



**MIAMI DADE COLLEGE
PURCHASING DEPARTMENT
11011 S.W. 104 ST.
MIAMI, FL 33176**

POST ADDENDUM # 5

12/16/2022

ITN 2022-RB-04 Energy Savings Performance Contracting

The following are responses from shortlisted proposers of ITN-2022-RB-04.

AMERESCO:

The information requested below for the Kendall, North and Wolfson Campuses, including the questions about upcoming projects will be provided at a later date to the ESCO hired to perform the IGA (Investment Grade Audit). The College has already issued sufficient support documentation for the shortlist phase of the project. Use the provided information in the ITN in Section 1.5 and attachments.

1. Ameresco requests the total quantity of electric, gas, and water meters on each campus.
2. Ameresco is requesting the applicable FPL tariffs for electric accounts with significant consumption.
3. On the provided spreadsheet of mechanical equipment, the College states chiller replacements occurring at the following campuses:
 - a. North – one replaced and second chiller under construction
 - b. Kendall – two chillers of vintage 1994/1995
 - c. Wolfson – 1500 ton chiller of vintage 2002
 - d. Padron and Homestead Campuses have chillers marked for replacement
Would the College like these chillers marked for replacement to be included in the energy savings project? Or are the chillers under contract for replacement or part of other separate future projects?
4. Are replacements for end of useful life chillers considered as part of this project?
5. Ameresco requests any chilled water plant and other mechanical system as-built plans.
6. Have any of the existing chilled water plants undergone chiller plant optimization? If so, what company was used?
7. Can the College provided quantities of AHUs, VAVs, and unitary equipment currently on pneumatic and/or DDC systems?
8. Is the College considering the pneumatic control system replacement of the seven (7) buildings to DDC?
9. Can the College provide a detailed list of the approximate age and brand of the DDC controls at the campuses for the buildings and central energy plants?
10. Can the College provide a list of which buildings are connected to which central energy plants at each campus?
11. What is the maximum project term the College is willing to consider?

12. Is the College looking to perform this under a tax-exempt lease purchase financing arrangement?
13. Can Operations and Maintenance savings and/or Capital Cost avoidance be considered as part of the economic analysis?
14. What are the prescribed escalation factors the College would like applied to utility, operations and maintenance, and capital cost avoidance savings?
15. Ameresco requests roofing conditions reports, if available. Should Ameresco consider installing solar PV on rooftops? Or carport solar PV only? Are there any restrictions on solar PV carport installations that Ameresco should be aware of?
16. Are there presently lighting control methods being utilized? Technology type? Lighting control panels, occupancy sensors, etc, and approximately what percentage of lighting control per campus?

SIEMENS

IGA, Pricing:

- 1) Part of the pricing component of the selection process is cost for the Audit. The cost of performing audits can vary significantly based on the number and type of buildings and systems that are to be evaluated, as well as the expected deliverables in the Audit report. Are we to assume that the audit scope should be limited to the plants that were reviewed during the walk throughs or would the scope also include auditing all other buildings and systems at each of the campuses? **Yes, the scope also includes auditing all other buildings and systems at each of the campuses.** Also, has the College determined the specific deliverables expected from the audit? For example, should the audit only include cost and savings numbers along with high level scope descriptions for each recommended improvement measure, or more detailed scope including design documents, equipment specifications / selections, etc.? **The specific deliverables expected from the audit are defined in the IGA contract draft that will be provided to the Finalist ESCO's for the negotiation phase.**
- 2) Will the project pricing component for selection be based on the \$20 million sample project provided on Attachment 7 ("IGA Price and Maximum Fees and Markups") in the ITN documents? **Yes** If so, are we just expected to complete the form by providing project management and other ESCO direct costs along with overhead & profit mark ups? **Complete all requested fields** Also, is the \$20 million based on a completely hypothetical project or is it based on some level of assumed scope? **Use the provided information in the ITN in Section 1.5 and attachments.** Items like project management costs can be impacted by the variety of included improvement measures and complexity of scope. For example, we would build very different project management plans for a project that involved central plant upgrades at a small number of discrete plants as opposed to a more general project that included chiller plant upgrades at central plants, lighting upgrades at multiple buildings across several campuses and smaller HVAC and automation improvements at other sets of buildings across multiple campuses.

The information requested below for the Kendall, North and Wolfson Campuses, including the questions about upcoming projects will be provided at a later date to the ESCO hired to perform the IGA (Investment Grade Audit). The College has already issued sufficient support documentation for the shortlist phase of the project. Use the provided information in the ITN in Section 1.5 and attachments.

Kendall Campus:

- 1) Can we get mechanical drawings for the plant?
- 2) Can we get mechanical drawings for other buildings on campus?
- 3) Central Plant Cooling Towers – were these recently cleaned or refurbished?
- 4) Building R Chiller Plant – is chiller two being refurbished only or does it require additional repairs?
- 5) Are the chillers part of a service and/or maintenance agreement?
 - a. If so, what does the service include/exclude?
- 6) What is the sequence of operation for each plant?
- 7) Any electrical or liability issues pertaining to antiquated switchgear?
- 8) Is the plant on a dedicated electric meter?
 - a. If so, can we get 6 or 12 months' worth of billing data for this account?
- 9) Do the plants have any trend data available?
 - a. If so, can you provide 30 days of data?

North Campus

- 1) Can we get mechanical drawings for the plant?
- 2) Can we get a floorplan for the buildings where the plants are located?
- 3) Can we get mechanical drawings for other buildings on campus?
- 4) What buildings are served by each chiller plant?
- 5) Are the chillers part of a service and/or maintenance agreement?
 - a. If so, what does the service include/exclude?
- 6) What is the sequence of operation for each plant?
- 7) Any electrical or liability issues pertaining to antiquated switchgear?
- 8) Is the plant on a dedicated electric meter?
 - a. If so, can we get 6 or 12 months' worth of billing data for this account?
- 9) Do the plants have any trend data available?
 - a. If so, can you provide 30 days of data?

Wolfson Campus

- 1) Can we get mechanical drawings for the plant?
- 2) Can we get a floorplan for the buildings where the plants are located?
- 3) Can we get mechanical drawings for other buildings on campus?
- 4) What buildings are served by each chiller plant?
- 5) Are the chillers part of a service and/or maintenance agreement?
 - a. If so, what does the service include/exclude?
- 6) When did the Chiller No1 conversion occur?
- 7) What is the sequence of operation for each plant?
- 8) Any electrical or liability issues pertaining to antiquated switchgear?
- 9) Is the plant on a dedicated electric meter?

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- a. If so, can we get 6 or 12 months' worth of billing data for this account?
- 10) Do the plants have any trend data available?
- a. If so, can you provide 30 days of data?

Upcoming Projects:

Two chillers are currently being replaced at North Campus. How many other projects are already scheduled to begin that may alter the scope of the potential energy project?

- 1) North Campus Aquatic Center?
 - a. If so, when?
- 2) Kendall Campus Main Chiller Plant (2 older chillers)?
 - a. If so, when?
- 3) Wolfson 1000 Plant (1,500 ton chiller being replaced with 1,000 ton chiller)?
 - a. If so, when?
- 4) Padron Buildings 1-4 (Plan to replace old chiller with TRANE centrifugal)?
 - a. If so, when?

HONEYWELL

1. Is it still the intention of the college to have each ESCO participate in an Oral Interview? It is the intention of the Evaluation Committee to meet with each shortlisted proposer. **Meetings will be scheduled for presentations followed by a question and answer (Q&A) session.**
2. Is submission of Attachment 7 binding and final or will each ESCO have the opportunity to submit a "Best and Final Offer" (BAFO) after negotiation with the College? **The Attachment 7 submitted by each finalist is open to negotiations. The College may utilize each proposer's submitted Attachment 7 to negotiate specific line items.**
3. Will the negotiation with each ESCO commence after the oral interview or prior to the interview? **It is anticipated that negotiations will commence after all shortlisted proposers have presented to the Evaluation Committee.**
4. Will there be a further shortlist of proposers following the submission of Attachment 7? **There is no shortlist anticipated after the shortlisted proposers submit their Attachment 7 response. As per Section 4.1 of the ITN, the Evaluation Committee may opt to further shortlist after the presentation and Q& A Session meetings. Further, as per the ITN solicitation, the Evaluation Committee "will determine a short list of companies with whom to enter into negotiations."**
5. The scoring for each shortlisted ESCO was established at the November 16th shortlist meeting. It is our understanding that the ESCO's may be allowed to participate in Oral Interviews. Will members of the scoring committee be permitted to modify their initial scoring based on clarifying questions that may be asked during the oral interview or is the initial scoring set and not subject to modification? **The ranking and scoring**

provided on November 16, 2022 was provided to facilitate the initial shortlist of proposers. As per Section 4.1 of the ITN, the Evaluation Committee “reserves the right to develop an evaluation matrix that may incorporate all or partial criteria items as listed on section 4.9 to assist in scoring shortlisted firms.” This allows the committee the opportunity to utilize the same scoring Matrix utilized in its initial shortlist or may develop a “partial matrix” to assist with further shortlist that will lead to negotiations.

6. When will the proposed Investment Grade Audit Agreement be provided for each ESCO to review? **The Investment Grade Audit will be provided to the finalists after Presentations and Q&A sessions.**

THIS ADDENDUM SHALL BE CONSIDERED PART OF THE ABOVE MENTIONED ORIGINAL ITN DOCUMENT AND IS HEREBY INCORPORATED INTEGRALLY THEREWITH. WHERE PROVISIONS OF THE FOLLOWING SUPPLEMENTARY DATA DIFFERS FROM THE ORIGINAL ITN DOCUMENT, THIS ADDENDUM SHALL GOVERN AND TAKE PRECEDENCE.