

Memorandum



Date: January 14, 2019

To: Gary Hartfield, Division Director
Small Business Development

From: Dave Downey, Fire Chief
Miami-Dade Fire Rescue

Subject: Recommendation for Non-Exclusive Professional Services Agreement to Perform a Comprehensive Investment Grade Audit for Energy Savings and Guaranteed Energy Performance Savings Contract for the Miami-Dade Fire Rescue Fire Stations and Facilities - ISD Project No. E19-MDFR-01

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RECOMMENDATION:

This is a request for the Small Business Development (SBD) to approve the subject project in order for the Miami-Dade Fire Rescue (MDFR) to proceed in obtaining a Small Business Development Project Worksheet for the Comprehensive Investment Grade Audit (IGA) for Energy Savings and Guaranteed Energy Performance Savings Contract for the Miami-Dade Fire Rescue Fire Stations and Facilities, ISD Project No. E19-MDFR-01.

Since the project recommendation is to be based on the results of the IGA, the estimated value of the services and capital cannot be determined at this time. MDFR recommends establishing the required contract measures prior to award of the Guaranteed Energy Performance Savings Contract.

The contract estimate for the IGA is \$250,000. The term of the Guaranteed Energy Performance Savings Contract will be for 10 years. If MDFR chooses not to implement any of the recommendations provided by the Consultant, MDFR will be responsible for the cost of the IGA.

DESCRIPTION OF PROJECT:

MDFR is seeking a qualified Consultant to perform a comprehensive Investment Grade Audit (IGA) for energy saving and a savings analysis report (Report) that specifically identifies the energy improvements and operational changes for the MDFR fire stations and facilities identified in the attached map (Exhibit A). The IGA and Report will assist the County in determining the feasibility of entering into a guaranteed energy performance savings contract ("Energy Performance Contract") to provide for the installation and implementation of energy conservation measures ("ECMs") at the referenced facilities.

The energy-related services to be provided by the selected Proposer includes, but not limited to the following:

- A. A Report, meeting the minimum definition and requirements of Section 489.145 of the State of Florida Statutes shall be provided. This Report shall include a complete technical analysis of the facilities including the findings and any recommendations for energy and water saving measures such as solar panels and power cogeneration, natural gas power, expansion of chilled water plants and distribution loops (especially thermal storage), LED lighting, and HVAC. The Report shall include sufficiently detailed descriptions of the findings and any recommendations for achieving the stated purpose through a Performance Contracting project, for each measure proposed and for the

project as a whole. The Report shall also provide details on costs, savings, and paybacks for each measure proposed and for the project overall. It will also propose contract terms, include a timetable for completing any engineering and construction work, a detailed description of services to be provided as a part of the project, possible financing arrangements and terms, and any special conditions. The Report shall be expected to be of such a quality and detail to be considered an IGA, which is hereby defined as an audit report that will be acceptable and sufficient to a specialized financing institution for providing capital funds for the implementation of the proposed measures.

- B. ECMs identified and recommended through an IGA, and approved for implementation at the sole discretion of the County, the services may also include a Performance Contracting project which would as a minimum comply with the State of Florida Statute 489.145.
- C. At the County's option, the selected Proposer shall assist the County in securing third-party financing of the resulting energy performance contract, and
- D. Subsequent annual (minimum) Measurement and Verification (annual verification) of the savings.
- E. Proposed technologies: The technology involved is expected to include measures of solar photovoltaic energy generation, solar water heating and major balance-of-system components, including inverters, performance monitoring components, and any other technology that converts or is a major component in converting solar energy into energy that can be usable by the facilities to reduce their present fossil fuel and/or utility-generated electricity and gas consumption. The report shall also provide sufficiently detailed information on necessary ancillary components, including but not limited to mounting, racking, screening, and fencing.
- F. Site suitability: The report shall include building or property site suitability determinations. Rooftop or site suitability determinations shall include structural integrity considerations, site or mounting plane size as it relates to energy generation potential and site energy offset, shading concerns, orientation, grade or slope, site risks including but not limited to future development considerations, and other reasonable site assessment considerations.
- G. Engineering and construction: The report shall include a timetable for completing proposed engineering and construction work and a detailed description of any services to be provided as part of the project. The report shall also clarify costs, and related considerations, with the understanding that the ESCO will be responsible for all applicable code, permitting, and/or utility interconnection requirements.
- H. Financials: The report shall include project financials under financing arrangement options, including contract terms and conditions, costs, payments, net present value, savings, cash flow tables, payback period, and any other reasonable information based on arrangement type. All report projections shall be based on clearly defined assumptions including, but not limited to, utility electricity rates and rates of growth.
- I. Operations and maintenance: The report shall provide information related to the operation and maintenance of solar energy systems, including the responsible party, costs, terms, and conditions for the repair or replacement of damaged, defective, underperforming, or non-functioning components necessary for the system's proper performance including, but not limited to, inverters. The report

shall also define the responsible party, costs, terms, and conditions for system cleaning due to module or collector soiling, if and where necessary.

A/E Technical Certification Categories required:

TC No.	Description	Consultant	Percentage	Amount
27.03	ESCO Services	Prime	30%	TBD
9.02	Geotechnical and Materials Engineering Services	Sub	2%	TBD
11.00	General Structural Engineering	Sub	20%	TBD
12.00	General Mechanical Engineering	Sub	20%	TBD
13.00	General Electrical Engineering	Sub	20%	TBD
15.01	Land Surveying	Sub	1%	TBD
15.03	Underground Utility Location	Sub	1%	TBD
17.00	Engineering Construction Management	Sub	6%	TBD
Total Estimated Professional Fees			100%	

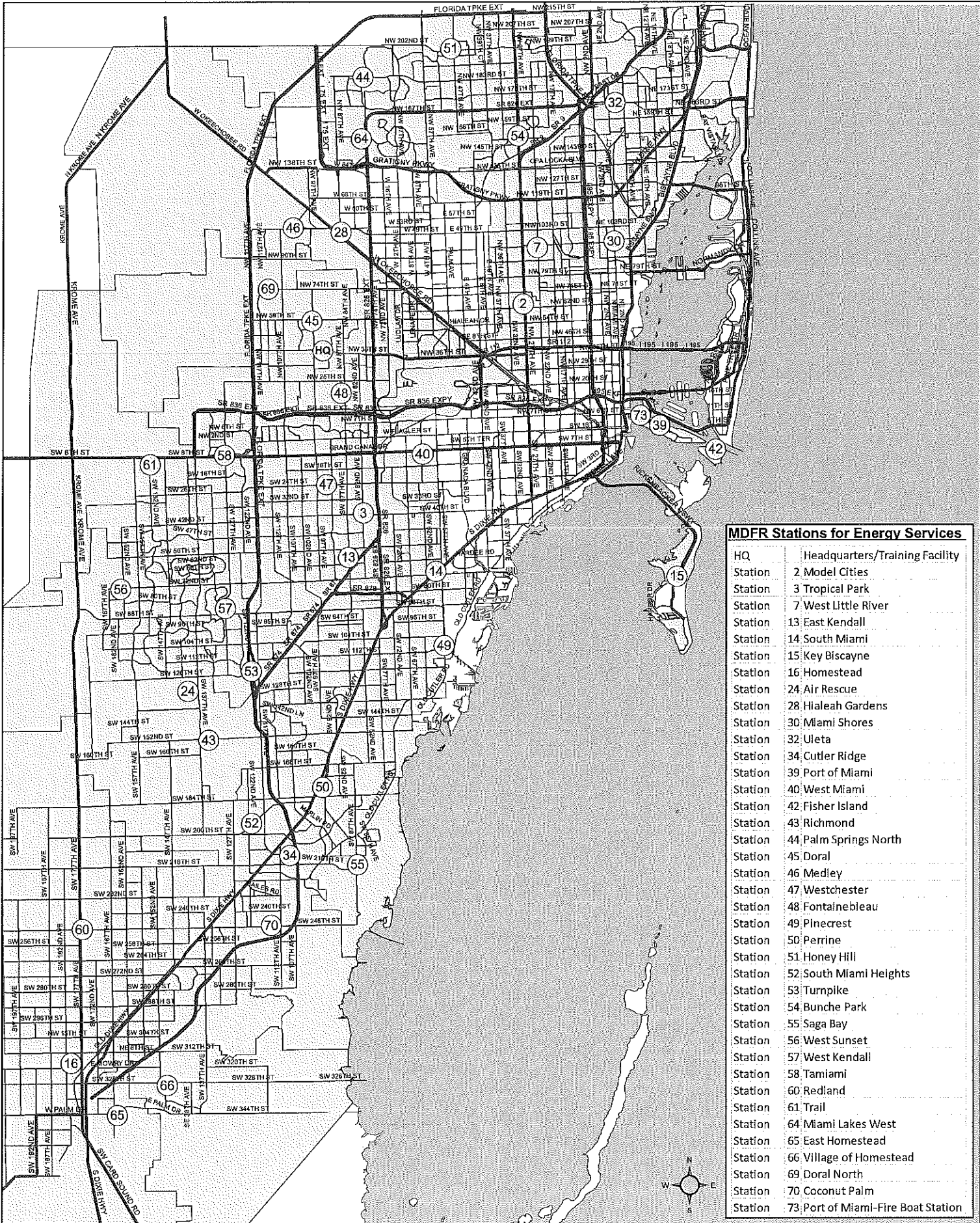
The prime consultant must hold Technical Certification 27.03 ESCO Services. Subconsultants must hold Technical Certifications in 11.00 General Structural Engineering, 12.00 General Mechanical Engineering, and 13.00 General Electrical Engineering. Proposers shall be certified by Miami-Dade County at the time of their qualifications submittal in the Technical Certification Categories identified above.

The consultants proposing on this solicitation are preferred to have experience in the architectural and engineering design, permitting and construction management, and preparation of complete construction plans for at least two (2) energy performance projects that involved retrofit, re-engineering, and/or expansion of chilled water plants and distribution loops (especially thermal storage), LED lighting design/installation, HVAC design/installation, solar power design/installation, natural gas power design/installation, and various types of power co-generation design/installation similar in size and nature to the proposed MDFR fire stations and facilities. The expertise must be met by a qualified individual(s) of the prime and/or subconsultant firm(s), as applicable. Interested Professional Firms (Consultants) shall be certified by Miami-Dade County at the time of qualifications submittal in the Technical Certification Categories identified above.

Should you have any questions, please feel free to contact Scott Mendelsberg at 786-331-5121.

Attachment

Miami-Dade Fire Rescue Department



MDFR Stations for Energy Services

HQ	Headquarters/Training Facility
Station 2	Model Cities
Station 3	Tropical Park
Station 7	West Little River
Station 13	East Kendall
Station 14	South Miami
Station 15	Key Biscayne
Station 16	Homestead
Station 24	Air Rescue
Station 28	Hialeah Gardens
Station 30	Miami Shores
Station 32	Uleta
Station 34	Cutler Ridge
Station 39	Port of Miami
Station 40	West Miami
Station 42	Fisher Island
Station 43	Richmond
Station 44	Palm Springs North
Station 45	Doral
Station 46	Medley
Station 47	Westchester
Station 48	Fontainebleau
Station 49	Pinecrest
Station 50	Perrine
Station 51	Honey Hill
Station 52	South Miami Heights
Station 53	Turnpike
Station 54	Bunche Park
Station 55	Saga Bay
Station 56	West Sunset
Station 57	West Kendall
Station 58	Tamiami
Station 60	Redland
Station 61	Trail
Station 64	Miami Lakes West
Station 65	East Homestead
Station 66	Village of Homestead
Station 69	Doral North
Station 70	Coconut Palm
Station 73	Port of Miami-Fire Boat Station