



Green Building Advising and Certification Services Scope of Work Requested

Background

The Greenhouse Gas Reduction Fund (“GGRF”), part of the 2022 Inflation Reduction Act, is a \$27 billion investment administered by the U.S. Environmental Protection Agency (EPA) with the goal of mobilizing private capital to finance greenhouse gas- and air pollution-reducing projects in communities across the country. Together, the Greenhouse Gas Reduction Fund’s National Clean Investment Fund (“NCIF”), Clean Communities Investment Accelerator (“CCIA”), and Solar for All (“SFA”) programs will finance clean technology deployment nationally, finance clean technology deployment in low-income and disadvantaged communities, while simultaneously building the capacity of community lenders that serve those communities, and spur adoption of clean distributed solar energy that lowers energy bills for millions of Americans in low-income and disadvantaged communities. The Solar and Energy Loan Fund of St. Lucie County, Inc. (“SELF”) is responsible for deploying over \$200,000,000 from all three GGRF programs.

SELF anticipates using GGRF awards to finance over \$25,000,000 in green building projects. “Green building” projects will include, but may not be limited to, construction of new all-electric, highly efficient buildings that are powered by clean energy; retrofits on existing buildings as part of a plan to achieve zero emissions over time; heat pumps and other energy efficiency measures such as installation of all electric ENERGY STAR appliances; renovations that meet eligible green building standards; and new construction that meets the national definition of a Zero Emissions Building. These projects will require certification of green building standards by an experienced and authorized vendor.

SELF is seeking to partner with an experienced green certification firm or consultant that can assist the organization with establishing program requirements to help screen and prioritize developers’ construction projects. The selected party will also help advise on borrower projects to improve compliance with established standards and will perform site review to certify and file with the appropriate certification organization. To successfully deliver on the proposed scope of work will require extensive knowledge of multiple green certification standards as well as experience in guiding contractors and developers in the planning stages of their projects.

Scope of Work

1. Advisory Services
 - a. Advise SELF with interpreting/comparing Florida Green Building Coalition (“FGBC”) standards with national EnergyStar program and GGRF requirements to set standards for SAGE and commercial lending programs.



- b. Advise/evaluate of alternatives outside of EnergyStar and FGBC
2. Pre-Construction: Technical Assistance
 - a. Initial Reviews of Developer Budget and Plans for eligibility
 - b. Assessment of existing buildings for retrofits
 - c. Contractor/developer support on meeting green building standard(s)
 - d. Review of construction budgets and plans
 - e. Provision of baseline audits where necessary
3. Post-Construction: Certification, Monitoring, and Reporting
 - a. Certification of agreed upon green building standards
 - b. Collection of project performance and impact data
 - c. Compliance tracking and remediation

Timeline and Length of Engagement

SELF anticipates beginning this engagement with selected vendor(s) in December, 2024. GGRF project funding is anticipated to commence deployment in Q4 2024, and will run through Q4 2025, with post-construction compliance continuing thereafter. Selected vendors must provide services for the full length of the engagement. The length of the engagement will be agreed on after vendor selection and will ensure the vendor can provide the post-construction services outlined above.

Submission Requirements

To respond to this RFP, please submit a narrative that:

- Provides background on experience, including length of time in business and core competencies
- Demonstrates understanding of the services sought in this RFP and articulates a proposed approach to the work
- Identifies your and/or your organization's relevant past work and capacity as well as expertise of proposed staff in a manner responsive to the scope of work and the selection criteria
- Provides contact information from three or more current or recent clients and/or projects (name, organization, email, and phone number)
- Includes a budget for the scope of work proposed
- Includes an approximate timeframe and implementation schedule for work proposed
- Includes bios and resumes for the project team or principal, focusing on years of relevant experience
- Assures that providing services to SELF under this RFP does not constitute a conflict of interest for the firm

You may also include any other pertinent information you believe SELF should consider. All responses will be treated as confidential. SELF is not liable for any costs incurred by applicants responding to this RFP.



How to Submit a Proposal

Please send a proposal of services and a cover letter with price and a proposed timeline to David Graber, (davidg@solarenergyloanfund.org) and Brandon Cook (brandonc@solarenergyloanfund.org) by Friday, November 22, 2024. Questions on this SOW can be sent to the above contacts.

Due to the federal funding source, this procurement process and the contract must adhere to federal requirements. Therefore, SELF will make good faith efforts to contract with disadvantaged business entities; please self-identify in your proposal.

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Additional Information on the GGRF Program:

- <https://www.epa.gov/greenhouse-gas-reduction-fund>

Definitions:

1. Disadvantaged Business Enterprises (DBE) includes entities that are owned and controlled by socially and economically disadvantaged individuals who are of good character and citizens of the United States. The statute presumes Historically Black Colleges and Universities, Black Americans, Hispanic Americans, Native Americans, Asian Americans, Women and Disabled Americans are socially and economically disadvantaged individuals.