

Y20-02-SS
OCCC / OUC Chilled Water Agreement and Project Guidance

The Orange County Convention Center (OCCC) is currently served by Orlando Utilities Commission (OUC) for chilled water supply to the facility. The existing Chilled Water Agreement will terminate in January 2023. Further, OCCC is currently in design and construction phases for an additional 586,000 square feet of space that will require additional chilled water capacity. OCCC is considering a continued partnership with OUC for the supply of chilled water services and an associated new Chilled Water Agreement and desires consulting assistance in determining the best possible development options and resulting agreement. The OCCC is exploring options for chilled water solutions that include purchasing those solutions specifically from OUC, as they are the exclusive service provider in the area.

The chosen firm shall have an intimate and detailed understanding of chilled water operations, supply solutions for chilled water, knowledge of chilled water pricing structures (which differ vastly from other utility pricing), and implementation of chilled water solutions in large facilities. The consultant's expertise in drafting and negotiating these agreements is a requirement and is being sought in order to ensure OCCC receives the best operating and pricing structure available. The specific expertise being sought from such a consultant includes knowledge of existing chilled water capacity on the service provider side, negotiation and pricing strategy, chilled water implementations, and familiar with chilled water agreements with OUC.

The consultant is to assist with the following oversight and guidance roles:

1. Evaluate the chilled water delivery options available to OCCC and assist OCCC with the development of each option.
 - a. Self-perform – 1) Replace existing chilled water equipment in its current location; or 2) Construct a new plant at a new onsite location; or 3) Construct a new onsite plant with a chilled water storage tank.
 - b. OUC perform – 1) OUC construct a new chilled water plant on existing OCCC site and connected to the OUC district; or 2) OUC constructs new chilled water plant on a new OCCC North/South concourse site connected to the OUC district; or 3) OUC provides chilled water from off-site facilities.
2. Assist with determining the appropriate peak need of chilled water, to include existing needs and new construction needs
3. Work with OCCC designers and contractors to develop the capital costs and all Operations and Maintenance and all costs of each of the options
4. Work with OUC on appropriate capital return rates
5. Review OUC proposals for all options, costs and completeness
6. Develop a comprehensive life cycle analysis of the options
7. If OUC is selected to serve chilled water, assist with the development of a new OUC/OCCC Chilled Water Agreement
8. Attend meetings and provide other and miscellaneous assistance as required
9. Assist with water, waste water and electric connection fees; including water flow analyses.
10. Coordinate project activities with OUC; including phase scheduling and process coordination
11. Perform other miscellaneous utility issues; including gas utilities and low voltage carriers

To date, research within the field of chilled water supply agreements for large facility operations has indicated to the County that these services are a sole source as Spencer Consulting Services, Inc., has been the only firm found to fulfill all the minimum specialized requirements.

Any firm or vendor, that determines they can meet the County's minimum specialized requirements, is invited to submit a brief synopsis and qualified information to William Arce, Contracting Agent by phone at (407) 836-5673 or by email at William.Arce@ocfl.net no later than 5:00PM, Friday, February 28, 2020.