

# CONSTRUCTION MANAGEMENT FOR ESP CONTRACTS



## PROBLEM

- GSA Region 5 was challenged with meeting administration Energy Savings policy goals and executing a "Deep Energy Retrofits" Program.
- In-house staff had never procured, negotiated or managed a performance contract.

## SOLUTION

- MCFA was engaged as Construction Manager as Agent to oversee procurement, negotiation, design review, and construction management of \$100M in energy conservation measures and infrastructure upgrades
- MCFA facilitated and coordinated the actions and activities of all project stakeholders and ensured project execution proceeded and the best interests of the Government were served throughout the project.

## RESULTS

- MCFA delivered the program on time inside of fully tenanted/occupied buildings and coordinated requirements between GSA (Facility Owner) and DOE (Contracting Agency) and 3 different ESCOs.
- MCFA helped negotiate and manage the use of contingency funds to ensure that the intent of the ESPC was maintained fairly in that the ESCO accepted the risks that are inherent to the ESPC vehicle.
- MCFA suggested and took the lead on re-writing the M&V plan in a way that was more favorable to GSA in that it shifted more risk to the ESCO, while maintaining a fair and reasonable approach for the ESCO.