

Grayslake Area Public Library District

REVISED REQUEST FOR PROPOSAL (RFP) FOR A MULTI-TIERED GUARANTEED ENERGY SAVINGS CONTRACT PROJECT CONSISTING OF:

**Roof Replacement
Mechanical Replacement
Solar Installation
Internal Lighting Replacement/Upgrade**

**Grayslake Area Public Library
100 Library Lane
Grayslake, IL 60030
847-223-5313**

June 10, 2020

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GUARANTEED ENERGY SAVINGS CONTRACT

TIMELINE

(Grayslake Area Public Library)

<u>Date</u>	<u>Action Item</u>
July 20, 2020	RFP is posted in two local newspapers, on the library website and published in the Capital Development Board Procurement Bulletin
July 27, 2020	Mandatory Pre-Bid meeting (9:30 am Virtual Meeting)
August 20, 2020	Proposals are received at the library (10:00 am)
September 8, 2020	Library Board approves the selection of Qualified Provider recommended by Library Administration

**Request For Proposal
For a
Multi-Tiered Guaranteed Savings Contract to include mechanical upgrade, solar
installation, internal lighting upgrade and roof replacement**

Notice is hereby given that the Grayslake Area Public Library shall receive proposals for a Multi-Tiered Guaranteed Savings Contract to include mechanical upgrades, solar installation, internal lighting upgrades and total roof replacement until 10 a.m. on August 20, 2020 at the Grayslake Area Public Library located at 100 Library Lane, Grayslake, IL 60030. EXTENSIONS WILL NOT BE GRANTED. The contract shall follow the requirements of the Illinois Local Government Energy Conservation Act (50 ILCS 515/1-45) For more information, contact Sara Brown, Director, Grayslake Area Public Library, at 847-223-5313 or sbrown@grayslake.info.

The Qualified Provider to whom the work is awarded shall conform to the prevailing wages as determined for this project. The Library requests 2 copies of the proposal which must include a proposal with the content and in the format described within the RFP.

A mandatory pre-bid meeting for all Qualified Providers has been scheduled for 9:30am on July 27, 2020 virtually @ <https://us02web.zoom.us/meeting/register/tZAof-mggzooGdWaxWtVBOtEc-RyLWNyYrgB>. Any provider looking to respond to the RFP **MUST** be present.

The Library reserves the right at any time to terminate this project and this RFP process and to reject any and all proposals. In evaluating proposals, the Library retains sole discretion. A contract with a Qualified Provider must be approved by the Library. Proposals not responsive to the requirements stated in this RFP may not be considered.

In accordance with the Illinois Local Government Conservation Act (50 ILCS 515/25), we disclose that Performance Services, Inc. participated in the preparation of these specifications.

I. PROPOSAL CONTENT & FORMAT

The Grayslake Area Public Library (the Library) requests proposals for the implementation of energy conservation measures at the Library on a performance contracting basis. The Library's objectives in issuing this Request for Proposal are to provide a competitive means in which to select a single Qualified Provider (state certified guaranteed energy saving's company) to perform the implementation of a guaranteed savings contract. The contract shall follow the Illinois Local Government Energy Conservation Act and the following RFP format. Qualified Providers must submit two (2) copies of their proposals.

Proposals must be submitted in the format outlined in this section. For each proposal a checklist will be used in reviewing the proposal to determine if it is complete prior to actual evaluation. The Library reserves the right to eliminate from further consideration any proposal deemed to be substantially or materially unresponsive to the requests for information contained herein.

A. Table of Contents

Responses shall include a table of contents properly indicating the section and page numbers of the requested information.

B. Executive Summary

Responses shall include a concise abstract stating the respondent's overview of the project. Project pricing/breakdown must be included in the summary.

C. Company Profile

This section should include the following information on the Qualified Provider.

1. Company Qualifications
2. Location of Northern Illinois Office and Corporate Headquarters
3. Resumes of all key project personnel. Include the name of the engineer(s) or engineering firm providing the design engineering for the project including their PE numbers as well as the PE numbers of all full time employees of the Qualified Provider who are professional engineers registered in the State of Illinois and who will be working on this project.
4. References: Provide a list of completed Guaranteed Energy Savings Contracts (GESCs) with dates, where similar solutions to those proposed for this project have been implemented within the last 5 years.
5. Litigation: list any projects with any government entity with which the Provider has entered into litigation or arbitration during the past 5 years. Provide a brief summary

detailing the litigation/arbitration. Omission of any past litigation will result in disqualification.

D. Technical Approach

Section D should contain the following information about the respondent's technical approach to meet the District's energy efficiency, operating cost reduction and comfort objectives.

1. **Needs & Solutions:** Include a "Needs & Solutions" section explaining facility needs and solutions the Provider recommends for all proposed improvements.
2. **Scope of Work:** Proposals may include the following improvements and other improvements that the Provider may choose to offer. Improvements should be listed for the Library where the Provider identifies needs and appropriate solutions.
3. **Documentation:** For any work where the provider will be providing pricing, provide the following documentation for the scope of work being proposed.
 - a. **Engineering Drawings of Proposed Improvements Must Be Provided** (Failure to provide drawings may result in evaluation point deductions) where applicable;
 - b. Separate from the drawings provide in Section D of the proposal an **Equipment/Material Table providing: manufacturer, type, model, size, and quantity for all equipment provided** - where applicable.
4. **Engineering Approach:** Describe your firm's approach to the technical design of this project.
5. **Energy Engineering:** Provide a detailed explanation of how the Provider intends to calculate energy savings and what types of guarantees will be offered (utility bill analysis, actual measurements and stipulated savings and the cost of each option). Show the actual energy savings calculations.
6. **Contractor Selection:** Describe the process that the Provider utilizes to obtain their contractors and what criteria will be used to make the contractor selections.
7. **Equipment Selection:** Describe the process that the Provider utilizes to obtain the equipment to be used on the project and specifically what criteria will be used to make equipment selections.
8. **Installation Approach:** Describe how the Provider intends to implement the installation phase of the project in terms of approach, priorities, philosophies, timelines, change-orders and commissioning
9. **Commissioning: (4) Four-Season-Optimization:** Describe in detail the commissioning processes that the Provider intends to utilize to commission the building for the learning

environment and energy efficiency. Provide actual documents for previously completed, similar projects where this same approach was utilized.

10. **Performance Assurance:** Describe in detail the performance assurance processes that the Provider intends to utilize to insure the building operates at peak performance both at the completion of the installation phase and throughout the contract term.
11. **Additional Information:** Supply any additional information about the Provider's technical approach to the project may be included in the proposal.

E. Financial Aspects

Section E should contain the financial components of the proposed work as identified below.

1. **Pricing:** Describe in detail the process that the Provider intends to utilize to obtain the best prices for the Library both initially and if additional work is required. Explain why you recommend this approach.
 - a. Include the firm cost and guaranteed energy savings amount for all proposed improvements for the Library facility.
 - b. Provide the pricing process for any future work including percentage markup for expected general conditions/internal costs, engineering labor, project management labor and profit markup.
2. **Energy Savings:** Explain how the Provider intends to maximize energy savings and the advantage to the Provider's approach. Include in this proposal the provider's actual Guarantee Energy Savings Contract for the priced improvements along with all corresponding calculations. Break out actual (real dollar) energy and operational savings in the RFP response.
3. **Energy Savings Results**
 - a. Provide information regarding annual energy savings and what the district should expect. Detail how the report is generated. Include any information with regards to cost and timing of the report.
 - b. Shortfalls
 - ◆ The Provider must include a summary of the reported annual savings for all completed projects. Any projects that did not meet the annual energy guarantee must be listed with an explanation for the shortfall, as-well-as, how the Provider remedied the shortfall situation.
4. **Project Funding:** Project funding will be developed by the Library after selection of the provider.

F. Implementation Plan

1. Include in your proposal an implementation plan including dates describing how the qualified provider intends to execute the project that meets the timelines set forth in these specifications.
2. Describe in detail your approach to project management for this energy conservation program.
3. Provide an implementation timetable as well as a staffing plan identifying key project management personnel.

II. EVALUATION CRITERIA

The Library will likely reject any proposal that does NOT meet the minimum criteria described in this RFP and may at their discretion deduct points from the scoring rubric if the RFP format is not followed. For proposals meeting or exceeding the minimum criteria, the Library will rate each proposal based on the weighted scoring criteria shown below. The Library intends to award a contract to the Provider offering the best value proposal. The best value proposal will be the proposal with the highest score based on **100** total points.

A. Ability of the team to successfully implement Program (30 points)

1. Reputation of the Provider for successfully implementing energy savings projects and providing proven energy savings with scopes of work similar to those being considered for this project.
2. Background and Proposals of the people responsible for implementing the proposed GESC. This includes in-house engineers and technicians responsible for the designing, programming and commissioning of the project.
3. References of the company and people responsible for implementing the project.

B. Technical Approach (30 points)

1. Refer to section I-D for criteria
Preference will be given to proposals that include a detailed and sound technical approach to meeting the District's objectives.

C. Financial Consideration & Net Economic Impact (30 points)

1. Refer to section I-E for criteria

D. Performance Guarantees (10 points)

1. Value offered by the energy savings guarantee
2. Methodology and value of proposed measurement and verification plan