performance contract, and shall, at least once a year or at such other intervals specified in the performance contract, prepare and provide a report to the local government documenting the performance of the operating cost-savings measures.

2. A performance contract must identify the methodology that the local government will use to validate the cost savings identified by the qualified service company.

3. A qualified service company and the local government may agree to make modifications in the calculation of savings based on:

(a) Subsequent material changes to the baseline consumption of energy or water identified at the beginning of the term of the performance contract.

(b) A change in utility rates.

(c) A change in the number of days in the billing cycle of a utility.

(d) A change in the total square footage of the building.

(e) A change in the operational schedule, and any corresponding change in the occupancy and indoor temperature, of the building.

(f) A material change in the weather.

(g) A material change in the amount of equipment or lighting used at the building.

(h) Any other change which reasonably would be expected to modify the use of energy or the cost of energy.

(Added to NRS by [2003, 3053](#))

NRS 332.430 Qualified service company to provide information concerning performance contract to Office of Energy. A qualified service company shall provide to the Office of Energy information concerning each performance contract which the qualified service company enters into pursuant to [NRS 332.300](#) to [332.440](#), inclusive, including, without limitation, the name of the project, the local government for which the project is being carried out and the expected operating cost savings. The Office of Energy may report any energy savings realized as a result of such performance contracts to the United States Department of Energy pursuant to 42 U.S.C. § 13385.

(Added to NRS by [2003, 3054](#); A [2009, 1405](#); [2011, 2078](#))

NRS 332.431 Duty of local governments to report to Legislature.

1. Each local government that enters into a performance contract pursuant to [NRS 332.300](#) to [332.440](#), inclusive, shall, on or before February 1 of each year, prepare and submit a report to the Director of the Legislative Counsel Bureau for transmittal to the Legislature if the Legislature is in session, or to the Interim Finance Committee if the Legislature is not in session.

2. The report required pursuant to subsection 1 must include, without limitation:

(a) The status of the construction and financing of the operating cost-savings measures described in the performance contract.

(b) The cumulative amount of operating cost-savings that have resulted from the operating cost-savings measures.

(c) The amount of operating cost-savings that are projected for the future.

(d) Any other information required by the Legislature or Interim Finance Committee.

(Added to NRS by [2009, 965](#))

NRS 332.440 Financial mechanisms to guarantee operational cost savings are realized. A performance contract must include appropriate financial mechanisms determined to be necessary by the city or county treasurer, as appropriate, to guarantee that operating cost savings are realized by the local government if the actual cost savings do not meet the predicted cost savings.

(Added to NRS by [2003, 3054](#))

PROHIBITIONS AND PENALTIES

NRS 332.800 Interest of member of governing body or evaluator in contract prohibited; exception; penalty. [Effective through December 31, 2013.]

1. Except as otherwise provided in [NRS 281.230](#), [281A.430](#) and [281A.530](#), a member of the governing body may not be interested, directly or indirectly, in any contract entered into by the governing body, but the governing body may purchase supplies, not to exceed \$1,500 in the aggregate in any 1 calendar month from a member of such governing body, when not to do so would be of great inconvenience due to a lack of any other local source.

2. An evaluator may not be interested, directly or indirectly, in any contract awarded by such governing body or its authorized representative.

3. A member of a governing body who furnishes supplies in the manner permitted by subsection 1 may not vote on the allowance of the claim for such supplies.

4. A violation of this section is a misdemeanor and, in the case of a member of a governing body, cause for removal from office.

(Added to NRS by 1975, 1539; A [2001, 1318](#); [2003, 891](#))—(Substituted in revision for NRS 332.155)

NRS 332.800 Interest of member of governing body or evaluator in contract prohibited; exception; penalty. [Effective January 1, 2014.]

1. Except as otherwise provided in [NRS 281.230](#) and [281A.430](#), a member of the governing body may not be interested, directly or indirectly, in any contract entered into by the governing body, but the governing body may purchase supplies, not to exceed \$1,500 in the aggregate in any 1 calendar month, from a member of such governing body when not to do so would be of great inconvenience due to a lack of any other local source.

2. An evaluator may not be interested, directly or indirectly, in any contract awarded by such governing body or its authorized representative.

3. A member of a governing body who furnishes supplies in the manner permitted by subsection 1 may not vote on the allowance of the claim for such supplies.

4. A person who violates this section is guilty of a misdemeanor and, in the case of a member of a governing body, a violation is cause for removal from office.

(Added to NRS by 1975, 1539; A [2001, 1318](#); [2003, 891](#); [2013, 3786](#), effective January 1, 2014)—(Substituted in revision for NRS 332.155)

NRS 332.810 Prohibited acts by bidders before award of contract; penalty.

1. Before a contract is awarded, a person who has bid on the contract or an officer, employee, representative, agent or consultant of such a person shall not:

(a) Make an offer or promise of future employment or business opportunity to, or engage in a discussion of future employment or business opportunity with, an evaluator or member of the governing body offering the contract;

(b) Offer, give or promise to offer or give money, a gratuity or any other thing of value to an evaluator or member of the governing body offering the contract; or

(c) Solicit or obtain from an officer, employee or member of the governing body offering the contract:

(1) Any proprietary information regarding the contract; or

(2) Any information regarding a bid on the contract submitted by another person, unless such information is available to the general public.

2. A person who violates any of the provisions of subsection 1 is guilty of a gross misdemeanor and shall be punished by imprisonment in the county jail for not more than 364 days, or by a fine of not less than \$2,000 nor more than \$50,000, or by both fine and imprisonment.

(Added to NRS by [1995, 1731](#); A [2001, 1318](#); [2007, 2468](#); [2013, 982](#))

NRS 332.820 Effect of collusion among bidders or advance disclosures.

1. Any agreement or collusion among bidders or prospective bidders in restraint of freedom of competition by agreement to bid a fixed price, or otherwise, shall render the bids of such bidders void.

2. Advance disclosures of proprietary information or any other information to any particular bidder which would give that particular bidder any advantage over any other interested bidder in advance of the opening of bids, whether in response to advertising or an informal request for bids, made or permitted by a member of the governing body or an employee or representative thereof, shall operate to void all bids received in response to that particular request for bids.

(Added to NRS by 1975, 1539; A [2001, 1319](#); [2005, 2556](#))

NRS 332.830 Purchase of information system or system of communication for use by response agency.

1. On and after October 1, 2005, a governing body or its authorized representative shall not purchase an information system or system of communication for use by a response agency unless the system complies with the plan established pursuant to subsection 6 of [NRS 239C.160](#).

2. On and after October 1, 2005, any grant or other money received by a local government from the Federal Government for the purchase of an information system or system of communication for use by a response agency must not be used to purchase such a system unless the system complies with the plan established pursuant to subsection 6 of [NRS 239C.160](#).

3. As used in this section:

(a) "Information system" has the meaning ascribed to it in [NRS 239C.060](#).

(b) "Response agency" has the meaning ascribed to it in [NRS 239C.080](#).

(c) "System of communication" has the meaning ascribed to it in [NRS 239C.100](#).

(Added to NRS by [2003, 2463](#); A [2005, 932](#); [2011, 2886](#))