

Office of School Facilities  
Raul F. Perez, Chief Facilities Design & Construction Officer

**SUBJECT: COMMISSION OF THE FOLLOWING FIRMS FOR GUARANTEED ENERGY PERFORMANCE CONTRACT (GEPC) SERVICES FOR PART 1 - GEPC MASTER AGREEMENT AND REPRESENTATIVE SCHOOL ASSIGNMENT**

- **TRANE U.S. INC.  
(MIAMI CORAL PARK SENIOR HIGH SCHOOL)**
- **HONEYWELL INTERNATIONAL INC.**
- **AMERESCO, INC.**

**COMMITTEE: FACILITIES AND CONSTRUCTION**

**LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES**

Introduction:

In September 2019, a Request for Qualifications (RFQ) 175 was published to competitively select one or more Energy Services Companies (ESCOs) for GEPC Part 1 Master Agreement and assign the Representative School (Miami Coral Park Senior High School) to the top-ranked ESCo as an amendment to its GEPC Agreement, per School Board Policy 6330, *“Procedures for the Selection of Guaranteed Energy Performance Contract (GEPC) Services Firms”*, updated August 14, 2019 (Selection Procedures).

Four (4) firms responded to the solicitation and were evaluated. Three (3) firms were short-listed and invited to a walk-through of the Representative School to develop an Investment Grade Energy Audit (IGEA). The IGEAs were reviewed and scored for technical compliance by a Technical Review Team. On January 30, 2020, the short-listed firms were interviewed and subsequently ranked by the Selection Committee, as follows:

<u>Rank</u>	<u>Firm</u>
1	Trane U.S. Inc. (Trane)
2	Honeywell International Inc. (Honeywell)
3	Ameresco, Inc. (Ameresco)

Selection Committee:

The Selection Committee consisted of the following individuals:

Committee Members:

Thomas Spaulding, ABC Member  
Phong T. Vu, Treasurer  
Cesar Gomez, Sr. Building Code Inspector II  
James Dillard, Administrative Director  
Jorge Bonsenor, Sr. Project Manager  
Juan Rodriguez, Coordinator I  
Jeannette Garcia, Director  
Meriel Seymore, ABC Member

Representing

Superintendent of Schools  
Office of Treasury Management  
Office of School Facilities  
Office of School Facilities  
Office of School Facilities Maintenance  
Office of Energy Management  
Office of Economic Opportunity  
Community Representative

Representatives of the Office of Management and Compliance Audits validated the interview scoring calculations and final tabulation. Jasmine Zhang, Professional Selection Analyst, of A/E Selection & Negotiations, acted as the Facilitator (non-voting) for the interviews and served as Chief Negotiator during negotiations.

Selection:

All three (3) firms were selected for the GEPC Part 1 - Master Agreement. Trane was the highest-ranked firm and, in accordance with the Selection Procedures, was assigned Miami Coral Park Senior High School.

Services:

GEPC services require the ESCOs to be fully responsible for performing IGEA (analysis to identify Energy Conservation Measures (ECMs)), design, construction, 12 years of maintenance and Measurement & Verification (M&V) of ECM(s), and include an energy cost savings guarantee. The ESCo team must consist of an Architect, Engineers, M-DCPS pre-qualified Construction Contractor and M&V professionals.

GEPC services will be negotiated and commissioned in two parts, as follows:

**PART 1** - GEPC Master Agreement services and representative school assignment:

The selected ESCOs will enter into a GEPC Master Agreement. The top-ranked firm will be assigned the representative school and invited to negotiate for the first GEPC Amendment. ESCo(s) shall commence the IGEA process for project assignment(s) upon Board commission.

The IGEA for each school shall be in accordance with the requirements in the GEPC Agreement, ESCo Special Conditions-1, State Requirements for Educational Facilities (SREF), the Florida Building Code (FBC), National Fire Protection Association, Florida Fire Prevention Code (life safety), barrier-free design guidelines, Florida Statutes, and District Standards and Policies.

**PART 2** - Project-specific GEPC Amendment:

Once an IGEA has been evaluated, negotiated and an agreement reached on an individual school project, A/E Selection and Negotiation will submit a recommendation to the Board outlining key negotiating points such as GEPC services, design, scope of work for construction of agreed-upon ECMs, maintenance and M&V for 12 years, project

schedule, payment schedule, whether the prime firm is a Small/Micro Business Enterprise (S/MBE) and/or Minority/Women Business Enterprise (M/WBE), and a list of S/MBE, M/WBE sub-consultants, including required mandatory goals, in compliance with School Board Policy 6320.

Potential Candidate Schools:

The following is a list of potential candidate schools for GEPC Part 2 assignments:

1. Andover MS	18. Miami Arts Studio 6-12 at Zelda Glazer
2. Braddock, G. Holmes SHS (**)	19. Miami Carol City SHS
3. Bryan, W. J. ES	20. Miami Coral Park SHS (*)
4. Citrus Grove ES	21. Miami Edison SHS
5. Citrus Grove MS	22. Miami Springs SHS
6. Coral Gables SHS	23. Morgan, Robert Ed Center & Tech College (**)
7. Ferguson, John A. SHS	24. Morgan, Robert SHS (**)
8. Goleman, Barbara SHS (**)	25. Norland MS
9. Hialeah Gardens ES	26. North Miami Beach SHS
10. Hialeah Gardens MS	27. Parkway Ed Complex
11. Hialeah MS & Earhart, Amelia ES	28. Reagan, Ronald W./Doral SHS
12. Homestead MS	29. Richmond Heights MS
13. Homestead SHS	30. Riverside ES
14. Hopkins, Lindsey Tech College	31. Roberts, Jane S. K-8 Center
15. Krop, Dr. Michael M. SHS	32. Turner, William H. Tech Arts SHS & Adult Ed
16. Lentin, Linda K-8 Center	33. Washington, Booker T. SHS
17. Merritt, Ada K-8 Center	34. Varela, Felix SHS

(\*) Representative School

(\*\*) Priority School

Implementation Schedule:

**PART 1:** Commission of GEPC Master Agreement .....March 18, 2020

**PART 2:** GEPC Amendment for Miami Coral Park SHS with Trane

- Technical Review of IGEA for Compliance and Validity ..... April 2020
- Goal Setting Committee ..... April 2020
- GOB Committee Meeting to approve/reject ECM(s) ..... May 2020
- Pre-negotiation ..... May 2020
- Initial Proposal Book Submittal ..... June 2020
- Negotiation(s) ..... June 2020
- Final Proposal Book Submittal ..... July 2020
- GEPC Amendment Board Approval (PART 2) ..... August 2020

Note: This schedule is for planning purposes and is subject to change.

Implementation Process for each school assignment for PART 2 is as follows:

- School Assignment to Selected ESCo
- Technical Package Issuance
- IGEA Submittal
- Technical Review of IGEA for Compliancy and Validity
- GOB Committee Meeting to approve/reject/amend ECM(s)
- Goal Setting Committee
- Pre-negotiation
- Initial Proposal Book Submittal
- Negotiation(s)
- Final Proposal Book Submittal
- GEPC Amendment Board Approval (PART 2)

Office of Economic Opportunity (OEO) Review:

**PART 1** - There are no mandatory S/MBE or M/WBE sub-consultant goals for the IGEA and design services on the representative school (Miami Coral Park SHS).

**PART 2** - Mandatory sub-contract goals for construction and Local Workforce Utilization will be determined for Miami Coral Park SHS once the ECM/project scope is finalized and prior to negotiations. The goals for other potential GEPC schools will be determined once the ECM/project scopes are finalized and prior to negotiations (on a project-by-project basis).

M-DCPS' OEO staff has reviewed and verified the following:

- 1) SBE or MBE Certification status of the prime ESCo firms;
- 2) M/WBE Certification status of the prime ESCo firms;
- 3) SBE or MBE and M/WBE Certification status of all prime ESCos' sub-consultants;  
and
- 4) Copies of Memoranda of Understanding with each sub-consultant of every prime ESCo firm, outlining roles and responsibilities of the sub-consultants.

Terms & Conditions:

- The ESCo has agreed to the terms and conditions of the Master Agreement and will commence PART 2 services upon Board commission.
- Individual school projects will be assigned for the IGEA services. The ESCo firm shall negotiate for ECM(s) to be implemented and installed at the facility, scope of GEPC services to be provided (including but not limited to design, installation, training, operation and maintenance), energy cost savings, guaranteed energy cost savings, M&V protocol, ESCo's compensation and payment schedule, and other term of GEPC services. If accepted, staff will submit the GEPC Amendment for Board approval.
- The ESCo shall maintain no less than a \$1,000,000 Professional Liability Insurance practice policy with a maximum deductible of \$50,000, Workers' Compensation/Employers' Liability Insurance, Commercial General Liability Insurance, and Automobile Liability Insurance, all as specified in the Agreement.

- The Agreement may be terminated by the Board by written notice when it is in the interest of the Board and the sole discretion of the Board; whereas, the ESCo may terminate the Agreement by written notice to the Board within thirty (30) calendar days after Notice of Non-Appropriation is delivered by the Board.
- The following pages are organized by firm and by ranking, with information presented in the following order:
  - A) List of Prime and Sub-Consultants with M-DCPS' Certifications currently held as SBE, MBE, and M/WBE
  - B) List of commissions within the last three years
  - C) Firm's Principal responsible to the Board
  - D) Firm's Address

**TRANE U.S. INC.**

A. List of M-DCPS OEO Certifications:

Trane is not M-DCPS certified SBE/MBE or M/WBE			
SUB-CONSULTANTS FIRM NAME	ROLE/RESPONSIBILITY	M/WBE CERTIFICATION CATEGORY	SBE/MBE CERTIFICATION CATEGORY
Silva Architects, LLC	Architecture	Hispanic-American	SBE – Tier 1
Hammond & Associates, Inc.	Mechanical Engineer	African-American	MBE – Tier 2
Fraga Engineers, LLC	Electrical Engineer	Hispanic-American	SBE – Tier 2
M. Hajjar & Associates, Inc.	Structural Engineer	-	SBE – Tier 1
Ambro, Inc.	Civil Engineer	African-American	SBE – Tier 1
Trane U.S. Inc.	Construction	-	-
Airquest Environmental Inc.	Environmental Engineer	Women	-
Trane U.S. Inc.	M&V	-	-

B. Prior Commissions:

The Board has not commissioned this firm for any services within the last three years.

C. Principal Responsible to the Board:

The Principal designated to be directly responsible to the Board for Trane U.S. Inc., is Fernando Lagomasino, District General Manager for the Corporation's Florida District Office.

D. Firm's Address:

The firm's local office is at 2660 N.W. 89 Court, Doral, Florida 33172.

**HONEYWELL INTERNATIONAL INC.**

**A. List of M-DCPS OEO Certifications:**

Honeywell is not M-DCPS certified SBE/MBE or M/WBE			
<b>SUB-CONSULTANTS FIRM NAME</b>	<b>ROLE/RESPONSIBILITY</b>	<b>M/WBE CERTIFICATION CATEGORY</b>	<b>SBE/MBE CERTIFICATION CATEGORY</b>
Nyarko Architectural Group, Inc.	Architecture	African-American	SBE – Tier 1
Basulto & Associates, Inc.	Mechanical Engineer	Hispanic-American	SBE – Tier 1
Basulto & Associates, Inc.	Electrical Engineer	Hispanic-American	SBE – Tier 1
S&F Engineers, Inc.	Structural Engineer	Asian-American	SBE – Tier 2
Absolute Civil Engineering Solutions, LLC	Civil Engineer	Women	SBE – Tier 2
Asset Builders, LLC, d/b/a Messam	Construction	African-American	SBE – Tier 1
Honeywell International Inc.	M&V	-	-

**B. Prior Commissions:**

The Board has not commissioned this firm for any services within the last three years.

**C. Principal Responsible to the Board:**

The Principal designated to be directly responsible to the Board for Honeywell International Inc., is Alfred Guerrero, Senior Business Consultant for the Building Solutions Business Unit of Honeywell International Inc.

**D. Firm's Address:**

The firm's local office is located at 9315 NW 112 Avenue, Miami, Florida 33178.

**AMERESCO, INC.**

A. List of M-DCPS OEO Certifications:

Ameresco is not M-DCPS certified SBE/MBE or M/WBE			
SUB-CONSULTANTS FIRM NAME	ROLE/RESPONSIBILITY	M/WBE CERTIFICATION CATEGORY	SBE/MBE CERTIFICATION CATEGORY
Song & Associates, Inc.	Architecture	Asian-American	-
TLC Engineering Solutions, Inc.	Mechanical Engineer	Hispanic-American	-
Fraga Engineers, LLC	Electrical Engineer	Hispanic-American	SBE – Tier 2
DDA Engineers, P.A.	Structural Engineer	Hispanic-American	-
Kimley-Horn and Associates, Inc	Civil Engineer	-	-
Asset Builders, LLC, d/b/a Messam	Construction	African-American	SBE – Tier 1
Ameresco, Inc.	M&V	-	-

B. Prior Commissions:

The Board has not commissioned this firm for any services within the last three years.

C. Principal Responsible to the Board:

The Principal designated to be directly responsible to the Board for Ameresco, Inc., is Michael J, Daigneault, Senior Vice President – Development.

D. Firm’s Address:

The firm’s local office is at 333 S.E. 2 Avenue, Suite 2000, Miami, Florida 33131.

**RECOMMENDED:**

That The School Board of Miami-Dade County, Florida, commission the following firms for Guaranteed Energy Performance Contract (GEPC) services for PART 1 - GEPC Master Agreement and Representative School assignment:

- Trane U.S. Inc. (Miami Coral Park Senior High School)
- Honeywell International Inc.
- Ameresco, Inc.

With all terms and conditions as set forth in the Master Agreement and the body of the agenda item.

NAD:JZ:cv:rg