



March 3, 2016

Legistar Item: 0197-16

To: Jim Morgenroth, Chairman
Public Works and Services Committee

From: John Rooney *JR*
Assistant Commissioner of Public Works/City Engineer

Re: Request for Qualifications (RFQ) for Street Lighting and Building Lighting Energy
Efficient Improvements for the City of Racine

This item pertains to a request from this office to solicit requests for qualifications for the implementation of facility and or lighting improvements at buildings or streets located throughout the City on a performance based solution. The specific nature of these proposed improvements will be left up to the Qualified Provider based upon the Qualified Provider's understanding of the City's needs. The scope of work may include:

1. the completion of detailed facility audits,
2. the design, presentation, assistance in selection and installation of energy efficient equipment and systems,
3. the training of existing personnel in the operation and maintenance of installed equipment and systems,
4. the monitoring of energy costs and systems, and the securing of financing for the transaction,
5. a written energy guarantee that total program costs shall be one hundred percent (100%) covered by program energy, operational, and capital cost avoidance savings
6. long-term performance management of the guaranteed savings.

The purpose of this Request For Qualification (RFQ) is to identify a Qualified Provider or Respondent that has strong in-house engineering, project management and implementation capabilities and proven success in developing and implementing facility and or lighting improvements through comprehensive energy and operational efficient strategies and the replacement and/or updating of large capital cost items utilizing the State of Wisconsin Performance Contracting Statute [Wis. Statute §66.0133].

The City Engineer's Office and Parks, Recreation & Cultural Services Department have identified existing facility, pathway and street lighting fixtures that can be addressed with this RFQ. The intent is to select a quality based provider to provide a "turn-key" project to immediately begin payback of the project through lowered annual utility costs, and minimal impact on the City's operating and capital budget. If the committee agrees, the appropriate action would authorize the City Engineer to solicit the request, and select a provider for recommendation of entering into an agreement with the City of Racine.

JCR