

Date: April 4, 2019

Project Description: Contractor Administered Commercial Building Energy Audit and Efficiency Improvement Plan Development, Implementation Program

Participating SCPPA Member(s) (if applicable): City of Riverside – Utilities

Contractor: Muni-Fed Partner Energy, LLC

SCPPA Resolution No.: 2017-070

SCPPA Extension Resolution No.: not applicable

Contractor, SCPPA and the participating Member(s) (“Participant(s)”) identified above (if any) agree that Contractor shall provide the Services specified herein pursuant to the terms and conditions of the Professional Services Agreement (“Agreement”) between SCPPA and Contractor dated July 20, 2017, except as specifically modified herein.

Scope of Services

Effective from July 1, 2019 to June 30, 2020.

Contractor shall administer the Key Account Energy Efficiency Program further described in Exhibit A-1, “Scope of Services” (or “Services”). Detailed procedures and practices to be followed while performing the Scope of Services, including completion acceptance, shall be as set forth in the Scope of Services or a subsequent task order issued thereunder.

The pricing represented on Exhibit A-1, “Scope of Services” reflects the 33% discount that Muni-Fed Partner Energy, LLC offers to SCPPA members vs. Non-SCPPA members.

Compensation and Schedule

Key Account Energy Efficiency Program expenses shall not exceed \$200,000.00

Representative(s) of Participating Member(s)

Ryan Gleason
Riverside Public Utilities
3750 University Ave. 3rd Floor
Riverside, CA 92051
Phone # 951.826.5669
rgleason@riversideca.gov

Amendment(s) to the Agreement - none

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties have signed this Task Order as of the date first written above.

SOUTHERN CALIFORNIA PUBLIC POWER AUTHORITY

By: _____
Michael S. Webster

Executive Director

Approved as to Legal Form and Content:

Richard J. Morillo
General Counsel

and;

Muni-Fed Partner Energy, LLC

By: _____
Tony Liou
President

Participant's Acknowledgement and Agreement

The undersigned hereby attests that he has the requisite authority to bind the Participant to the obligations set forth in the Task Order and Participant agrees to reimburse SCPPA for all fees and expenses invoiced by Contractor and will be responsible for all payment obligations incurred by SCPPA in connection with the work performed at the direction of or on behalf of Participant. Participant agrees to hold SCPPA and all other SCPPA members harmless for payment for work performed at the direction of, and for the exclusive benefit of Participant.

City of Riverside - Utilities

By: _____
Al Zelinka, FAICP
City Manager

Certified as to Availability of Funds:

Approved as to form:

By: _____
Finance Director

By: Susan Wilson
Assistant City Attorney

Exhibit A-1

Scope of Services

The Participating Member desires to develop and implement energy savings plans or programs (“Energy Plan or Plans”) and offer a comprehensive Energy Audit (“Audit”) to its top Customers (“Customer”). The main goal of the energy plan is to help Member Customers implement energy efficiency improvements that result in a reduction in electricity (kWh) consumption and reduce peak demand (kW). An Audit provides a comprehensive review of the energy consumption associated with the respective property or properties of Customers, including the energy and resource consuming infrastructures. Audits highlight areas within the property that contain cost savings opportunities as well as identifying measures to potentially improve the comfort and quality of the building environment.

The Audit will address the current total energy cost, electrical usage, summary of present equipment and operations, plus a general evaluation of potential measures to save energy.

Based on the Audit, the Utility’s goal is to create an Energy Plan for each of these Customers that both the Member and Customer can use as a guide to implement Energy Efficiency Measures (“EEM’s”) and monitor progress while achieving its objectives.

Below is an outline of the Tasks and associated practices to be employed by Contractor throughout the term of the Agreement.

Task 1: Basic Energy Assessments, or Tier I Assessments

Basic Energy Assessment or Tier I Assessment Procedures

1. Perform a utility bill analysis based on historical data
 - a. Identify temperature dependent and independent usage
2. Conduct an on-site survey of the Customers subject property
 - a. Collect equipment data for the major energy using systems and equipment including:
 - i. Lighting systems
 - ii. Electric space heating, cooling and ventilation
 - iii. General plug and process loads
 - iv. Other electricity-using systems as applicable
 - b. Review the condition of the building envelope (building exterior)
 - c. Review operating hours
3. Identify potential Energy Efficiency Measures
4. Identify rebates and incentives
5. Estimate potential energy savings
6. Create and deliver a report

Task 2: Tier II Energy Audit

Tier II Energy Audit Procedures

1. Perform a utility bill analysis based on historical data:
 - a. Analysis of the utility service feeds (electric only)
 - b. Analysis of the areas and processes served by each meter
 - c. Spreadsheet analysis of the data and load profiles
 - d. Analysis of local weather data
 - e. Determination of average load factors
 - f. Analysis of the billing tariff rate schedules
 - g. Obtain an Energy Star Portfolio Manager Rating if possible
2. Conduct an on-site survey of the subject properties:
 - a. Collect nameplate data for the major energy using systems and equipment including:
 - i. Lighting systems
 - ii. Electric space heating, cooling and ventilation
 - iii. General plug and process loads
 - iv. Other electricity-using systems as applicable
 - b. Review as-built construction drawings if available
 - c. Review the condition of the building envelope (building exterior)
 - d. Conduct interviews with facility managers and other facility staff to determine areas of concern and areas of opportunity
 - e. Examine current controls
 - f. Collect system and occupancy operating schedules
 - g. Install data loggers and or set up trends trough control systems for creating system and equipment baseline profiles when required.
3. Perform energy true-up for the subject property. Using collected data, information collected from the utility bill analysis, staff interviews, site visitation, and baseline calculations, annual estimates of energy usage by load will be developed and analyzed using eQuest or other energy simulation software or spreadsheet temperature bin analysis. Simulated load profiles will be calibrated and compared with latest metered data
4. Identify possible Energy Efficiency Measures (EEMs) and associated scope of work for the subject property
 - a. Electricity use reduction
 - b. Fuel use reduction
 - c. Building envelope improvements
 - d. Equipment repair or replacement
5. Provide savings calculations and analyses of the identified EEMs and estimate the annual electricity savings associated with the implementation of the measures.
6. Identify and estimate rebates and incentives available from the local utility, local municipality and federal government.
7. Generate a written report documenting the findings. The report will contain an executive summary, facility description, energy balance, and a technical and cost analysis of the identified EEMs. A summary table of EEMs will be provided presenting estimates of installation cost, energy savings, cost savings, possible incentives, and simple payback period.

Task 3: Project /Construction/Financial Management

Provide assistance to the Customer to prepare for implementation of the EEM's recommended by an audit. Coordinate the design and construction team for developing scope of work, preparing bid documents, reviewing bids, reviewing shop drawings and submittals, responding to RFIs, reviewing payment applications and reviewing project closeout documents.

In the event Customer utilizes the PACE financing program to implement its EEM's to the extent said financing includes the cost of the work performed hereunder, upon a Contractor's receipt of final payment for implementing EEM's selected by Customer pursuant to the Energy Plan, **Contractor will reimburse Member** for the all those costs billed previously for the associated Tier I & II energy audits and Basic Assessment, as may be applicable.

Task 4: Performance Specifications

Develop performance specifications for the Energy Efficiency Measures (as selected by the Customer) to be implemented at the subject property. Provide manufacturer cut sheets and supporting documentation to illustrate design intent of selected EEMs to be included in the project scope of work. Develop master format specifications for all selected EEMs for inclusion in Project Manual for permitting and construction purposes.

Task 5: MEP Engineering

Develop engineering drawings and specifications for mechanical, plumbing, and electrical systems to be included in the project scope of work. Provide detailed documentation needed for building department approvals and for bidding/construction purposes.

Compensation and Schedule

Task 1: Basic Energy Assessment or Tier I: \$3,000

Task 2: Tier II Pricing Matrix suggested pricing guideline. Actual pricing will be further updated based on anticipated scope of work on a project basis:

Space Type	Building Size (sf)		Base	\$/SF	Low	High
Office, Limited Service Hotel, School, Municipal*	1	50,000	\$2,000	0.07	\$2,000	\$5,500
	50,001	150,000	\$3,000	0.06	\$6,000	\$12,000
	150,001	500,000	\$4,000	0.04	\$10,000	\$24,000
Full Service Hotels	1	50,000	\$3,000	0.07	\$3,000	\$6,500
	50,001	150,000	\$4,000	0.06	\$7,000	\$13,000
	150,001	500,000	\$5,000	0.04	\$11,000	\$25,000
Medical and Laboratory	1	50,000	\$3,000	0.09	\$3,000	\$7,500
	50,001	150,000	\$4,000	0.08	\$8,000	\$16,000
	150,001	500,000	\$5,000	0.07	\$15,500	\$40,000
Retail	1	50,000	\$2,000	0.08	\$2,000	\$6,000
	50,001	150,000	\$3,000	0.07	\$6,500	\$13,500
	150,001	500,000	\$4,500	0.06	\$13,500	\$34,500
Warehouse space	1	50,000	\$2,000	0.05	\$2,000	\$4,500
	50,001	150,000	\$2,500	0.04	\$4,500	\$8,500
	150,001	500,000	\$4,000	0.03	\$8,500	\$19,000

Additional Space Type: Industrial/Manufacturing

Space Type	Building Size (sf)		Base	\$/SF	Low	High
Industrial/Manufacturing	1	50,000	\$3,000	0.10	\$4,000	\$8,500
	50,001	150,000	\$4,000	0.09	\$9,000	\$18,000
	150,001	500,000	\$5,000	0.07	\$19,000	\$50,000

Task 3, Task 4, Task 5 Bill Rates:

Admin/Field Technician	\$60
Engineer I	\$90
Engineer II	\$110
Engineer III	\$140
Senior Energy Engineer	\$185
Project Manager I	\$110
Project Manager II	\$140
Senior Project Manager	\$185
Principal	\$225