

SBD - CM Review Form

To:	Project Review and Analysis - A&E		
From:	SBD CM - Eddy V. Etienne Jr.		
Department:	Miami Dade Fire Rescue	Contact:	Scott Mendelsberg
Date:	1/30/2019	Resubmittal:	No

PROJECT NUMBER:	E19-MDFR-01
PROJECT TITLE:	Comprehensive Investment Grade Audit for Energy Savings and Guaranteed Energy Performance Savings Contract for the Miami-Dade Fire Rescue Fire Stations and Facilities
PROJECT LOCATION:	Various Miami Dade Fire Stations

SCOPE OF WORK/DESCRIPTION: 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.

Initial: EVE

Date: 1-30-19

SPECIAL REQUIREMENTS: 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 MDR 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.

CATEGORIES	PERCENTAGE	COMMENTS
PRIME		
27.03 ESCO Services	30%	Must meet Project special requirements
SUB-CONSULTANT		
9.02 Geotechnical and Materials Engineering Services	2%	*Possible opportunity for Small Businesses
11.00 General Structural Engineering	20%	
12.00 General Mechanical Engineering	20%	
13.00 General Electrical Engineering	20%	
15.01 Land Surveying	1%	
15.03 Underground Utility Location	1%	
17.00 Engineering Construction Management	6%	
Total Estimated Professional Fees	\$250,000.00	

Small Business Development CM Signature:  Date: 1-30-19
 *Trades/Sub-Trades identified for possible subcontracting opportunities by SBD CM

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