



3024 Turner Street, Lansing MI 48906
517.267.5221
www.inghamlandbank.org



Ingham County Land Bank Fast Track Authority

Request for Proposal

Comprehensive Energy Audit for Residential Properties in Ingham County

RFP # EnergyAudit-2025-28

Introduction:

The Ingham County Land Bank is requesting proposals for comprehensive energy audits for various residential and commercial properties in Ingham County. These properties may fall within the NSP-1, NSP-2, NSP-3, HOME, CDBG, HHF, U.S. Treasury, MSHDA, MEDC, Covid-19, Covid-19 CARES, Covid Variants, American Rescue Plan Act, Land Bank, Ingham County Housing Trust Funds, Ingham County Treasurer, State Land Bank Blight Elimination Grant, or other funding streams. On a yearly basis, the total number of properties estimated is approximately 10-20.

Vendor selection will be based upon proposals submitted to the Land Bank by Land Bank staff. The Land Bank intends to award a three (3) year contract to the lowest, most qualified, and responsible bidder(s).

Release Date: Wednesday, February 12, 2025

Bid Due by: Wednesday, March 5, 2025 2:00pm

Bid Opening: Wednesday, March 5, 2025 2:00pm

At: Ingham County Land Bank Office, 3024 Turner St, Lansing, MI 48906

If you have any questions about this Request for Proposal, please feel free to contact:

- Michael Andrick, Demolitions & Property Maintenance Specialist, mandrick@ingham.org

Instructions to Bidders

1. BID PROPOSAL CONTENT

Bid proposal documents should include, but not limited to, the following:

- Bid Specifications / Proposal
 - Pre-rehabilitation energy audit of existing conditions including results of thermal imagery and blower door testing; to be provided in an electronic report
 - Post-rehabilitation energy audit of existing conditions including results of thermal imagery and blower door testing; to be provided in an electronic report
 - Pre-construction (for new construction) Energy Star rating calculations based on proposed plans; to be provided in an electronic report
 - Post-construction (for new construction) site visit(s) and verification of completion meeting all prescribed methods to achieve rating; to be provided in an electronic report
- Firm Background / Years in Business / History
- Evidence of financial stability – For example, most recent audited financial statements, copies of the last 2 years tax returns filed, or copies of bank statements with sensitive info blocked out, etc.
- Copies of current and applicable (state and local) licenses, certifications, training completed, etc.
- Three references documenting past experience by providing: name, agency and contact telephone number.
- Submit sample report
- Certifications and Authorized Signatures form
- Local Vendor Certification, if applicable
- Certificate of Compliance with Public Act 517 of 2012
- Contractor Application, found on the Land Bank website www.inghamlandbank.org, including a W-9 (unless already on file with the Land Bank Office)
- Evidence of required insurance
- Minority Business Enterprise (MBE), Women Owned Business (WOB) certificates, if applicable

2. BASIS OF PROPOSAL

Proposals are solicited for the completion of all work as described in the specifications and/or shown on the plans. Proposals may be withdrawn by bidders prior to, but no later than, the time fixed for the opening of bids. Submit sealed bids, labeled as "RFP# EnergyAudit-2025-28," prior to the opening date, when bids will be opened and read aloud at the Land Bank office. If the Land Bank does not accept the proposal within 45 days, after the opening date, Contractor may withdraw their proposal.

3. EXAMINATION OF PREMISES

Contractor shall familiarize themselves with local conditions affecting the job. They shall take their own measurements and be responsible for the correctness of same. Any variance of Contract documents from legal requirements and/or field conditions shall be promptly reported to the Land Bank. Contractor shall be responsible for any examination and no allowances will be made in their behalf by reason of error and omission. If any part of the Contractor's work depends for proper results upon existing work or the work of another, Contractor shall notify the Land Bank before commencing work of any defects that will affect the results. Failure to so notify will constitute their acceptance of the conditions.

4. CONTRACT

Please review the draft Contract included with this Request for Proposal (RFP). By submitting a bid, Respondents indicate agreement with its contents. It will be signed in accordance with all documentation required with this RFP. It is a three-year contract, subject to annual performance review(s) and renewal(s) within that term.

5. SIGNATURES

Respondents shall place on file with the Land Bank, a notarized statement indicating those individuals authorized to sign proposals on behalf of the Corporation, Partnership and/or Individual. (See attached form.) Said notarized statement may be placed on file prior to the submission of any Proposals and updated as the status of the authorized individuals change, or may be submitted with each proposal.

6. CERTIFICATE OF INSURANCE

All bidders shall have on file with the Land Bank certificates of all such insurance required under the Land Bank Vendor Insurance Policy located online at www.inghamlandbank.org within seven (7) calendar days after receipt of the notice of award, unless said certificates are already on file. Further insurance and certificates must include an endorsement providing for ten (10) days prior written notice to the Land Bank, of termination, expiration, or material change of terms.

7. LOCAL VENDOR PREFERENCE

Preference will be given to a vendor who operates a business within the legally defined boundaries of Ingham County. To be considered a local vendor, the Respondent must complete the "Local Vendor Certification Form" included in this bid packet.

8. CERTIFICATE OF COMPLIANCE WITH PUBLIC ACT 517 OF 2012

All bidders must complete the attached Certificate of Compliance with Public Act 517 of 2012, by which the bidder certifies that neither it nor any of its successors, parent companies, subsidiaries, or companies under common control, is an "Iran Linked Business" engaged in investment activities of \$20,000,000.00 or more with the energy sector of Iran, within the meaning of Michigan Public Act 517 of 2012. In the event it is awarded a Contract as a result of this solicitation, the bidder will not become an "Iran Linked Business" during the course of performing the work under the Contract.

9. ACCEPTANCE AND REJECTION

A Contract shall be formed between the parties hereto by the Land Bank's acceptance of the Respondent's proposal, and it will be effective on the date stated on the Bid Specification/Proposal form. Upon acceptance by the Land Bank, a copy of the Contract (see draft attached) will be returned to the Contractor as their official notification of award. The Contract, however, shall not be in force until the Contractor has complied with all the requirements of insurance from the Land Bank set forth herein. By the execution of the Contract, the Contractor and the Land Bank hereby covenant in respect to any part of this Proposal and Contract. The Land Bank reserves the right to waive irregularities and to reject bids.

Bid Specifications / Proposal

Summary

The Ingham County Land Bank is seeking an experienced and responsible contractor to perform residential energy audit services on properties owned by Ingham County Land Bank. These properties may fall within the NSP-1, NSP-2, NSP-3, HOME, CDBG, HHF, U.S. Treasury, MSHDA, MEDC, Covid-19, Covid-19 CARES, Covid Variants, American Rescue Plan Act, Land Bank, Ingham County Housing Trust Funds, Ingham County Treasurer, State Land Bank Blight Elimination Grant, or other funding streams. The successful Respondent will meet all qualifications, including competitive pricing, as delineated in the attached proposal. All Respondents shall be screened through the federal System for Award Management (SAM), formerly known as Excluded Parties List System (EPLS), and Limited Denials of Participation list and, if listed, will not be eligible in accordance with their debarment stipulations.

The Land Bank is not in a position to determine in advance the actual number of audits to be performed during the term of the contract, but anticipates 5-12 rehabilitation and 50-100 new construction projects.

The successful Respondent shall provide all necessary facilities, materials, supplies, equipment, supervision, and personnel and other items and services to perform the services as defined in this RFP. The successful Respondent shall, at a minimum, be currently certified by RESNET and shall be adequately trained in the use of equipment for blower door testing and thermal imaging. Successful Respondent will have capacity and ability to provide clear, concise recommendations for rehabilitation/new construction to achieve ICLB's goals

Description

Pre-Rehabilitation Testing

The pre-rehabilitation evaluation shall include a review of the data collected from any previous energy audit or survey, any further required measurement and performance testing, combustion appliance testing, and a computerized simulation analysis of the home's energy performance and a calculation of the energy and environmental savings from improving the energy performance of the home. The performance analysis shall determine the scope of work for the home.

1. Inventory of all energy and water using equipment

Field survey of residential rooms to document all utility related equipment.

2. Inspection of building envelope characteristics and condition

Check insulation values in existing construction. Inspect the condition of the structure including walls, windows, doors, roof, and insulation relating to energy efficiency. Inspection shall include, but not be limited to, blower door testing, and thermal imaging.

3. Recommend energy saving opportunities

Based on the information gathered in the field, identify opportunities to save energy and provide probable construction costs, projected energy/utility savings, and simple payback analysis

4. Report

Prepare and provide a report which shall, at a minimum, include the following:

- Thermography report including results of thermal imaging & photographs of thermal imaged area with clear labeling
- Current Energy Star rating
- Recommendations for improving the energy efficiency of the residential structure, the approximate costs, the approximate savings and the payback period.

Post-Rehabilitation Testing

The post-rehabilitation evaluation shall include a review of the data collected from any previous energy audit or survey, any further required measurement and performance testing, and a computerized simulation analysis of the home's energy performance and a calculation of the energy and environmental savings from improving the energy performance of the home.

Post-rehabilitation testing shall include certified Home Energy Rating Certificates, or their equivalent.

New Construction Calculations & Verification

Successful Respondent shall be utilized to assist in the determination of methods and materials prior to construction of new construction homes in order to achieve a prescribed level of energy efficiency and provide a pre-construction rating report. Respondent shall also conduct a minimum of one site visit to determine that those methods and materials were properly installed and that the home meets the prescribed level of energy efficiency.

Qualifications

The successful Respondent shall, at a minimum, be currently certified by RESNET and shall be adequately trained in the use of equipment for blower door testing and thermal imaging. Successful Respondent will have capacity and ability to provide clear, concise recommendations for rehabilitation/new construction to achieve ICLB's goals.

Deliverables

Upon completion of pre- and post- rehabilitation audits, the firm shall provide an electronic copy to Ingham County Land Bank. The firm shall provide Energy Star calculations for new residential construction projects to achieve required ratings and provide an electronic report to ICLB; and at the conclusion of construction, perform a site visit and verify that developer/general contractor has achieved same and provide an electronic report to ICLB.

Scheduling

Successful Respondent shall be prepared to complete each pre-rehabilitation audit within ten (10) business days. Post-rehabilitation audits shall be completed within five (5) business days with a preliminary report available 48 hours after inspection. The final post-rehab report shall be provided as quickly as possible, including the Respondent's provider-approved HERS rating certificate. New residential construction calculations shall be completed

Bid Specifications / Proposal

Name of Contractor: _____

I/We propose to furnish all supervision, labor, materials, tools, equipment, and services required to complete the work in accordance with the specifications and conditions contained herein, including attachments thereto, in consideration of the "Contract Amount" which shall consist of the Proposal stated below accepted by the Ingham County Land Bank Fast Track Authority under their/their acceptance below and agree that this document and all attachments will constitute a contract upon acceptance by the Ingham County Land Bank Fast Track Authority.

\$ _____ Total Cost Per Property

_____ Hrs Average timeframe to complete

Authorized Signature of Respondent: _____

Name: _____

Title: _____

Date: _____

Certifications and Authorized Signatures

Return with your Proposal package

Upon notice of acceptance of this packet, Respondent will execute a Contract Agreement and deliver properly executed insurance certificates to the Land Bank within seven (7) days.

ADDRESS, LEGAL STATUS, AND SIGNATURE OF RESPONDENT

The undersigned does hereby designate the address, given below, as the legal address to which all notices, directions, or other communications may be served or mailed.

P.O. Box (if applicable): _____

Street: _____

City: _____ State _____ ZIP _____

Phone: _____ Fax: _____

Email: _____

The undersigned does hereby declare that it has legal status checked below:

- Individual Limited Liability Corporation (LLC)
 Partnership Corporation, State of Incorporation: _____

The names and address of all persons indicated in this Bid Proposal are as follows:

NAME	ADDRESS
_____	_____
_____	_____

This Proposal Packet is submitted in the name of

(Vendor)

Respondent hereby certifies that the information provided in their submittal to the Land Bank is accurate and complete, and they are duly authorized to sign. Respondent hereby certifies that they have reviewed the RFP in its entirety and accepts its terms and conditions.

Signed: _____ Date _____

Print name: _____

Title: _____

Local Vendor Certification

If applicable, return with your Proposal package.

To be considered for preference as operating a business within the legally defined boundaries of Ingham County, the vendor must register as a “registered local vendor”(RLV) by providing the Land Bank with a verifiable physical business address (not a P.O. Box) within Ingham County at which the business is conducted. This must be the site at which business operation take place. The Land Bank staff reserves the right to make a site visit to verify location and business activities.

Any person, firm, corporation or entity intentionally submitting false information to the Land Bank in an attempt to qualify for the local purchasing preference shall be barred from bidding on Land Bank contracts or a period of not less than three years.

If you believe you qualify as a local vendor, please provide the following information for verification. Please note that there are some exceptions to the local vendor rule. More information can be found at www.inghamlandbank.org.

Complete Legal Firm Name: _____

Company Physical Address: _____

Company Phone: _____

Company Website: _____

Name and Title of Person authorized to sign on behalf of your company:

Signature: _____

Date: _____

Certificate of Compliance with Public Act 517 of 2012

I certify that neither _____ (Company), nor any of its successors, parent companies, subsidiaries, or companies under common control, are an "Iran Linked Business" engaged in investment activities of \$20,000,000.00 or more with the energy sector of Iran, within the meaning of Michigan Public Act 517 of 2012. In the event it is awarded a Contract as a result of this Request for Proposals, Company will not become an "Iran Linked Business" during the course of performing the work under the Contract.

NOTE: IF A PERSON OR ENTITY FALSELY CERTIFIES THAT IT IS NOT AN IRAN LINKED BUSINESS AS DEFINED BY PUBLIC ACT 517 OF 2012, IT WILL BE RESPONSIBLE FOR CIVIL PENALTIES OF NOT MORE THAN \$250,000.00 OR TWO TIMES THE AMOUNT OF THE CONTRACT FOR WHICH THE FALSE CERTIFICATION WAS MADE, WHICHEVER IS GREATER, PLUS COSTS AND REASONABLE ATTORNEY FEES INCURRED, AS MORE FULLY SET FORTH IN SECTION 5 OF ACT NO. 517, PUBLIC ACTS OF 2012.

(Name of Company)

By: _____

Date: _____

Title: _____

Subscribed to and sworn before me,
a Notary Public, on this _____ day of _____, 2025.

_____, Notary Public
_____ County, State of Michigan
Acting in _____ County, Michigan
My Commission Expires: _____