

MIAMI-DADE COUNTY, FLORIDA
NOTICE TO PROFESSIONAL CONSULTANTS (NTPC)
MIAMI-DADE DEPARTMENT OF SOLID WASTE MANAGEMENT (DSWM)
PROFESSIONAL SERVICES AGREEMENT TO PERFORM A COMPREHENSIVE
INVESTMENT GRADE AUDIT FOR ENERGY SAVINGS AND GUARANTEED ENERGY
PERFORMANCE SAVINGS CONTRACT FOR MIAMI-DADE DEPARTMENT OF SOLID
WASTE MANAGEMENT FACILITIES
SPD PROJECT NO. E24SW01

The County Mayor, Miami-Dade County (County), pursuant to Section 287.055 and 489.145, Florida Statutes, Sections 2-8.1 and 2-10.4 of the County Code, Implementing Order 3-34 and 3-39 announces that Miami-Dade County Department of Solid Waste Management (DSWM) is seeking one (1) certified Energy Service Company ("ESCO") consultant to perform a comprehensive Investment Grade Audit ("IGA") for Energy Saving and a Guaranteed Energy Savings Performance Contract.

Preferred Experience and Qualifications:

It is highly preferred that the consultant is an ESCO certified provider proposing on this solicitation and has 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, complexity, and nature to the facilities listed herein.

The expertise must be met by a qualified individual(s) of the prime and/or sub-consultant firm(s), as applicable. The experience must be demonstrated by direct or substantial involvement of the individual(s) in a supervisory capacity at the Project Manager level or above. The determination of the individual's qualifications and compliance with the experience and qualifications and preference stipulations shall be at the sole discretion of the County. The Competitive Selection Committee (CSC) may negatively evaluate proposals from firms they determine have failed to meet the above referenced experience and qualification(s). Information regarding the experience and qualification(s) and preference stipulations, for the Prime consultant, A/E sub-consultants, and non A/E sub-consultants, must be included in SPD Form No. 11, this form may be submitted more than once per individual Team member firm as applicable.

Scope of Services and Term:

The Department of Solid Waste Management is seeking a certified Energy Service Company ("ESCO") 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 DSWM facilities listed in Exhibit A. The IGA and Report will assist the County in determining the feasibility of entering into a separate 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 is not limited to the following:

- A. A Report, meeting the minimum definition and requirements of Section 489.145 of Florida

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Statutes shall be provided. This Report shall include a complete technical and economic analysis of the facilities including the findings and any recommendations for energy and water saving measures such as HVAC (including thermal banking), lighting, building envelope as it relates to heating and cooling, water systems, lavatory related water use, solar readiness, and solar panels. 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, CO2 reduction, and paybacks for each measure proposed and for the overall project. 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, shall be at the sole discretion of the County. The services may also include a Performance Contracting project which would at a minimum comply with Section 489.145 of Florida Statutes and ASHRE 90.1-2022.
- C. At the County's option, the selected proposer shall assist the County in securing third-party financing of the resulting energy performance contract.
- D. Provide subsequent annual (minimum) measurement and verification (annual verification) of the savings.
- E. Proposed technologies are expected to include, but not limited to the following:
 - 1. Window and door systems that reduce energy consumption or operating costs, such as storm windows and doors, caulking or weatherstripping, multiglazed windows and doors, heat-absorbing or heat-reflective glazed and coated window and door systems, additional glazing, and reductions in glass area.
 - 2. Automatic energy control systems.
 - 3. Energy recovery systems.
 - 4. Renewable energy systems.
 - 5. Devices that reduce water consumption or sewer charges.
 - 6. Energy storage systems, such as fuel cells and thermal storage.
 - 7. Energy-generating technologies. (solar photovoltaic energy generation).
 - 8. Automated, electronic, or remotely controlled technologies, systems, or measures that reduce utility or operating costs.
 - 9. Software-based systems that reduce facility management or other facility operating costs and share data through the County's Building Management

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System Software.

10. Energy information and control systems that monitor consumption, redirect systems to optimal energy sources, and manage energy-using equipment.

11. Software program to monitor and assist with reducing energy costs through rate adjustments, load shifting to reduce peak demand, demand response programs, changes to more favorable rate schedules, or auditing utility billing and metering.

Energy efficient meter replacement, installation, or modification; installation of an automated meter reading system; or other construction, modification, installation, or remodeling of water, electric, gas, fuel, communication, or other supplied utility system.

12. Any technology replacement, repair, or upgrade of existing equipment that produces measurable savings, or any other construction, modification, installation, or remodeling that is approved by an agency and that is within the authority granted the agency, such as an energy conservation measure.

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 such as solar panel 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 any proposed ECMs, including the responsible party(ies), costs, terms, and conditions for the repair or replacement of damaged, defective, underperforming, or non-functioning components necessary for the ECM's proper performance.

The County intends to retain one (1) qualified consultant/team of firms for one (1) Non-Exclusive Professional Services Agreement (PSA), with an effective term of one hundred and eighty (180) days and an estimated contract amount of one hundred forty thousand dollars (\$140,000.00), inclusive of any contingency and dedicated allowances.

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No minimum amount of work or compensation is promised to the retained consultants. The County reserves the right to re-use the work products of the retained consultant(s) and to retain other consultants to provide the same or similar services at its sole discretion.

Technical Certification Requirements:

27.03 Building Performance Evaluation Services - ESCO Services (PRIME)

- 9.02 Soil, Foundations and Materials Testing – Geotechnical and Materials Engineering Services
- 11.00 General Structural Engineering
- 12.00 General Mechanical Engineering
- 13.00 General Electrical Engineering
- 15.01 Surveying and Mapping – Land Surveying
- 15.03 Surveying and Mapping - Underground Utility Location
- 17.00 Engineering Construction Management

The Procurement Contracting Officer for this project is Ana DaSilva, who may be contacted via e-mail at Ana.DaSilva@miamidade.gov.

Contract Measure Requirements:

One (1) Agreement with: No Measure - SBE - A/E

A pre-submittal project briefing for interested firms will be held at Northeast Regional Transfer Station (18701 NE 6th Ave, Miami, FL 33179) on **February 9, 2026 at 10:00am** (Local Time). While attendance **IS NOT** mandatory, interested parties **ARE ENCOURAGED** to attend.

Site Visits will follow immediately after the Project Briefing in this order:

- 1st Site Visit: Northeast Regional Transfer Station (18701 NE 6th Ave, Miami, FL 33179)
- 2nd Site Visit: Golden Glades Trash & Recycling Center (140 NW 160th St, Miami, FL 33169)

Attendees are expected to bring personal protective equipment (PPE) such as closed-toed shoes, vest, etc. as these will not be provided by the County.

Deadline for submission of proposals is March 10, 2026 at 2:00 P.M., LOCAL TIME.

This NTPC is being solicited electronically through the INFORMS. Electronic bids are to be submitted through a secure mailbox at INFORMS (<https://supplier.miamidade.gov>) until the date and time indicated in this Solicitation document. For information concerning technical specifications please utilize the question/answer feature provided by INFORMS at <https://supplier.miamidade.gov> within the solicitation.

No part of your proposal can be submitted via HARDCOPY, EMAIL, OR FAX, unless otherwise directed by the solicitation documents.

This solicitation is subject to Miami-Dade County's Cone of Silence pursuant to Section 2-11.1(t) of the Miami-Dade County Code, as amended. Please review Miami-Dade County Administrative Order 3-27 for a complete and thorough description of the Cone of Silence.