

## APPENDIX 4G

### UTILITY MANAGEMENT SERVICES

#### 1. INTERPRETATION

In this Appendix, in addition to the definition set out in Schedule 1 of this Agreement:

“**Utilities**” includes:

- (a) Energy;
- (b) steam and chilled water;
- (c) water;
- (d) sanitary waste;
- (e) pneumatic tubes;
- (f) storm water; and
- (g) medical gas compounds.

“**Utility Company**” means any company designated by the Authority to provide Utilities to the Facility and, in respect of electrical power, steam and chilled water includes the Authority .

#### 2. SERVICES

##### 2.1 General Requirements

In addition to the standards and specifications set out in Schedule 4 [Services Protocols and Specifications] and the requirements set out in Schedule 2K [Energy], Project Co will deliver the Utility Management Services:

- (a) 24 hours per day, 365(6) days per year; and
- (b) in a manner integrated and coordinated with the Plant Services to facilitate the smooth operation of the Facility.

##### 2.2 Utilities Management Services

As part of the delivery of the Utility Management Services, Project Co will:

- (a) manage all Utilities delivered to the Facility by Utility Companies and the Authority;
- (b) ensure all Utilities are comprehensive in nature;

- (c) assist and cooperate with the Authority in the management, testing and troubleshooting of all interconnected utilities, associated systems and infrastructure;
- (d) maintain the integrity of the systems that support and deliver Utilities within the Facility and ensure that an adequate continuous supply of all Utilities is available 24 hours a day, 365(6) days per year to all applicable Facility locations;
- (e) in the event that there is a disruption from a Utility Company, co-operate with the Authority to ensure the emergency utilities are distributed as directed by the Authority;
- (f) respond to all Demand Requisitions in connection with Utilities;
- (g) post hazard and safety notices and record, distribute and evaluate such notices to ensure that all required notification procedures regarding failures are complied with;
- (h) provide, manage and operate an effective BMS that includes an integrated energy and utilities management system;
- (i) prepare a utilities report for the Facility as part of the Annual Service Plan (together with progress reports at each Payment Period) that provides user configurable reports, detailing time stamped usage history, status, event history, consumption history and other required energy usage and control information in detailed and summary formats;
- (j) be responsible for:
  - (1) obtaining and maintaining all required permits, licenses, test certificates and approvals;
  - (2) undertaking all testing, cleaning and maintenance, including as required by the Utility Company and the Authority;
- (k) regularly review and amend as required the utility supply specifications such that they are consistent with the requirements of the Authority; and
- (l) ensure all physical connections and structured cabling for telephone and data services are provided and maintained at all times; and
- (m) inform the Authority's Representative or designate of all scheduled interruptions to any utility immediately upon notice of disruption.

### 3. PERFORMANCE INDICATORS

	Indicator	Service Failure Level	Response Time	Rectification Period	Recording Frequency	Monitoring Method
	<b>Management</b>					
3.1	An adequate, continuous supply of all utility services is maintained 365 (6) days per year, 24 hours a day. (Excluding disruptions in service caused by a Utility Company or the Authority)	High	5 minutes	1 hour	Per Occurrence	Performance Monitoring Report
3.2	If there is a disruption to the conditional electricity supply to the Facility, Project Co will automatically connect the Facility to the Authority's essential electrical system for the Site	High	30 minutes	1 hour, provided that the Authority has acted reasonably in making the connection point to the essential electrical system available	Per Occurrence	Performance Monitoring Report
3.3	If there is a disruption to the supply of water to the Facility, Project Co will cross-connect the Facility's water supply system to the Authority's water supply system, provided the Authority has made a cross-connection point available to Project Co	High	30 minutes	2 hours	Per Occurrence	Performance Monitoring Report
3.4	Inform the Authority of all scheduled interruptions to any utility supply.	High	N/A	N/A	Per Occurrence	Performance Monitoring Report
3.5	Project Co implementing and adhering to all other elements of the Annual Service Plan related to Utilities Management and not otherwise addressed in Section 3 of this Appendix	Low	N/A	N/A	Per Occurrence	Performance Monitoring Report