



## **SOUTHERN CALIFORNIA PUBLIC POWER AUTHORITY**

### **Request for Proposals for Existing Building Energy and Water Efficiency Ordinance Assessment Professional Services**

**Issuance Date: April 30, 2018**

**Response Deadline: May 11, 2018**

#### **I. Introduction**

The Southern California Public Power Authority (SCPPA), on behalf of its Member Utilities (Members), is hereby soliciting competitive proposals from qualified firms to provide systematic assessment, survey, and analysis to determine the building's energy needs and identify opportunities to reduce energy and water consumption.

SCPPA is interested in discovering all Respondent's capabilities related to specified Areas of Interest and associated pricing to enable informed decisions and potentially proceed to more specific negotiations on contract development with one or more qualified Respondents to this Request for Proposals (RFP).

Responses to this RFP are due on or before **May 11, 2018**, as described below in Sections III and V.

#### **II. Background**

SCPPA is a joint powers authority and a public entity organized under the California Joint Exercise of Power Act found in Chapter 5 of Division 7 of Title 1 of the Government Code of the State of California, and through the SCPPA Joint Powers Agreement, for the purposes of planning, financing, developing, acquiring, constructing, operating and maintaining projects for the generation or transmission of electric energy. SCPPA also facilitates joint service contracts, at the request of its members, to aggregate like project efforts among its Members for the purposes of developing energy efficiency, demand response and resource procurement Programs or Projects to improve operating efficiencies and reduce costs.

Membership of SCPPA consists of eleven cities and one irrigation district, which supply electric energy within Southern California, including the municipal utilities of the cities of Anaheim, Azusa, Banning, Burbank, Cerritos, Colton, Glendale, Los Angeles, Pasadena, Riverside, and Vernon, and the Imperial Irrigation District. SCPPA is governed by its Board of Directors, which consists of representatives from each of its Members. The management of SCPPA is under the direction of an Executive Director who is appointed by the Board.

Any service contract subsequently entered into by SCPPA pursuant to this RFP would be utilized directly by the interested Members to serve their respective utility customers' needs. The service and work products would be ordered and approved directly by SCPPA and/or the participating Members and the billing would be administered through SCPPA.

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## III. Areas of Interest

The City of Los Angeles has issued Ordinance No. 184674, (Attachment A) the Existing Buildings Energy and Water Efficiency (EBEWE) program ordinance, which requires existing buildings to undergo energy and water efficiency audits, retro-commissioning and annual benchmarking of energy and water consumption. The Los Angeles Department Water and Power (LADWP) is requesting proposals from qualified consultants to provide comprehensive, professional Building Energy and Water Efficiency Ordinance assessment services for forty three (43) buildings (Attachment B) and an EBEWE compliance plan as defined in the ordinance. The buildings include; office/administration buildings, warehouses, general shops, automotive shops, light mechanical shops, parking structures, testing laboratories and training facilities.

The analysis will be utilized for establishing an EBEWE compliance plan. The final plan will be submitted to the City of Los Angeles Building and Safety (LADBS) for review and approval. Both Sub-Task 1: Building Energy and Water Efficiency Ordinance Assessment for all forty three (43) LADWP buildings and Sub-Task 2: EBEWE Compliance Plan must be completed before January 31, 2019.

### Sub-Task 1: Building Energy and Water Efficiency Ordinance Assessment

The Building Energy and Water Efficiency Ordinance Assessment shall include, but may not be limited to:

- Building Exterior Systems – roofs, walls, window systems, doors;
- Heating, Ventilation and Air Conditioning;
- Plumbing;
- Electrical and Service Distribution: Determine what building(s), parts of buildings, outside lighting, electrical vehicle, and solar are connected to respective meter(s);
- Landscape and irrigation system;
- Electrical Plugload.

The analysis should include the following:

- Analysis of building and utility data, including study of equipment condition and lifespan and analysis of meter data;
- The understanding of building behavior and of the interactions with weather, occupancy and operating schedules;
- Identification of Operation and Maintenance procedures and an implementation cost and energy savings projected estimate;
- Identification of selections of energy conservation measures to achieve 15% energy consumption reduction and estimates of costs and savings;
- Identification of selections of water conservation measures to achieve 20% water consumption reduction and estimates of costs and savings;
- Assessment of whether the building's water systems are in conformance with the Los Angeles Municipal Code and Building Code Standards (California Code of Regulations, Title 24) and identification of non-conforming fixtures or operations. Please refer to LADBS Ordinance No. 184674, Code section 91.9706.2.3 Exemptions, Section 2a, 2b, and 2c.
- Identification of customer concerns, special conditions, issues, and needs.

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Coordinate with the LADWP project manager to identify all reliable sources of existing data such as plans, utilities data, studies, etc. For consistency, energy and water measures shall be defined along with a standard list of recommendations and actions for facility managers to choose from. Recommended actions and implementation timelines shall be defined for individual components.

### Deliverables:

The Consultant shall develop a standard format of an assessment report to provide to LADWP for each building. The standard format of the assessment report shall be approved by LADWP prior to commencing the assessment. The assessment report of the above information for each building and shall be delivered in hard copy [four (4) copies] and electronic form and shall become the sole property of LADWP. The content of the report shall include the following:

- Building and operations overview;
- Current condition;
- Identified operation and maintenance procedures, implementation cost, and estimate projected energy savings;
- Identified selections of energy conservations measures to achieve 15% energy consumption, implementation cost, and estimate projected energy savings;
- Identified selection of water conservations measures to achieve 20% water consumption reduction, implementation cost, and estimate projected water saving;
- Discussion of building water system conformance with the Los Angeles Municipal Code and Building Code Standards (California Code of Regulations, Title 24) and identification of non-conforming fixtures or operations. Please refer to LADBS Ordinance No. 184674, Code section 91.9706.2.3 Exemptions, Section 2a, 2b, and 2c.
- Suggested priority list and/or timeline for implementation of the energy and water measures.

### **Sub-Task 2: EBEWE Compliance Plan**

Establish an EBEWE Compliance Plan based on the Building Energy and Water Efficiency Ordinance Assessment. The Compliance Plan must achieve EBEWE compliance within five years for all forty-three buildings and shall specify which buildings will be brought into compliance for each year of the five-year implementation plan. Buildings already in compliance or most quickly to be brought into compliance by December 2019 will be prioritized for reporting to LADBS as described below. Those requiring more retro-commissioning activities to bring them into EBEWE compliance will be prioritized for later years in the Compliance Plan. The Compliance Plan will include all assumptions and critical milestones to achieve full compliance at the end of the five-year period. The Consultant shall submit a draft EBEWE compliance plan to LADWP for review and comments prior to finalizing the plan.

Beginning December 2019, and each year thereafter for the five-year Compliance Plan, a report will be submitted to LADBS specifying buildings that have met energy and water conservation measures under the EBEWE Ordinance. LADWP and the Consultant shall jointly finalize the report format before submission of the first LADBS report.

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## Deliverables:

The Consultant shall provide one final report of the above information and shall be delivered in hard copy [four (4) copies] and electronic form and all contents including intellectual property shall become the sole property of LADWP.

## Timeline / Schedule\*

SCPPA Building Energy and Water Efficiency Ordinance Assessment Professional Services RFP Selection Process	
Schedule of Requirements	Target Date(s)
Issue RFP	April 30, 2018
Questions Due	May 4, 2018
Responses Due	May 11, 2018
Review of Responses	May 14-25, 2018
Interviews (if necessary)	May 20-21, 2018
Selection of Respondent(s)	May 31, 2018

\*Timeline/Schedule is subject to change.

## **IV. Proposal Submission Required Elements**

### **1. Transmittal Letter Content:**

- a. A brief statement of the Respondent's understanding of the work to be done and commitment to perform the work as scheduled, including:
  - i) statement of work specifications; and
  - ii) reference to any proposed contractual terms and conditions required by the Respondent; and
  - iii) a summary of exceptions taken to the RFP requirements; and
  - iv) any and all expectations from SCPPA including, but not limited to: requirements definitions, strategy refinement, and staffing requirements to support the proposed project or program implementation.
  
- b. An officer authorized to bind must sign the proposal on behalf of the Respondent and must include the following declarations on the transmittal letter:
 

“This proposal is genuine, and not sham or collusive, nor made in the interest or in behalf of any person not herein named; the Respondent has not directly or indirectly induced or solicited any other Respondent to put in a sham bid, or any other person, firm or corporation to refrain from submitting a proposal; and the Respondent has not in any manner sought by collusion to secure for themselves an advantage over any other Respondent.”

2. **Respondent Information:** Provide legal name of Company or Individual, physical street address, the name(s) and title(s) of the individual(s) authorized to represent the Respondent, including telephone number(s) and email address(es).

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3. **Proposal:** Proposals must include a description of the proposed project or program, how it meets (or does not meet) each of the objectives of this RFP, and a detailed description addressing all of the Areas of Interest. Such submittals shall be no more than 20, double-sided, pages in length. Respondents may also include additional information or offerings for services, products, tasks, task elements and/or functions that may not be part of or included in the RFP, but are deemed by the Respondent to be pertinent and potentially valuable to SCPPA or its Members. Any additional information provided to supplement the Respondent's Proposal, as defined directly above, shall be clearly marked as "Supplemental Information". SCPPA will have full discretionary authority to consider, accept and/or reject without cause such supplemental information that is not directly requested, included in or made part of the RFP.
  
4. **Fees:** All price proposals should be made based on good faith estimates of the requirements defined in this RFP. Pricing for support services can be presented on a fixed-fee basis or on a time and materials (T&M) basis. One response from the same Respondent can include one or more fixed-fee offerings and one or more T&M offerings. T&M proposals should include all necessary details of the fees, labor rates and service charges associated with any and all service offerings, with an estimated number of hours required for all different levels of labor. These estimates shall not be binding but instead be used as benchmarks for comparative evaluation. Responses do not need to include, but Respondent shall be prepared to provide, a breakdown of the applicable overheads and fringe benefit costs that are part of any labor rates and other direct costs associated with the services to be performed.

Contractor will provide a breakdown of costs per facility.

5. **Experience:** Respondent shall clearly identify project participants and management team, including:
  - a. Describe your firm's experience as may be applicable to this RFP, your organizational structure, management qualifications, and other contract related qualifications, including number of years firm has been in business.
  - b. Specify key employees and describe their qualifications, experience and duties related to this RFP, including the office location(s) where work will be performed, in addition to the physical street address referenced above.
  - c. Provide a commitment statement for the retention and use of key employees as proposed, their availability to initiate and sustain the proposal, as well as planned supplemental employees if key personnel are not available to assure project delivery.
  - d. State whether Respondent will use subcontractors to perform services pursuant to the contract. Should the use of subcontractors be offered, the Respondent shall provide the same assurances of competence for the subcontractor, plus the demonstrated ability to manage and supervise the subcontracted work. Subcontractors shall not be allowed to further subcontract with others for work. The provisions of any contract resulting from this RFP shall apply to all subcontractors in the same manner as to the Respondent.
  - e. Respondent shall indicate any and all pending litigation that could affect the viability of Respondent's proposal, continuance of existing contracts, operation or financial stability.

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## 6. References:

- a. Describe whether the Respondent has, within the last five (5) years, rendered any service to SCPPA or to any of SCPPA's Members, either as a contractor or subcontractor, either under the current Respondent's name or any other name or organization. If so, please provide details (status as prime or subcontractor, brief description of the contract, contract start and end date, the contract administrator name, and total actual contract expenditures).
- b. If the Respondent has not rendered any service within the last five (5) years to SCPPA or to any of SCPPA's Members, then please provide references over that period with the details described above including the counterparty for which services were provided.
- c. Identify existing related or relevant projects or programs which Respondent developed and/or operates that would demonstrate Respondent's capabilities in this area.
- d. Describe relevant program development and implementation experience, approach, and provide a list of references for similar projects completed.

## V. Proposal Submission Delivery Requirements

There will not be an initial Respondent's pre-bid conference associated with this RFP. Clarification questions may be addressed to [bcope@scppa.org](mailto:bcope@scppa.org).

The deadline to submit questions on this RFP will be 4:00PM (PDT) on **May 4, 2018**. All questions should be submitted electronically via e-mail to: [bcope@scppa.org](mailto:bcope@scppa.org), referencing **Existing Building Energy and Water Efficiency Ordinance Assessment Professional Services RFP** in the subject line. Answers to all questions will be provided to inquisitor via e-mail within 5 business days from the date received. Answers to questions that SCPPA, at its sole determination and discretion, deems to be substantive or that would place the inquisitor at a distinct and unfair advantage to other potential Respondents will be posted on SCPPA's website at <http://www.scppa.org/pages/misc/RFPs.html> within 7 business days from the date received, but no later than **May 7, 2018**. It is the responsibility of potential Respondents to review this website for any and all postings.

One (1) hard copy of your response, including a transmittal letter of an authentic offer with wet-ink signature, and any supporting documentation should be delivered no later than 4:00 pm PST on **May 11, 2018** to:

Southern California Public Power Authority  
**Existing Building Energy and Water Efficiency Ordinance Assessment  
Professional Services RFP**  
Attention: Bryan Cope  
1160 Nicole Court  
Glendora, California 91740

One (1) electronic copy of your proposal should also be delivered to the address above, preferably on a CD or USB flash drive, or alternatively e-mailed to [bcope@scppa.org](mailto:bcope@scppa.org) no later than the time and date referenced above.

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No contact should be made with the Board of Directors, committees or working group representatives, or SCPPA Members concerning this RFP.

All information received by SCPPA in response to this RFP is subject to the California Public Records Act and may be subject to the California Brown Act and all submissions may be subject to review in the event of an audit.

## **VI. Terms and Conditions**

1. SCPPA reserves the right to cancel this RFP at any time, reject any and all proposals and to waive irregularities.
2. SCPPA shall determine at its sole discretion the value of any and/or all proposals including price and non-price attributes.
3. Proposals may be sub-divided or combined with other proposals, at SCPPA's sole discretion.
4. SCPPA shall perform an initial screening evaluation to identify and eliminate any proposals that are, for example, not responsive to the RFP, do not meet the minimum requirements set forth in the RFP, are not economically competitive with other proposals, or are submitted by Respondents that lack appropriate creditworthiness, sufficient financial resources, or qualifications to provide dependable and reliable services for this RFP.
5. SCPPA reserves the right to submit follow up questions or inquiries to request clarification of information submitted and to request additional information from any one or more of the Respondents.
6. SCPPA reserves the right, without qualification and in its sole discretion, to accept or reject any or all proposals for any reason without explanation to the Respondent, or to make any award to that Respondent, who, in the opinion of SCPPA, will provide the most value to SCPPA and its Members.
7. SCPPA may decline to enter into any potential engagement agreement or contract with any Respondent, terminate negotiations with any Respondent, or to abandon the request for proposal process in its entirety.
8. SCPPA reserves the right to make an award, at its sole discretion, irrespective of price or technical ability, if SCPPA determines that to do so would result in the greatest value to SCPPA and its Members.
9. Those Respondents who submit proposals agree to do so without legal recourse against SCPPA, its Members, their directors, officers, employees and agents for rejection of their proposal(s) or for failure to execute or act on their proposal for any reason.
10. SCPPA shall not be liable to any Respondent or party in law or equity for any reason whatsoever for any acts or omissions arising out of or in connection with this RFP.
11. SCPPA shall not be liable for any costs incurred by any Respondents in preparing any information for submission in connection with this RFP process or any and all costs resulting from responding to this RFP. Any and all such costs whatsoever shall remain the sole responsibility of the Respondent.



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12. SCPPA may require certain performance assurances from Respondents prior to entering into negotiations for work that may result from this RFP. Such assurances may potentially include a requirement that Respondents provide some form of performance security.
13. Prior to contract award, the successful Respondent shall supply a detailed breakdown of the applicable overheads and fringe benefit costs that are part of the labor rates and other direct costs associated with the services to be performed.
14. SCPPA Members, either collectively or individually may contact Respondents to discuss or enter into negotiations regarding a proposal. SCPPA is not responsible or liable for individual Members interactions with the Respondent which are not entirely conducted through SCPPA or at SCPPA's option or election to engage the Respondent as defined within the RFP.
15. Submission of a Proposal constitutes acknowledgement that the Respondent has read and agrees to be bound by the terms and specifications of this RFP and any addenda subsequently issued by SCPPA.
16. Information in this RFP is accurate to the best of SCPPA's and its Members' knowledge but is not guaranteed to be correct. Respondents are expected to complete all of their due diligence activities prior to entering into any final contract negotiations with SCPPA.
17. SCPPA reserves the right to reject any Proposal for any reason without cause. SCPPA reserves the right to enter into relationships with more than one Respondent, can choose not to proceed with any Respondent with respect to one or more categories of services, and can choose to suspend this RFP or to issue a new RFP that would supersede and replace this RFP.

### **VII. Additional Requirements for Proposal**

1. **Consideration of Responses:** Submitted proposals should be prepared simply and economically, without the inclusion of unnecessary promotional materials. Proposals should be submitted on recycled paper that has a minimum of thirty percent (30%) post-consumer recycled content and duplex copied (double-sided pages) where possible.
2. **Insurance, Licensing, or other Certification:** If selected, the Respondent will be required to maintain sufficient insurance, licenses, or other required certifications for the type of work being performed. SCPPA or its Members may require specific insurance coverage to be established and maintained during the course of work and as a condition of award or continuation of contract.
3. **Non-Discrimination/Equal Employment Practices/Affirmative Action Plan:** If selected, the Respondent and each of its known subcontractors may be required to complete and file an acceptable Affirmative Action Plan. The Affirmative Action Plan may be set forth in the form required as a business practice by the Department of Water and Power of the City of Los Angeles which is SCPPA's largest Member.
4. **Living Wage Ordinance:** If selected, the Respondent may be required to comply with the applicable provisions of the City of Los Angeles Living Wage Ordinance and the City of Los Angeles Service Contract Workers Retention Ordinance. The Living Wage Ordinance provisions are found in Section 10.36 of the



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Los Angeles City Administrative Code; and the Service Contract Workers Retention Ordinance are found in Section 10.37 of the Los Angeles Administrative Code (SCWRO/LW0).

- 5. Prevailing Wage Rates:** If selected, the Respondent will be required to conform to prevailing wage rates applicable to the location(s) where any work is being performed. Workers shall be paid not less than prevailing wages pursuant to determinations of the Director of Industrial Relations as applicable in accordance with the California Labor Code. To access the most current information on effective determination rates, Respondent shall contact:

Department of Industrial Relations  
Division of Labor Statistics and Research  
PO Box 420603, San Francisco, CA 94142-0603  
Division Office Telephone: (415) 703-4780  
Prevailing Wage Unit Telephone: (415) 703-4774  
Web: <http://www.dir.ca.gov/dlsr/DPreWageDetermination.htm>

- 6. Child Support Policy:** If selected, Respondent may be required to comply with the City of Los Angeles Ordinance No. 172401, which requires all contractors and subcontractors performing work to comply with all reporting requirements and wage earning assignments and wage earning assignments relative to court ordered child support.
- 7. Supplier Diversity:** Respondents shall take reasonable steps to ensure that all available business enterprises, including Small Business Enterprises (SBEs), Disadvantaged Business Enterprises (DBEs), Women-Owned Business Enterprises (WBEs), Minority-Owned Business Enterprises (MBEs), Disabled Veteran Business Enterprises (DVBES), and other Business Enterprises (OBEs), have an equal opportunity to compete for and participate in the work being requested by this RFP. Efforts to obtain participation of these business enterprises may reasonably be expected to produce a twenty-five percent (25%) participation goal for SBEs. For the purpose of this RFP, SCPPA's Supplier Diversity program is modeled after that of the Los Angeles Department of Water and Power. Further information concerning the Supplier Diversity Program may be obtained from the Supply Chain Services Division of the Los Angeles Department of Water and Power.
- 8. SCPPA-Furnished Property:** SCPPA or a Member's utility drawings, specifications, and other media furnished for the Respondent's use shall not be furnished to others without written authorization from SCPPA or the applicable Member(s).
- 9. Contractor-Furnished Property:** Upon completion of all work under any agreement developed as a result of this RFP, ownership and title to reports, documents, drawings, specifications, estimates, and any other document produced as a result of the agreement shall automatically be vested to SCPPA and no further agreement will be necessary for the transfer of ownership to SCPPA. SCPPA has the sole right to distribute, reproduce, publish, license, or grant permission to use all or a portion of the deliverable documentation, work product or presentations as it determines in its sole discretion.