GOVERNMENTAL OPERATIONS AND ENVIROMENT COMMITTEE

September 11, 2007

Prepared by: Nelson Diaz

EXHIBITS LIST

NO.	DATE	ITEM #	DESCRIPTION
1	9/11/2007		Memorandum from County Manager regarding: Changes to the Agenda
2	9/11/2007		Memorandum from Commissioner Martinez regarding absence from meeting.
3	9/11/2007		Memorandum from Commissioner Sorenson regarding deferral request of Agenda Item 3C and 3D
4	9/11/2007	7H	PowerPoint presentation titled Energy Performance Contracting "Energy Management Program"
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Memorandum

MIAMI-DADE COUNTY

Date: September 11, 2007

To: Honorable Chairperson and Members
Governmental Operations and Environment
Committee

From: George M. Burgess
County Manager

Subject: Requested Changes to the
Governmental Operations and Environment
Committee Agenda

Additions

2U SUPPL.#2

072682 SUPPLEMENT NO. 2 TO THE RECOMMENDATION FOR APPROVAL TO AWARD CONTRACTS NO. 545A AND 545B AND CG-01-07 FOR THE CURBSIDE RECYCLING PROGRAM

3A SUPPL.

072681 FISCAL IMPACT STATEMENT TO ORDINANCE CREATING THE MIAMI-DADE COUNTY MANATEE PROTECTION PLAN REVIEW COMMITTEE

3F SUPPL.

072683 SUPPLEMENTAL INFORMATION RELATING TO THE CHARTER REVIEW TASK FORCE

SEP 11 2007

Additions

3J Jose "Pepe" Diaz

072680 RESOLUTION REQUESTING THE COUNTY MANAGER TO ISSUE AN ADMINISTRATIVE BUILDING MORATORIUM PURSUANT TO SECTION 33-319 OF THE CODE OF MIAMI-DADE COUNTY FOR A CERTAIN MOBILE HOME PARK LOCATED IN NORTHWEST MIAMI-DADE COUNTY

Deferrals

2W

072409 RESOLUTION AUTHORIZING THE COUNTY MAYOR TO EXECUTE AN AGREEMENT WITH THE OMNI REDEVELOPMENT DISTRICT COMMUNITY REDEVELOPMENT AGENCY TO PROVIDE FUNDING TO THE COUNTY FOR CONSTRUCTION COSTS OF $3,500,000 DOLLARS FOR WATER INFRASTRUCTURE IMPROVEMENTS NECESSARY TO ENCOURAGE REDEVELOPMENT IN THE OMNI REDEVELOPMENT DISTRICT BOUNDED BY N.E. 20 TERRACE TO THE NORTH, INTERSTATE 395 TO THE SOUTH, INTERSTATE 95 TO THE WEST AND BISCAYNE BAY TO THE EAST; FURTHER AUTHORIZING THE COUNTY MAYOR TO EXERCISE PROVISIONS CONTAINED THEREIN (Water & Sewer Department)

Note: ***The County Manager has requested deferral of this item to no date certain.***

2X

072412 RESOLUTION AUTHORIZING THE COUNTY MAYOR TO USE MIAMI-DADE WATER AND SEWER DEPARTMENT FORCES TO CONSTRUCT $3,500,000 OF WATER INFRASTRUCTURE IMPROVEMENTS TO ENCOURAGE REDEVELOPMENT IN THE CITY OF MIAMI OMNI REDEVELOPMENT DISTRICT BOUNDED BY N.E. 20 TERRACE TO THE NORTH, INTERSTATE 395 TO THE SOUTH, INTERSTATE I-95 TO THE WEST AND BISCAYNE BAY TO THE EAST; FINDING SAID CONSTRUCTION TO BE NECESSARY TO FACILITATE REDEVELOPMENT IN THE AREA; WAIVING THE REQUIREMENTS OF SECTION 5.03(D) OF THE HOME RULE CHARTER, SECTION 2-8.1 OF THE CODE OF MIAMI-DADE COUNTY AND ADMINISTRATIVE ORDER 3-39 (Water & Sewer Department)

Note: ***The County Manager has requested deferral of this item to no date certain.***

Scrivener's Errors

2E

072470 RESOLUTION AUTHORIZING THE DISBURSEMENT OF FUNDS FROM THE BISCAYNE BAY ENVIRONMENTAL ENHANCEMENT TRUST FUND TO CONDUCT ENVIRONMENTAL ENHANCEMENT THROUGH THE COUNTY'S ONGOING BISCAYNE BAY RESTORATION AND ENHANCEMENT PROGRAM
(Department of Environmental Resources Management)

Note: ***Handwritten page 3 of this item was inadvertently not printed. The item has been re-printed.***

2F

072471 RESOLUTION AUTHORIZING THE APPROVAL OF A CONSENT AND SUBORDINATION AGREEMENT BETWEEN MIAMI-DADE COUNTY AND THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT FOR THE TRANSFER OF A PORTION OF A CERTAIN INTEREST MIAMI-DADE COUNTY HAS BY VIRTUE OF A RESTRICTIVE COVENANT, IN LANDS LOCATED AT WEST AT 12880 S.W. 6 STREET, SAID PORTION OF LAND OWNED BY ARMANDO VALDES AND DAREINI GARCIA, HIS WIFE, IN SECTION 2, TOWNSHIP 54 SOUTH, RANGE 39 EAST
(Department of Environmental Resources Management)

Note: ***Handwritten page 13 of this item was inadvertently not printed. The item has been re-printed***

JOE A. MARTINEZ

MIAMI DADE COUNTY COMMISSIONER

DISTRICT 11

Memorandum

To: Honorable Chairman Bruno A. Barreiro

From: Commissioner Joc A. Martinez JM

Date: September 10, 2007

Re: Government Operations and Environment Committee

Due to unforeseen circumstances, I will be unable to attend the Government Operations and Environment Committee Meeting on Tuesday, September 11, 2007. I respectfully request that my absence be excused.

Should you have any questions, please do not hesitate to contact me at (305) 552-1155.

JM/zms

cc: Honorable Chairwoman Natacha Seijas and
Members of the Government Operations and Environment Committee
R. E. Cuevas, County Attorney
Kay Sullivan, Clerk of the Board

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MEMORANDUM

TO: Honorable Natacha Seijas, Chair
Government Operations & Environment

Committee

DATE: September 11, 2007

FROM: Katy Sorenson
Commissioner, District 8

SUBJECT: DEFERRAL REQUEST

I respectfully request that two items I am sponsoring, 3C and 3D, be deferred from the September 11, 2007 GOE agenda.

Thank you.

C: Honorable Chairman Bruno Barreiro and
Members of the Board of County Commissioners
George Burgess, County Manager
Robert A. Cuevas, County Attorney
Kay Sullivan, Clerk of the Board

RECEIVED BY CLERK
EXHIBIT
SEP 11 2007

ITEM 7H

Energy Performance Contracting

"Energy Management Program"
(RFQ-25)

Presented by:

Wendi Norris, Director

General Services Administration Department

September, 2007 Update

MIAMI-DADE COUNTY

What is Energy Performance Contracting?

- An innovative financing technique
- Cost savings from reductions in energy consumption are used to repay the capital cost of installing energy conservation measures.
- Energy Service Companies (ESCOs) recommend cost-effective improvements, implement those recommendations we choose, and guarantee that the resulting savings will cover all project costs (usually within ten years).
- Enables us to make energy upgrades immediately – with no up-front capital – and pay for them later through the resulting energy savings.

The Benefits of Energy Performance Contracting.

- Allows upgrades to be implemented right away.
- Conserves valuable natural resources (e.g. water, oil, gas, air quality).
- Cost-neutral way to have the most efficient building systems and equipment.
- Implement creative energy-saving ideas with little or no risk.
- Saves money, primarily after project loans have been paid off.

Overview of County's Contract

- A Request for Qualifications solicitation process was utilized to establish a pool of qualified vendors.
- Seven vendors responded to the solicitation. Following the evaluation process, three firms were recommended for award; the Board added a fourth firm to the pool at the time of contract award.
- The firms were FPL Services, Honeywell, Landis & Staefa, and AMSI Holdings.
- The contract commenced June 2, 1998 for a five-year term, with five one-year Options-to-Renew (OTR) periods. All five options were exercised, the last of which expires June 2, 2008.
- In 1998, Siemens Technologies acquired Landis & Staefa. In 2001, Honeywell withdrew from the contract, leaving the County with a pool of three vendors. TECO/BGA Energy Services subsequently acquired AMSI Holdings. In 2006, TECO/BGA Energy Services was purchased by Chevron Energy Solutions.

Performance Contracting Process

- The three ESCOs are responsible for conducting "energy performance evaluations" of designated County facilities.
- Companies evaluate the resulting water and energy conservation opportunities against thresholds set by consumption and investment payback. The program is regulated by Chapter 489.145 Florida Statutes.
- Conservation opportunities are reported back to County staff in the form of project proposals for individual facilities or groups of facilities. Such proposals include provision of low-interest loans to finance the cost of improvements.
- In order for a proposal to be viable under the program, all project expenses must be able to be repaid from the savings created by the improvements during the term of the loan, not to exceed twenty years.
- Once the proposal for a specific project is accepted by staff, the necessary design and construction modification/upgrade will take place.

Note: The participation of County Departments in this program is voluntary.

Examples of Typical Retrofits

- Energy Efficient Lighting and Ballasts
- High-efficiency chillers
- More efficient water heating systems
- Low-consumption toilets and faucets
- Higher efficiency electric motors & drives
- Replacement of process pumps (e.g. at water treatment plants)
- Replacement of air handlers

Progress Summary – the *Numbers*

(as of July 2007)

176 accounts, totaling 424 million kilowatt hours (kWh) of electricity utilization, have been evaluated through the program.

1. Over $36 million in facility improvements have been completed thus far.
2. As a result of this investment, electrical usage within these accounts has been reduced by 46,108,423 kWh's per year (an average of 10.8%).
3. Water usage has been reduced by 95,639,000 gallons per year.

1. An additional $14 million in improvements is projected to be completed or commenced under the current contract (by June 2008).
2. Projects currently in progress or under review will reduce electrical usage by an additional 15,460,638 kWh's.

MIAMI-DADE COUNTY

Progress Summary – the *Dollars*

(as of July 2007)

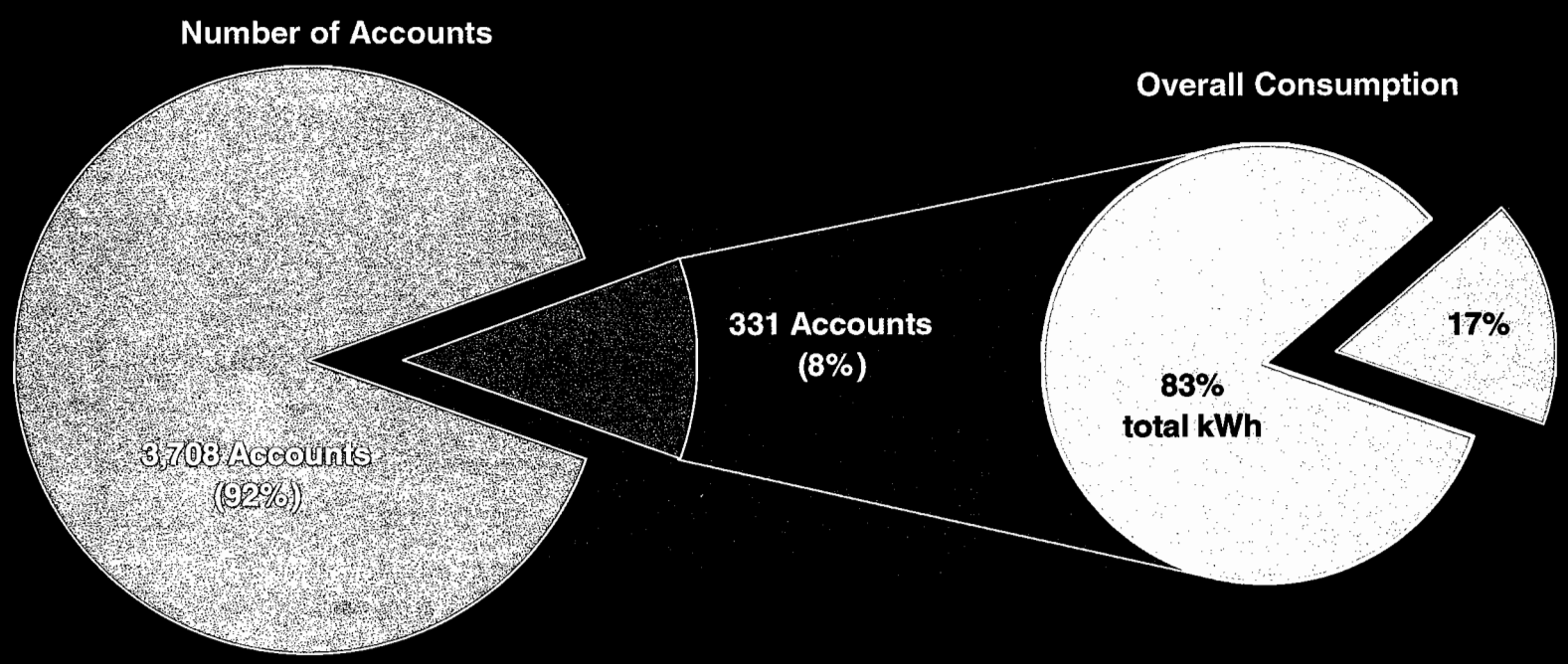
1.	The gross annual savings resulting from the decrease in utility and maintenance costs to the County	$3,759,540
2.	The total annual value of the Municipal Lease payments required to satisfy the current debt	$3,217,763
3.	Net annual savings/(loss)	***$541,777
3.	Additional net annual savings/(loss) projects	$579,000

****The amount of savings will continue to increase as new projects completed and the debt is paid off.*

MIAMI-DADE COUNTY

Program Focus

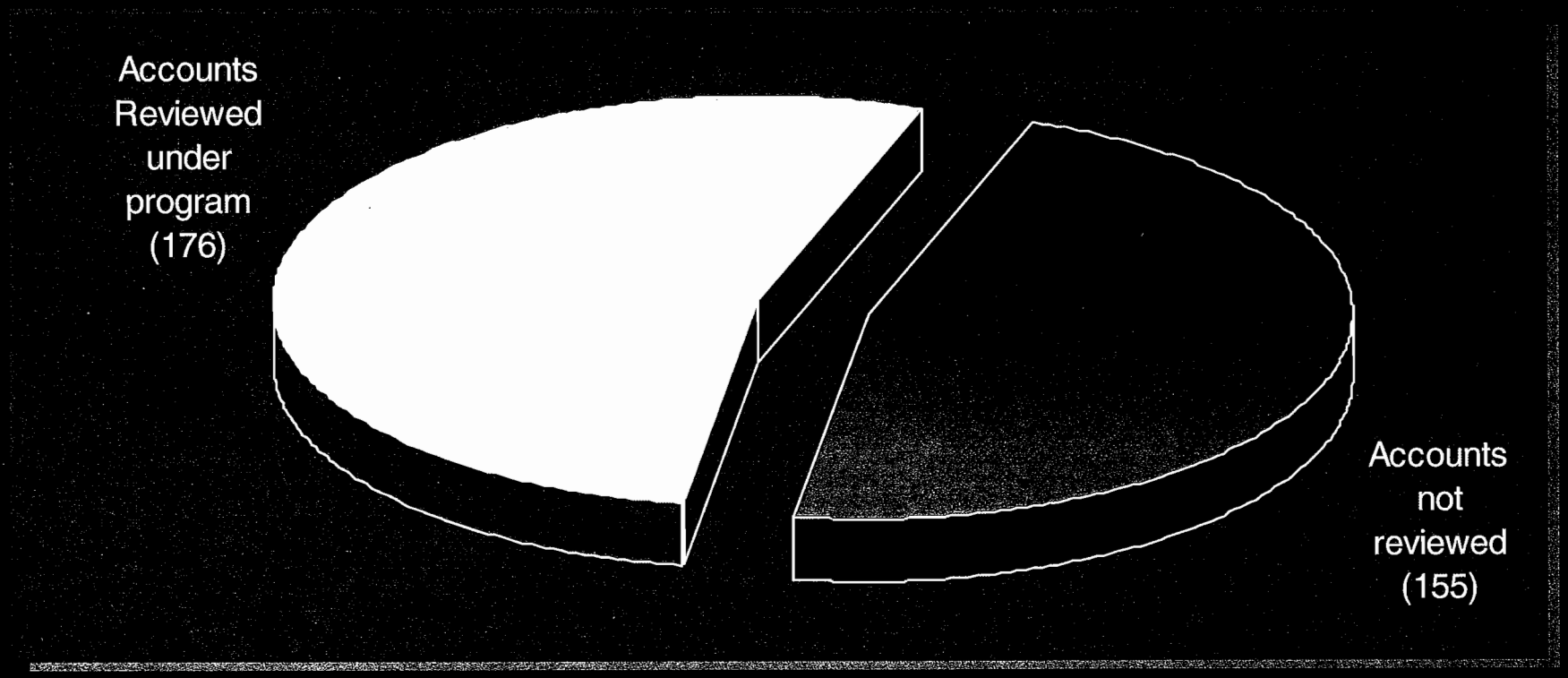
As of July 2007, the County has 4,039 accounts. By intent, the Performance Contracting Program has generally focused on the largest accounts, e.g. those consuming over 500,000 kWh per year. The 331 accounts over that level make up only 8% of the total number of accounts, yet consume some 83% of the total electricity used by the County. See the chart below.



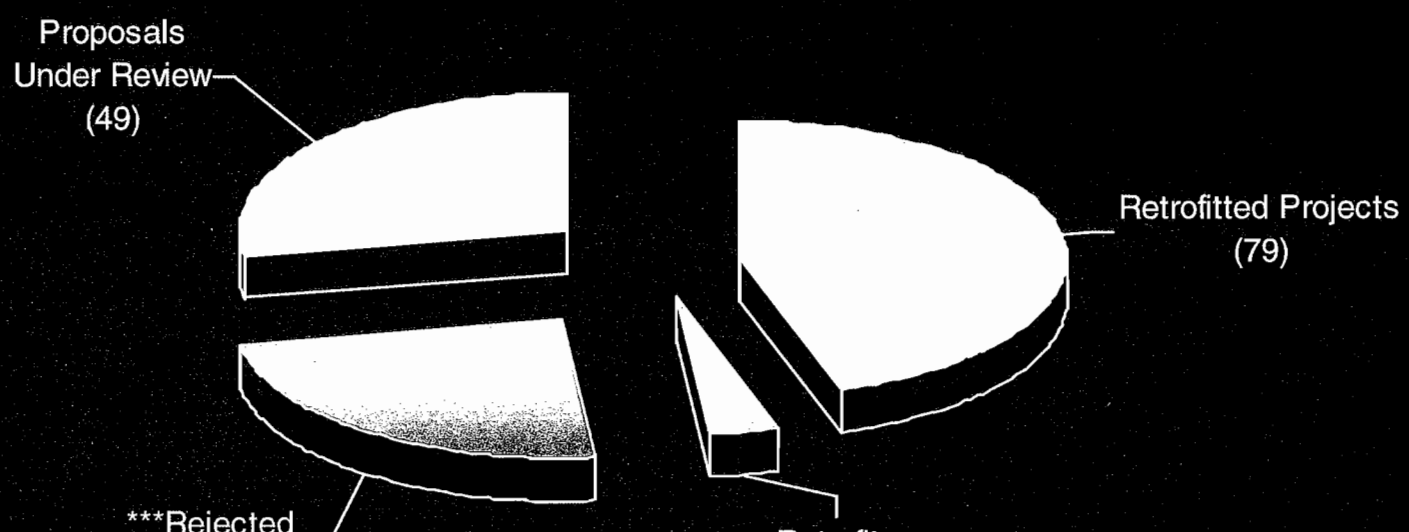
Total Accounts Countywide = 4,039

Accounts Reviewed

Of the 331 "large" accounts, the current contracting program has addressed 176, or 53%, of the accounts during the contract period. The remaining 155 accounts will be addressed by the next contract.

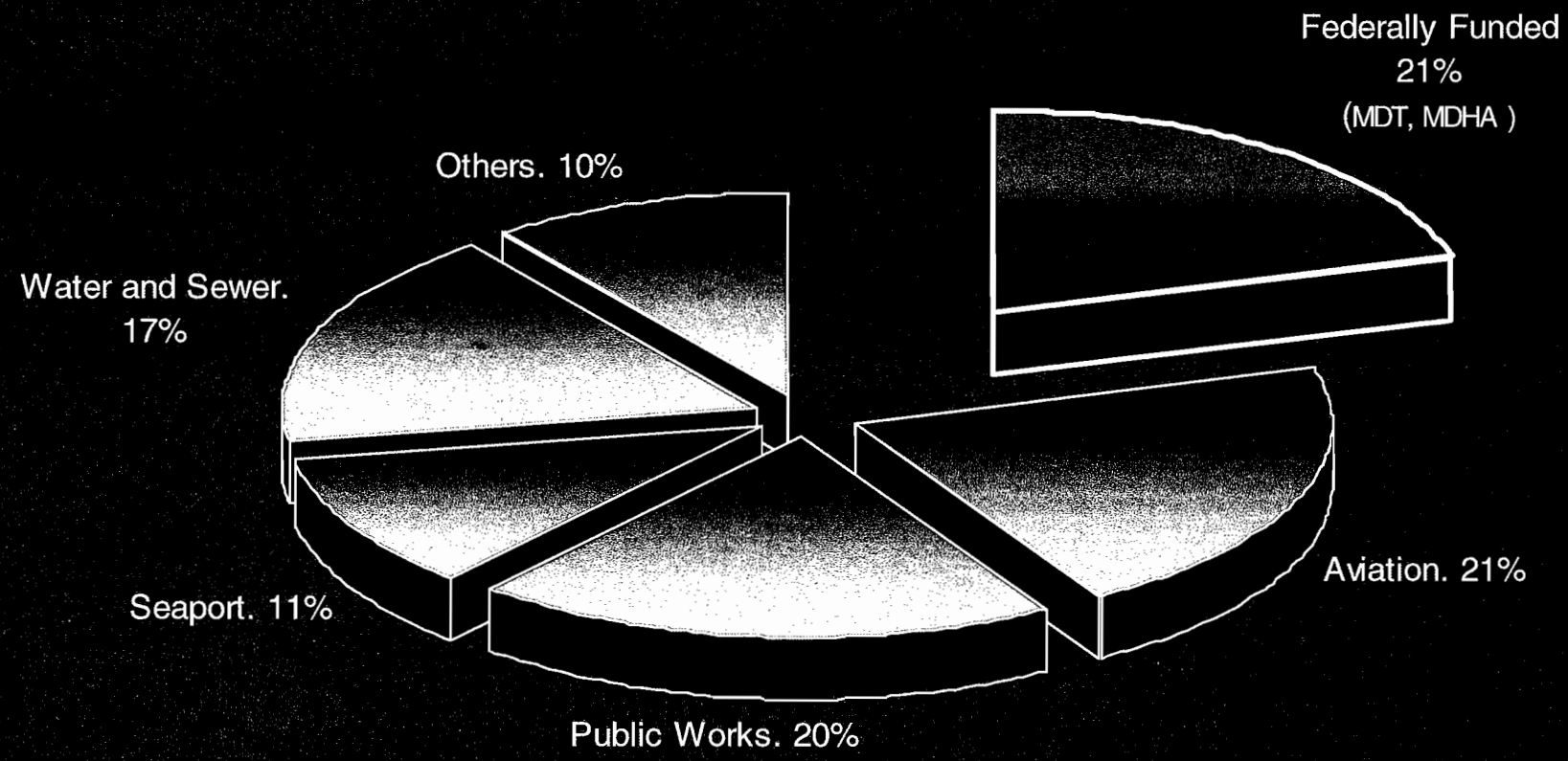


Accounts Reviewed - Detail



***A rejection might be due to an account where no opportunities were found or because much of the upgrades have been carried out internally by the department.

Accounts not Audited



Completed Retrofits

Miami International Airport, Aviation Department:

- Building 25
- Building 100
- Dolphin Parking Garage
- Flamingo Parking Garage
- Parking Garage 8
- Parking Garage 3094
- Central Chiller Plants East and West

Corrections and Rehabilitation Department:

- ✓ Women's Detention Center
- ✓ Pre-Trial Detention Center
- ✓ Metro West Detention Center
- ✓ Turner Guilford Knight Center

MIAMI-DADE COUNTY

Completed Retrofits

General Services Administration Department:

- ✓ 140 W. Flagler Building
- ✓ CAA Building
- ✓ Caleb Center
- ✓ Carol Day Care Center
- ✓ Civic Park Plaza
- ✓ Cooperative Extension
- ✓ Central Support Facility
- ✓ Courthouse Center
- ✓ Coral Gables Courthouse
- ✓ Cultural Center
- ✓ Data Processing Center
- ✓ Gerstein Justice Building
- ✓ Graham Building
- ✓ Hickman Building
- ✓ Juvenile Justice Center
- ✓ Medical Examiners' Building
- ✓ Metro Annex Building
- ✓ Miami-Dade County Courthouse
- ✓ North Dade Justice Center
- ✓ Public Defender's Building
- ✓ Records Center
- ✓ South Miami-Dade Gov't Center
- ✓ Stephen P. Clark Center

MIAMI-DADE COUNTY

Completed Retrofits

Miami-Dade Fire Rescue Department:

- ✓ Headquarters Building
- ✓ 32 fire stations

Miami-Dade Libraries Department:

- ✓ Regional and local libraries (10 facilities)

Miami-Dade Police Department:

- ✓ Headquarters Building

Miami-Dade Water and Sewer Department:

- ✓ North District Wastewater Treatment Plant
- ✓ Hialeah and John E. Preston Water Treatment Plants

MIAMI-DADE COUNTY

Retrofits in Progress

Amongst others, the following departments should benefit from existing evaluation:

- General Services Administration:
  - Expansion and Improvements to Downtown Miami Chilled Water Loop (five accounts)

- Miami-Dade Water and Sewer:
  - South District Wastewater Treatment Plant

MIAMI-DADE COUNTY

Proposals under Review

Energy audit reports are presently being evaluated by County staff for the following facilities:

- Miami-Dade Water and Sewer
  - ✓ Central District Wastewater Treatment Plant
  - ✓ South District Wastewater Treatment Plant
- Aviation Department
  - ✓ Main Terminal and Building 60
- Police Department
  - ✓ Six police stations
- Public Works
  - ✓ Five facilities

MIAMI-DADE COUNTY

Proposals Rejected

The sites referred to below were audited, but were not approved.

- Parks and Recreation Department
  - ✓ Multiple facilities
- Miami International Airport
  - ✓ Buildings 5, 22, 24 and 33
- Human Services Department
  - ✓ Multiple facilities
- Seaport Department
  - ✓ Multiple facilities
- ✓ Solid Waste Department
  - ✓ Multiple facilities

MIAMI-DADE COUNTY

Miami-Dade County
GSA Department

(General Services Administration)

September, 2007 Update

MIAMI-DADE COUNTY