



Town of Frisco, Colorado Request for Proposal for a Climate Action and Resilience Plan

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Maria Agazio
Business Development Specialist/
Sustainability Associate
(303) 898-6534
Magazio@Iconenergy.com
1905 Sherman Street, Suite 1040
Denver, CO 80203

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LETTER OF PROPOSAL & COMMITMENT



Town of Frisco
Attn: Hilary Sueoka
1 Main Street
PO Box 4100
Frisco, Colorado 80443

Dear Ms. Sueoka and the Selection Committee,

Iconergy is a full-service energy engineering firm that focuses on GHG Community Action Plans. We also offer a large array of energy management and sustainability solutions in a proactive and innovative way. Our team is passionate about educating our clients on the benefits and drawbacks of renewables, electrification, and innovative technologies that reduce resource consumption. Our experienced team is prepared and eager to build a partnership with the Town of Frisco (the Town). Over the last 11 years Iconergy has been in business, we have specialized in GHG emissions inventories, among other resource accounting services.

Reason to select Iconergy include:

Iconergy's experience is centered around climate action planning. Our engineers are highly trained Certified Energy Engineers, Professional Engineers and Sustainability Consultants who consistently help our clients identify climate actions, plan their execution, and verify their impact.

Iconergy has a proven track record of successful Greenhouse Gas emissions inventory projects Our team has curated an effective data collection and communication technique that allows us to successfully guide city's, towns, and other clients in accounting for their emissions and identifying the largest sources of emissions. Our team GHG Emissions inventory accounting opportunities through various lenses to ensure community-wide greenhouse gas emissions inventories help identify emission sources and reduction targets.

We have selected our project team based on expertise and experience. Our team represents extensive experience delivering hundreds of successful projects for cities, counties, special districts, and commercial facilities. We integrate past experiences to deliver innovative solutions that meet the unique needs of our clients and their facilities.

We have selected the following individuals for the Town's upcoming project.

Erik Jeannette, PE, CCP- Director of Engineering

Natan Simhai, CEM, BEMP- Project Manager

Grant Stump, PMP-Lead GHG Accountant

Jordan Johnson- Assistant GHG Account

Maria Agazio, LEED GA, TRUE Advisor, WELL AP- Sustainability Associate

*Public & Stakeholder Engagement Subconsultant- Colorado State University-
Institute for the Built Environment (IBE)*

We have included more about their experience and qualifications in Section 2.

Time commitment of key staff. Iconergy staff will commit the necessary time required to ensure the project is developed and delivered on time. We will ensure each staff member utilizes their experience to the fullest potential and provide the owner with a consistent, reliable point of contact for the life of the project. The following graph shows our proposed staff's expected time commitment and level of involvement. We have included more information on our staff's percentage of commitment in our proposed fee.

Iconergy read and understood the requirements of the RFP. Iconergy has reviewed and read the RFP. Our team has the ability and time to meet the scope of work requirements stated in the RFP.

We have worked with similar, tourism-based communities and are familiar with the Town of Frisco. As a Colorado based company, Iconergy has extensive experience implementing successful projects for similar high-altitude tour-based municipalities, government facilities and private entities throughout the State. We have worked in Aspen, Steamboat, Breckenridge, Golden and various other mountain towns. Our consultants are very familiar with Frisco as tourists and as active environmental stewards in the area.

Iconergy's previous experiences have shaped the way we do business now. . Most notably, our experience with an anonymous fortune 500 multi-billion-dollar pharmaceutical manufacturing company, that afforded us the opportunity to provide GHG inventories all over the globe, helped us develop a well-defined GHG inventory accounting process. This process allows us to accurately identify non-point source and point source emissions and provide realistic recommendations on how to reduce emissions. Our team also Assisted the City of Aspen with a Building Performance Standards Financial Impact Analysis project that reviewed the resource consumption of their building stock and how development of a building performance program would assist with emission and water use reduction. Iconergy's thousands of other experiences with implementing GHG reduction measures helps us paint a more complete picture for our clients throughout our climate action plans. We have learned to leave no GHG savings on the table by combing through enormous amounts of data, meeting with stakeholders who intimately understand the impacted areas and by reviewing our work through our design build lens to ensure that the reduction opportunities are creative yet realistic.

Why Iconergy: Iconergy is an award-winning firm that has received various sustainability leadership awards for 10 consecutive years from the State of Colorado. Our firm also holds itself accountable through an Environmental Management System (EMS) that we refine annually to further improve our own sustainability efforts. Some of the components of our EMS include, but are not limited to, conducting ASHRAE audits on our headquarters location, own and operate 100% plugin-hybrid EV (PHEV) fleet vehicles, institute Dark Sky lighting on all our retrofit projects, and actively reduce our construction waste via an aggressive recycling component of our operations. Furthermore, through our firsthand construction and project implementation experiences, our engineers are confident in their ability to make accurate recommendations that will achieve resource conservation goals in a cost-effective manner.

We look forward to discussing your goals and requirements, and we are excited about showing you how our team can meet and exceed your expectations.



Douglas R. Hargrave
President
DHargrave@iconergy.com
(303) 942-1684

2. QUALIFICATIONS

Project Understanding

Iconergy has undertaken a comprehensive review of the project invitation and related documents provided by the Town of Frisco. We recognize the unique challenges and opportunities inherent to developing a Greenhouse Gas (GHG) Emissions Inventory and Climate and Resilience Action Plan (CAP) for a community with Frisco's distinct characteristics. Below, we detail our understanding of the project's scope, objectives, and the critical factors that underpin our approach.

Unique Context of Frisco

Frisco's position as a rural resort town within Summit County, at an elevation of 9,097 feet and with a year-round population of 3,116 residents spread over 1.89 square miles, sets a unique backdrop for this project. Surrounded by Federal public land and Dillon Reservoir, and with its economy heavily reliant on tourism, Frisco faces distinct challenges in mitigating and adapting to climate change. The town's infrastructure, including its roadways, residential units, and public facilities, coupled with the seasonal influx of over 4 million visitors, presents both challenges and opportunities in achieving GHG reduction and enhancing climate resilience.

Project Goals and Objectives

The primary goal of this project is to develop a comprehensive and actionable Climate and Resilience Action Plan that aligns with Frisco's commitment to reducing GHG emissions and adapting to a changing climate. This involves creating a community-wide and municipal operations GHG Emissions Inventory to establish a baseline for future actions. The CAP will outline science-based pathways for energy conservation, emissions reduction, and climate adaptation strategies, incorporating both short-term and long-term goals.

A critical component of the project is to integrate the town's existing plans and strategies, such as the Energy Action Plan, Council Strategic Plan, and Community Plan, ensuring a cohesive approach to climate action that reflects Frisco's current needs and aspirations. Moreover, the plan will address gaps in the existing Community CAP, particularly around climate resilience, leveraging insights from the most recent Climate Equity Plan to ensure an inclusive and equitable planning process.

Acknowledging Frisco's Dynamics

We understand that Frisco has undergone significant changes since the adoption of the 2019 community CAP, influenced by global pandemic shifts, modifications to the state highway, and heightened awareness of sustainability and water needs. These changes underscore the need for a dynamic and flexible approach to climate action planning that can adapt to evolving conditions and incorporate new technologies and regulatory developments.

Our approach acknowledges the importance of community engagement in defining and prioritizing CAP goals, objectives, and strategies. We recognize that to effectively address Frisco's climate challenges, barriers, and solutions, we must engage a broad spectrum of stakeholders, including the small permanent resident population, the workforce, part-time residents, and tourists.

Compliance with DOLA Requirements

The project will comply with all requirements set forth by the Colorado Department of Local Affairs (DOLA), including the development of a GHG inventory that categorizes emissions by sector, establishing sector-based mitigation and adaptation priorities, and conducting a vulnerability assessment. Our planning process will prioritize inclusivity and equity, ensuring that strategies are accessible and beneficial across Frisco's diverse community demographics.

Project Team

Our staff possess an average of more than 20 years of experience providing professional energy engineering services. Our team represents extensive experience delivering hundreds of successful projects for schools, cities, counties, special districts, and commercial facilities. We integrate past experiences to deliver innovative solutions that meet the unique needs of our clients and their facilities.

Our team listed below have worked together on various GHG Inventories and Climate action plans for fortune 500 companies, and Colorado owned businesses alike. They have the ability to engage and manage various key stakeholders and to collect and synthesize dense data sets. They provide clear actions in climate plans and accurately model GHG reduction outcomes. Grant Stump will be leading the majority of the GHG accounting work, and his resume reflects his extensive experience. The team resumes aim to show a variety of experiences from GHG accounting to Master plan creation to implementation and verification of impact.



Our proposed team resumes can be found on the following pages.



Erik Jeannette, PE, CCP **Director of Engineering** **Boulder, Colorado**

Professional Summary

Having more than 25 years of industry experience, Erik has managed projects as well as teams for commissioning, monitoring-based commissioning, retro-commissioning, energy audits, and HVAC DDC Design projects. His work includes a wide array of energy engineering and research projects from many sectors of the industry including the development and implementation of energy saving sequences of operation; design, installation, programming and commissioning HVAC energy management systems and utility monitoring systems; and extensive mechanical and electrical equipment knowledge. At Iconergy, Erik's role is to lead energy engineering efforts, manage and develop projects, and provide overall quality control of the engineering work produced. Erik's extensive technical expertise coupled with his drive for customer satisfaction has lead to a long history of project success.

Previous Experience

International Professional Services Firm **New York, NY**

Oversaw greenhouse gas accounting and consulting services for a Fortune 500 company. Services included producing a verified Scope 1, Scope 2, and Scope 3 greenhouse gas inventory as well as consulting on CDP responses, carbon neutrality attestation, and inventory management strategies.

Colorado Mesa University, Energy Master Planning **Grand Junction, Colorado**

Evaluation of campus-wide energy efficiency, renewables, sustainability and opportunities for improvements and cost reductions. Project also included evaluation/recommendations for utility metering strategies to reduce costs and improve efficiency and sustainability.

Colorado Department of Public Health and Environment **Denver, CO**

Performed more than 20 projects for their Headquarters, three building on campus, and laboratory spaces. Services Iconergy staff have performed include implementing an energy management program, energy and water audits, lighting assessments, renewable energy assessments, commissioning, retro-commissioning, monitoring-based commissioning with SkySpark to verify energy savings, and consulting.

Areas of Expertise

- ✓ ASHRAE Level II Energy Assessment
- ✓ Retro-Commissioning
- ✓ Commissioning
- ✓ Monitoring Based Commissioning
- ✓ Green Globe Consulting
- ✓ CHPS Consulting

Education

Master of Science, Building Systems Program
University of Colorado Boulder

Bachelor of Science, Environmental Engineering
University of Colorado Boulder

Accreditations

Colorado Registered Professional Engineer: #37305

Wyoming Registered Professional Engineer: #18055

Montana Registered Professional Engineer: #PEL-PE-LIC-70623

Certified Commissioning Professional
Building Commissioning Association



Natan Simhai, CEM, BEMP Project Manager Denver, Colorado

Professional Summary

Natan Simhai is a versatile engineer with over six years of experience in energy engineering and data analysis for the energy conservation and renewables industries. He specializes in using the SkySpark analytics platform to develop tools for monitoring-based commissioning and energy dashboarding, enabling clients to

access crucial energy and building data efficiently. Natan has conducted on-site work for energy audits and retro-commissioning projects across diverse building types, providing in-depth energy-savings analyses to guide facility upgrades. He utilizes various analytical tools, including Energy+ and OpenStudio for building simulations, SkySpark and Excel/VBA for data analytics, and Python for programming.

Previous Experience

Denver Health and Hospital Authority Denver, CO

Assessed Full Scopes 1, and 2 with a screening level of Scope 3 for a large regional hospital system in Denver, CO. Services included data collection, refinement, and consulting, as well as providing expertise in reducing GHG emissions and inventory best practice.

Colorado Department of Public Health and Environment, Denver, CO

Performed more than 20 projects for their Headquarters, a three building campus, and laboratory spaces. Services Iconergy staff have performed include implementing an energy management program, energy and water audits, lighting assessments, renewable energy assessments, commissioning, retro-commissioning, monitoring-based commissioning with SkySpark to verify energy savings, and consulting.

Clear Creek County Georgetown CO

Participated in an energy performance contract and capital improvement plan for this small county's facilities in central Colorado. The project received additional funding through Iconergy's leadership and the completed project totaled \$3M. Sites included the courthouse, animal shelter, sheriff's facility, health clinic, transportation and first responder facilities, waste transfer facility, and various office spaces. Energy efficiency, capital improvements, and renewable energy measures formed the backbone of the project.

Areas of Expertise

- ✓ Energy and building data analysis
- ✓ Energy savings calculations
- ✓ Whole-building energy modeling
- ✓ DSM Program planning and evaluation
- ✓ Data analytics in Excel and VBA
- ✓ Research and report writing

Education

Bachelor of Science, Bioengineering
University of Maryland

Certifications

Certified Energy Manager
Association of Energy Engineers

Building Energy Modeling
Professional
ASHRAE

SkySpark Essentials Training
SkyFoundry



Grant Stump, PMP Lead GHG Accountant Boulder, Colorado

Professional Summary

Grant has been managing high-value projects since 2014, serving corporate, local government, and nonprofit clients. With a background in carbon management and business administration, he specializes in greenhouse gas accounting and sustainability consulting. At Iconergy, Grant leads greenhouse gas accounting efforts, tracks client emissions, and manages sustainability projects. His strong project management skills, client focus, and sustainability expertise make him a valuable contributor to client projects.

Previous Experience

International Professional Services Firm New York, NY

Provided greenhouse gas accounting and consulting services for a Fortune 500 company. Services included producing a verified Scope 1, Scope 2, and Scope 3 greenhouse gas inventory as well as consulting on CDP responses, carbon neutrality attestation, and inventory management strategies.

Denver Health and Hospital Authority Denver, CO

Assessed Full Scopes 1, and 2 with a screening level of Scope 3 for a large regional hospital system in Denver, CO. Services included data collection, refinement, and consulting, as well as providing expertise in reducing GHG emissions and inventory best practice.

City of Golden, Building Code Roadmap Golden, CO

Managed and drafted a building code roadmap for a front range city that focused on achieving sustainability goals and enhancing sustainable building practices. Work included coordinating with stakeholder engagement partners and collecting feedback from multiple workshops to present relevant, impactful strategies to reduce emissions from buildings within the city.

Clear Creek County, Electrical Vehicle Planning Georgetown, CO

Coordinated, managed, and developed an Electric Vehicle Readiness plan for a mountain county, providing recommendations for the increased adoption of electric vehicles and electric vehicle infrastructure within the county. Management responsibilities included overseeing wide-ranging community engagement efforts, plan development, and schedule management.

Areas of Expertise

- ✓ Greenhouse Gas Accounting
- ✓ Carbon Management
- ✓ Project Management
- ✓ Climate and Business Resiliency
- ✓ Electrification
- ✓ Sustainable Business

Education

Master of Business Administration,
Colorado State University

Bachelor of Science, Psychology,
Colorado State University

Accreditations

Project Management Professional
Project Management Institute,
ID #3012205

Carbon Management Certificate,
Colorado State University



Jordan Johnson

GHG Analyst

Boulder, Colorado

Professional Summary

Jordan, an experienced professional, has been specializing in the Skyspark platform, and continuous improvement of monitoring-based commissioning systems for large commercial campuses and data centers since 2019. Their expertise extends to implementing machine learning in predictive maintenance programs and developing energy management and business intelligence dashboards using real-time building data. With a strong background in refrigeration engineering and equipment design, Jordan excels in maintaining building mechanical equipment and proactively identifying issues. At Iconergy, Jordan is a valued member of the MBCx team, driving energy efficiency through operational data and building energy models.

Previous Experience

Anonymous Technology Company **Boulder, CO**

Continuous monitoring, maintenance, and energy evaluation using SkySpark and Optimum Energy for comfort cooling and heating equipment, central utility plants, and energy driven projects with a focus on GHG reduction for a 2.5 million square foot campus.

Ecolab **Various Locations**

Performed energy performance contracting services, investment grade audit, and energy audit for multiple laboratory spaces.

Anonymous REIT, Commercial Real Estate **Various Locations**

Participated in energy modeling, LEED consulting, and energy star requirements for various commercial real estate sites.

Colorado Department of Personnel and Administration **Denver, CO**

Performed energy engineering services for nearly 20 state-owned facilities as part of a \$2.2 million energy performance contract.

Anonymous Technology Company **Boulder, CO**

Extensive energy modeling as part of the project to replace the three largest cooling tower cells serving the primary central utility plant.

Areas of Expertise

- ✓ Monitoring Based Commissioning
- ✓ SkySpark
- ✓ PowerBI
- ✓ Green House Gas Accounting

Education

Bachelor of Science, Mechanical Engineering,
Colorado School of Mines



Maria Agazio, LEED GA, TRUE Advisor, WELL AP Sustainability Associate Boulder, Colorado

Professional Summary

Maria collaborates with governments, education facilities, and housing clients to implement energy-efficient projects. She specializes in solar procurement, design, and installation. Maria has co-authored strategic sustainability plans focusing on renewable energy and efficiency. As a co-founder of a solar non-profit, she provides access to renewable energy for low-income communities. Maria is experienced in sustainability rating systems like LEED, WELL, and Eco Districts, and excels in identifying and documenting sustainability benchmarks, conducting life cycle assessments, managing budgets, ensuring resiliency, and establishing objectives to help our clients achieve efficiency and emission reduction goals.

Previous Experience

City of Golden, Building Code Roadmap Golden, CO

Managed and drafted a building code roadmap for a front range city that focused on achieving sustainability goals and enhancing sustainable building practices. Work included coordinating with stakeholder engagement partners and collecting feedback from multiple workshops to present relevant, impactful strategies to reduce emissions from buildings within the city.

Goodman Manufacturing, Sustainability & Energy efficiency Consulting Denver, CO

Created a [GHG HVAC Emission Calculator](#) for REITs to use to assess the impact of their HVAC. Created GHG models that helped clients visualize how different SEER could impact their overall emissions as well as reduce their energy bills. Specified mechanical equipment for commercial and residential properties (HVAC, plumbing and appliances).

Anonymous Pharmaceutical Company Various National and International Locations

Managed and Developed ASHRAE Level III energy and water audits on sixteen commercial buildings including pharmaceutical facilities such as labs, office, mixed use campuses, and manufacturing sites. Audits focused on identifying greenhouse gas emissions, water expenditures and providing feasible solutions to reduce the emissions and resource consumption at each facility. Scope I and Scope II emissions were evaluated and quantified for each location.

Areas of Expertise

- ✓ Sustainability Consulting
- ✓ Energy Efficiency
- ✓ Data Collection and Analysis
- ✓ Waste Diversion

Education

Bachelor of Science, Environment & Sustainability
Western Colorado University

Bachelor of Arts
Business Administration
Western Colorado University

Accreditations

LEED Green Associate
U. S. Green Building Council

TRUE Advisor
Green Business Certification Inc

WELL AP, International
WELL Building Institute

Zero Waste Lead
Certified Post Land Fill Action Network

EcoDistricts AP
EcoDistricts International

Use of Sub-Consultants

Iconergy will be the prime consultant on the Town's upcoming project. In addition to the Iconergy team, Institute for the Built Environment (IBE) will serve as a subconsultant focused on public and stakeholder engagement. IBE is based in Fort Collins and has direct experience with municipalities and community engagement.

IBE FIRM OVERVIEW

IBE brings more nearly 30 years of thought leadership and expertise in facilitation and systems thinking related to social and environmental sustainability grounded in the places where we live, work, and learn.

The Institute for the Built Environment (IBE) at Colorado State University (CSU), founded in 1994, brings a long history of thought leadership and expertise in facilitation and integrative design processes that advance the development of healthy, high-performing communities and built environments. Driven by CSU's land-grant mission, we support Colorado teams and communities by bringing research to practice. IBE specializes in helping communities create healthy, thriving places through social science, interdisciplinary collaboration, inclusive stakeholder engagement, effective communications, and detailed program development, implementation, and evaluation. We believe that effective group and community processes are essential to delivering the best results.

IBE creates positive outcomes for teams and places through catalyzing powerful collaborations between people, organizations, and sectors.

We focus on people, place, and potential. We have successfully guided hundreds of project teams, organizations, and public conversations that result in shared vision, effective solutions, and community buy-in. Our success is grounded in understanding and working from the unique culture, physical location, and local context for every client on every project.



IBE delivers value by structuring, guiding, and facilitating collaborative processes that focus on place-based sustainability, climate transitions, and equity.

IBE supports and elevates social and environmental sustainability efforts through applied research and working across disciplines and sectors toward effective solutions. We design and deliver multi-year programs and engagement efforts that help Colorado communities realize their potential – together. Central to all our work and our professional practice is leading effective collaboration between diverse audiences, across sectors, and across varied technical expertise. The result are solutions that improve decision-making and outcomes for people and the planet. We bring together subject matter experts from inside the university and in our communities to ask powerful questions, identify opportunities, and deliver results.



Community Engagement & Facilitation

Interdisciplinary team facilitation, working groups, equity outreach, urban planning; general and technical audiences.



Custom Sustainability Programs

Strategic planning, program development and management, behavior change, education; public, private, non-profit.



Healthy Green Buildings

Integrative design process, high performance buildings and neighborhoods, pre- and post-occupancy surveys; SMEs, developers, designers, occupants.



Applied Research

Social science, systems change, survey design, data analysis and visualization, program evaluation; interdisciplinary teams and intersectoral teams.

STAFF BIOS



Clayton Bartczak | IBE Project Manager

Clayton is a Community Engagement & Sustainability Specialist for the Institute for the Built Environment at Colorado State University. An eternal optimist and open communicator, Clayton believes we will successfully meet today's most pressing challenges through a combination of authentic connection, compassionate communication, and recognition that we stand to gain much more working together than in competition.

Clayton's project management and community engagement expertise is informed by over a decade of experience as a green building consultant at a Denver woman-owned business; service as a volunteer team leader with Habitat for Humanity's Global Village program, where he has led 10 teams on build trips around the world; and five years on the board of the US Green Building Council's Colorado Chapter, where he initiated and helped lead a diversity and inclusivity task force. Clayton enjoys using his professional working proficiency in Spanish to connect with native Spanish speakers in diverse settings from the construction site to the board room.

Jennifer Schill



Jennifer serves as a Senior Sustainability Manager for the Institute for the Built Environment at Colorado State University. An implementer by nature, Jen thrives on helping organizations, municipalities, and interdisciplinary teams transform strategic vision into impactful projects. At IBE, Jen leads a variety of organizational sustainability, community engagement, and education initiatives, including behavior change programs. She manages survey services, including community and organizational surveys related to climate action, behavior change and building occupancy surveys that help clients understand how building design and programming are impacting occupant health and wellbeing.

Jen's project management expertise spans green building, biomimicry, education, website development, communications, marketing, and ecology. A jack of many trades, Jen has previously worked at the Biomimicry Institute, the U.S. Green Building Council, the Center for Living Environments & Regeneration, a land trust, and an aquatic entomology lab, and she has provided consulting services to a variety of conservation nonprofits.

Josie Plaut



Josie Plaut serves as the Associate Director for the Institute for the Built Environment at Colorado State University. Josie helps project teams, communities, and organizations realize their goals and aspirations through designing and delivering effective group processes. Josie is known for framing complex issues, working across boundaries, and elevating collective thinking. Her work is driven by the belief that positive change is possible when we focus on evolving relationships with each other and the places where we live

and work.

Josie has designed and delivered hundreds of workshops, strategic planning processes, organizational development programs, and a variety of public and stakeholder engagement initiatives. Her current work is focused on climate response, equity, community planning, transportation, and regenerative business. She is a published and cited author on the topics of regeneration, sustainability, and green building, and is regularly a featured speaker for regional, national, and international events and conferences. Josie is a lineage member of the Carol Sanford Institute, former faculty for The Regenerative Practitioner Series at the Regenes Institute for Regenerative Practice, and a Patterson Center Certified StratOp Facilitator.



Elicia Ratajczyk, Ph.D.

Elicia is a Research Scientist and Network Facilitator at the Institute for the Built Environment at Colorado State University. Her work focuses on understanding the roles that humans play in shaping places through design, decision-making and collaboration. Elicia helps to support and lead diverse teams in collaborative and integrative processes that are meaningful to communities in Colorado and beyond. Through a combination of science and professional practice, Elicia facilitates group collaboration and team science, and leads social and multiplex network analysis, systems thinking and mapping, content analysis, and social science methods such as surveys, interviews, and focus groups to further understanding of complex and interdependent systems at a variety of scales. Elicia believes strongly in the power of collaboration and loves helping groups of people work together to co-create the futures they imagine for themselves and their communities.

Elicia completed her Ph.D. in Environmental Social Science with a concentration in Complex Adaptive Systems at Arizona State University in 2018. She holds a Masters in Architecture degree and graduate certificates in Sustainable Urban Infrastructure Systems and Historic Preservation, and a Bachelors in Environmental Design from the University of Colorado.

Previous Experience Preparing Climate Action and Resilience Plans

Iconergy has demonstrated its expertise in creating detailed, accurate GHG inventories and accompanying Climate Action Plans. These plans include financial analysis and sustainable energy solutions across all sectors including buildings, energy transportation and waste. Our mountain region expertise is highlighted in the case studies provided and in various other projects. Iconergy consistently plans, designs, and executes climate action and GHG reduction plans account for high altitude mechanical systems, heat recovery, recirculation of cooling and various other high altitude resource conservation techniques. Specifically in 2023, the company collaborated with the City of Aspen on the “Building Performance Standards Financial Impact Analysis” project. The goal was to support Aspen’s commitment to achieving net- zero greenhouse gas emissions by 2050. Iconergy conducted GHG calculations via ASHRAE Level II energy audits that also provided ROI calculations and budgets for energy conservation measure projects. These audits were conducted on various buildings, including multi-family, mixed-use retail, and community centers. The findings were presented to the City’s committee, providing accurate data to assist in developing energy and GHG reduction targets.

In 2021, Iconergy conducted a Global GHG inventory for a fortune 500 Pharmaceutical company that analyzed all of their manufacturing sites. In this project we worked in various diverse regions worldwide including in California, Ireland, United Kingdom and several other countries. We were able to communicate effectively with key stakeholders at each site and develop a catered emission reduction plan for each site that took into account the larger GHG reduction goals that we helped the client craft. Since 2020, Iconergy has also provided GHG accounting and Science Based Targets goal setting services for a Fortune 500 Professional services firm, helping to determine BAU scenarios and reduction pathways to achieve targets. Additionally in 2019, Iconergy engaged with an anonymous Real Estate Investment Trust (REIT) for GHG accounting, sustainability consulting, financial impact assessments, utility bill predictive analysis, energy/water data collection, energy modeling, and acquisition and renovation manual projects. The client, under NDA, received services ranging from remote audits for capital improvement planning to energy modeling on new developments. Iconergy’s involvement extended to evaluating and selecting energy conservation technology and providing portfolio reviews for energy conservation capital projects. The company also conducted a solar PV feasibility study and cost analysis, showcasing a comprehensive approach to sustainable solutions.

Furthermore, on a city-wide scale, Iconergy played a crucial role in Clear Creek County’s initiatives in 2022 with the “Electric Vehicle Readiness Plan and Level 2 Charging Stations Installation” project. Serving as a longtime decarbonization partner for the county, Iconergy developed an Electric Vehicle Readiness Plan funded by a DOLA grant from the State of Colorado. The plan included the financial analysis for the installation of Level 2 EV charging hubs and the assessment of various county fleet vehicles for potential EV replacement. The project showcased Iconergy’s ability to engage key stakeholders, conduct telematics studies, and deliver tailored, impactful goals and action steps for the county’s electrified transportation future. Additionally, Iconergy installed Blink Level 2 EV chargers across different sites, addressing electrical infrastructure upgrades and adhering to strict historical design requirements. The successful implementation and commissioning of the chargers demonstrated Iconergy’s commitment to advancing sustainable and decarbonized solutions.

Local Knowledge of the Town of Frisco

Iconergy has performed a commissioning project in the Town of Frisco. We have done extensive work in the neighboring community of Breckenridge. Please refer to our “Experience Working in the Colorado Mountains” list on the following page. In our work with similar communities with tourism-driven economies, Iconergy has learned the value of a tailored approach to planning, rather than taking a one-shoe fits all approach. Especially for strategic plans, we have learned that it is critical to identify and utilize community strengths to enhance the planning process and customize towards the individual realities within a given community. This approach has allowed us to successfully work with and build strong, recurring relationships with numerous mountain

communities. We look forward to bringing this bespoke approach to the Town of Frisco's project.

Experience Working in the Colorado Mountains

Iconergy's past and current projects include a wide variety of public and private entities throughout the Colorado Mountains. Our projects range from small to large, simple to complex, and from single buildings to multiple-building campuses. These include government buildings, laboratories, academic buildings, libraries, hospitality venues, and medical buildings.

Specific clients our personnel have worked with include:

- ✓ Aspen School District
- ✓ Beaver Run Resort & Conference Center
- ✓ Breckenridge Grand Vacations
- ✓ City of Aspen
- ✓ Clear Creek County
- ✓ Clear Creek Metropolitan Recreation District
- ✓ Colorado Mesa University
- ✓ Dolores County School District RE-2J
- ✓ Eagle County Charter Academy
- ✓ Eagle County Re 50 School District
- ✓ Frisco Medical Office Building
- ✓ Glenwood Springs
- ✓ Medical Buildings (Grand Junction)
- ✓ Mesa County Library District
- ✓ Park County School District
- ✓ Pitkin County
- ✓ Private Hospitality Company (Aspen, Copper Mountain, Steamboat Springs, and Vail)
- ✓ Routt County
- ✓ Steamboat Springs School District
- ✓ Steamboat Springs Ski Resort
- ✓ Town of Breckenridge
- ✓ Town of Center
- ✓ Town of Dolores
- ✓ Two Rivers Community School – Glenwood Springs
- ✓ Vail Public Library
- ✓ Western Colorado University

Similar Project Profiles

Iconergy has extensive experience providing energy related services to facilities and portfolios similar to the Town's upcoming project. On the following pages, the projects were selected based on the Town's request to see previous projects that are similar to climate action and resilience planning services.

Steamboat Ski Resort, GHG Analysis and Facility Goal Setting

Steamboat, CO

Assisted a Mountain Resort with Climate Action Planning and GHG Inventories.



Project Description: Steamboat Ski Resort hired Iconergy to assess the energy usage and greenhouse gas (GHG) emissions at their 1,000,000+ SF Steamboat Grand Hotel property located at 2300 Mt Werner Circle in Steamboat Springs, CO. The intent of this project is to assist Steamboat in setting future GHG emission reduction targets through energy conservation and electrification opportunities. To develop this list of opportunities, the team performed a remote or desktop audit of the facility through investigation of data provided by the Steamboat staff; Iconergy reviewed building construction drawings, collected, and analyzed utility bill data and trend data, interviewed facility staff, and conducted preliminary engineering analysis. This effort allowed for estimation of potential GHG emission reductions and energy savings as well as approximate costs of proposed activities and improvements.

The Facility Emission Reduction Plan used science-based targets to provide a road-map of energy conservation projects, electrification retrofits, and facility improvements with the goal of reducing GHG emissions in the most efficient and cost-effective manner. Energy conservation measures (ECMs) and GHG savings opportunities were also identified at this site and are presented in this report. All energy and GHG savings were calculated assuming each project was implemented in isolation; the savings of the ECMs listed are interdependent in some cases and mutually exclusive in others.

Services Performed: GHG Inventories, Science Based Target Identification, Climate Action Planning, and Project Cost Evaluation

Reference: Sarah Jones, Director of Social Responsibility, Steamboat Ski Resort, sajones@steamboat.com, (303) 388-6981

Iconergy Project Team: Grace Butler, Josh Decker, and Grant Stump

Colorado Mesa University, Energy Master Planning

Grand Junction, CO

*Energy Master Plan and
Implementation.*



Project Description: Iconergy was selected to provide Energy Master Planning Services for Colorado Mesa University. The scope included evaluation of campus-wide energy efficiency, renewables, sustainability and opportunities for improvements and cost reductions. The campus operates its electric distribution system for the core campus and Iconergy evaluated the opportunities and recommendations for renewables and other utility metering strategies to reduce costs and improve efficiency and sustainability.

Iconergy completed comprehensive benchmarking on their utility data and evaluated rate and purchase options. Moreover, Iconergy provided turnkey installation for a campus-wide sub-metering system, which included gas and electric meters. In addition, Iconergy evaluated solar PV opportunities for on-building distributed generation and a 2MW off-site system connected directly to the utility distribution system and submitted the system for bid to the Xcel Community Solar Gardens Program.

One immediate outcome of the Master Plan was to provide sub-metering information for facilities throughout the university's portfolio. Iconergy designed and installed a sub-metering system that allowed the university to have visibility at both the building level and within buildings (e.g., spaces leased by concessionaires) for the first time, which then allowed for controls optimization.

Services Performed: Energy Master Planning

Reference: Keegan Pfeiffer, Resource Conservation Manager, Mesa County Valley School District 1 (formerly with CMU), kpfeiffe@d51schools.org, (970) 254-5100 ext. 11178

Iconergy Project Team: Erik Jeannette



City of Golden, Decarbonization Building Code Road Map

Golden, CO

Created a 5-Year Policy Road Map



City of
Golden

Project Description: Iconergy provided policy and code consulting to the City of Golden (the City) in 2021-2022. This project was 6 months long and consisted of a historic review of the City's codes, guiding principles, target energy savings, community preferences and many other items that contributed to the creation of a 5-year policy roadmap. Iconergy worked with Lotus consulting to review current building codes and building stock characteristics within the city boundaries.

Iconergy-Lotus Team evaluated the codes and ordinances nationwide of cities with similar demographics and climates who also had the objective to reduce their GHG emissions. Once a list of applicable policies, codes and behavioral changes were compiled, stakeholder meetings were held with key community members including developers, building owners, city staff etc. The preferences and tolerance for governance over buildings was gauged and voted on by the community members at these public meetings. Along the way, the City's preexisting sustainability goals and community guiding principles were taken into consideration when evaluating prescriptive and performance paths.

Once all 5 community engagement meetings were concluded and voted were tallied, Iconergy created a 5-year code roadmap that included code recommendations, code overlays and estimated GHG reductions.

Services Performed: Code and Policy Consulting, Building Stock Review, and Policy and Program Roadmap Creation

Reference: Theresa Worsham, Sustainability Manager, City of Golden, (303) 384-8117, tworsham@cityofgolden.net

Iconergy Project Team: Erik Jeannette, Grant Stump, Natan Simhai, and Maria Agazio



City of Aspen, GHG Review, ASHRAE Level II Audits

Aspen, CO

*Performed Auditing in a Mountain Town
Community.*



Project Description: The City of Aspen has set a goal of net zero greenhouse gas (GHG) emission by 2050 and as part of that effort is developing energy and GHG reduction goals for all buildings in the City. Iconergy was hired to assist this process by performing ASHRAE Level II energy audits on a sample of buildings to identify energy saving opportunities and estimate the associated true cost and savings numbers. The buildings audited represent a variety of building types including multi-family, mixed-use retail, and community center and included both city- and privately-owned facilities. The opportunities identified at the sample buildings are meant to translate to the remaining buildings in Aspen.

Savings estimates were calculated using either whole building energy modeling or spreadsheet calculations and were tailored to the characteristics of each building. The cost estimates were developed to account for the increased costs of doing construction in a mountain location.

Finally, a presentation was given to the City's committee to present the findings and to answer outlying questions about the analysis and results. The goal of this study is to provide accurate data to the City to aid them in developing energy and GHG reduction targets.

Services Performed: ASHRAE Level II Energy Audits

Reference: Clare McLaughlin, Sustainability Programs Administrator, City of Aspen,
(970) 379-4845, clare.mclaughlin@aspen.gov

Iconergy Project Team: Grace Butler



Anonymous Pharmaceutical Company

Worldwide

Global Greenhouse Gas, Water Audit (ASHRAE III) and Retro-Commissioning.



Project Description: Iconergy conducted ASHRAE Level III energy and water audits on sixteen commercial buildings including pharmaceutical facilities such as labs, office, mixed use campuses, manufacturing sites, et cetera. These facilities were in California, Seattle, Canada, Ireland, and the United Kingdom. Our audits focused on identifying greenhouse gas emissions, water expenditures and providing feasible solutions to reduce the emissions and resource consumption at each facility. Scope I and Scope II emissions were evaluated and quantified for each location.

The baseline energy and water consumption for each site was split into consumption rates reporting total consumption and percent split relative to the total “criteria level 1” across the site. The report of consumption data was reported as both total savings and percentage savings relative to the baseline of the appropriate consumer group. Capital costs were also reported as both total costs and the benchmark cost relative to the quantity of consumption reduction.

In addition to the many capital projects, most of the facilities had retro-commissioning opportunities identified and quantified by Iconergy. The client and Iconergy are currently developing the RCx implementation plan with the expectation to begin RCx implementation later in 2023.

Services Performed: ASHRAE Level III Energy Audits & GHG Accounting

Reference: Client under NDA, please contact Iconergy for more information.

Iconergy Project Team: Maria Agazio, Erik Jeanette, Natan Simhai, and Mark Stetz

IBE Previous Experience



Urban Renewal Priorities | Fort Collins, CO

Client: Fort Collins Urban Renewal Authority

Reference:

Clay Frickey, Interim Planning Manager

P: 970.419.2517

E: cfrickey@fcgov.co

Fort Collins Urban Renewal Authority (URA) called on IBE to engage diverse, representative stakeholders in identifying strategic priorities for the use of URA funds in the City's North Fort Collins Plan area. IBE designed and delivered community and stakeholder engagement efforts for the North Fort Collins and Prospect South Urban Renewal Plan Areas. Both projects included broad community and stakeholder engagement that resulted in community-identified redevelopment priorities. For the North Fort Collins Plan Area, IBE partnered with La Familia and its Mi Voz group (a civic engagement and leadership development program) to engage members of the Latinx community. For both projects, we engaged community members and key stakeholders through a process of asset mapping, ideation, and prioritization of how the URA should invest its funds to best serve the community. IBE led in-person and online working group meetings and community forums and developed, implemented, and analyzed an online survey. The URA is using results from the community engagement efforts to define its investment strategy for each plan area.



Climate Action & Just Transitions | Longmont, CO

Client: City of Longmont

Reference:

Lisa Knoblauch, Sustainability Program Manager

P: 303.651.8403

E: lisa.knoblauch@longmontcolorado.gov

IBE facilitated the City of Longmont's Climate Action Task Force and Just Transitions Plan Committee on an accelerated timeline to meet the urgency of a resolution passed by City Council that declared a climate emergency. IBE collaborated with City Sustainability staff to guide the two groups through the process of developing equitable climate action recommendations in response to the resolution. IBE facilitated the entire process – incorporating a credible just transitions, social justice, and equity lens – including community engagement activities specifically focused on historically underrepresented communities. IBE designed and delivered the public outreach strategy, messaging and collateral, community events, and a bilingual public-facing questionnaire that we analyzed (356 responses) to inform working group recommendations. IBE also structured and managed the process for developing and reviewing recommendations, leading the group toward consensus for recommendations to Council.

3. METHODOLOGY & APPROACH

Iconergy's Approach to the Scope of Work

Task 1: Project Management

Coordinate Meetings and Establish Project Expectations

Project initiation will commence with a pivotal kickoff meeting involving key City staff contacts to gain a comprehensive understanding of project objectives, expected timelines, and stakeholder expectations. Subsequently, a well-rounded project team will be established, consisting of experts proficient in greenhouse gas emissions, environmental policy, community engagement, and data analysis. This initial phase will serve as the foundation for the project's overall success by ensuring alignment with the City's goals and the availability of the necessary expertise.

Establish Project Schedule and Deadlines

As a well-established sustainability and energy provider, Iconergy understands the complexity, challenges and problems involved in planning and performing this effort. Factors that influence the complexity include the number of individuals and teams involved and the risks associated with failure to deliver on time, on budget or at the level expected by stakeholders. Together, these dynamics can create a high-pressure environment without proper coordination and communication.

Fundamentally, Iconergy approaches these challenges by (a) building relationships with key partners based on transparent communication and (b) implementing sensible processes and systems to support those relationships. We convene meetings with the right participants at the right time to develop a shared understanding of the project components and contributors. We treat people like the professionals that they are and identify ways to make them the best that they can be. Through our proactive communication and program support, Iconergy will reduce costs and solve issues as early as possible for the owner.

Provide Project Coordination

The Town will receive a dedicated project manager who will be their main point of contact. This team member will coordinate all meetings site visits and review sessions. Further, Iconergy has a very transparent team structure, and you will be provided all of the contacts to our executive team if you have any high-level questions or needs. Iconergy's staff have provided thousands of successful sustainability and energy planning efforts.

Task 2: 2023 GHG Emissions Inventory and Comparison to Baseline

Approach

Iconergy takes a comprehensive approach to GHG Inventories to ensure an accurate and useful inventory is produced. Our first steps are a process of data discovery followed by an assessment of data quality. After data quality is evaluated, we build calculation methodologies around the existing data and produce a final, calculated GHG inventory. For the Town, Iconergy will build the inventory to establish a baseline of which sectors, including residential, commercial, transportation, and waste contributions are considered. Furthermore, Iconergy agrees that sector-based mitigation priorities, goals and strategies for cutting emissions are essential.

Activities

Research and Establish Parameters

- Establish parameters defining boundaries of inventory.
- Research and Identify relevant emissions and data sources.
- Determine activity data and emissions factors.
- Develop collection protocols and engage data owners to collect available data.
- Evaluate calculation methodology for each category based on available data.
- Create Data Collection archive consisting of activity data, estimation parameters, emissions factors.

Materiality Assessment

- Develop initial calculation/data screen for all relevant categories.
- Identify material categories.
- Identify high priority emissions sources.

Calculation Methodology & Management Framework

- Outline data collection and management roadmap.
- Provide data collection templates for current and future use.

Calculate Complete Emissions Inventory for 2023

- Identify and collect scope final data, in alignment with selected management frameworks.
- Calculate complete inventory for each relevant category for chosen data year.
- Compile data model and develop analytics to report summary results.
- Provide calculated inventory and underlying data for the Town.

Deliverables

- Calculated GHG Emissions Inventory by category with summary analytics.
- Data Collection archive of activity data, estimation parameters, emissions factors.
- Documentation of methods, findings, and recommendations.
- Presentation of results to Town Staff.

Task 3: Existing Conditions Analysis

Approach

Iconergy will work with the city to gather all public and privately held GHG reduction plans from city staff and key stakeholders. As part of the later mentioned vulnerability study, Iconergy will evaluate climate trends and Frisco's projected natural hazards. Also as part of the resiliency study, also mentioned in detail later in this approach, Iconergy will outline hazard mitigation strategies for key community resources. The Existing conditions analysis will include an account of the current conditions, projected conditions and vulnerabilities, and resiliency strategies for the Town.

Activities

Vulnerability Study and Resilience Plan

- Draw on Community Engagement insight
 - Pull information from the community engagement process with the public and key community stakeholders. Iconergy and our engagement partner IBE will conduct interviews with key community stakeholders, including local government officials, business leaders, residents, and representatives from essential services.
 - Organize community workshops and forums to gather input and insights on perceived vulnerabilities and potential resilience measures.
- Risk and Vulnerability Assessment
 - Using the Vulnerability Assessment and Adaptation Framework from the U.S. Climate Resilience Toolkit Iconergy will analyze historical data and trends to identify potential risks and vulnerabilities faced by the Town of Frisco. We will also assess the impact of various hazards, such as natural disasters on the community.

- **Asset Mapping**
 - Identify critical infrastructure, resources, and community assets that are vital for maintaining resilience.
 - Map out existing networks and connections between key stakeholders and resources within the community.
- **Development of Strategic Objectives**
 - Based on the findings from stakeholder engagement and risk assessment, develop strategic objectives that outline the desired outcomes for enhancing resilience in the Town of Frisco.
 - Prioritize objectives based on their potential impact and feasibility of implementation.
- **Analyze Existing Plans**
 - The 2019 Summit Community Climate Action Plan, Town of Frisco Energy Action Plan, 2023 Summit Community Climate Equity Plan, the updated Town of Frisco Strategic Plan (July 2023), Climate Projections in Summit County, Colorado, and the EV Readiness Plan will each be critically analyzed to identify successes, gaps, and areas for improvement. This process will involve assessing the relevance of previous goals, the effectiveness of past strategies, and the alignment with current climate science and community aspirations. Key findings from these documents will inform the development of a cohesive, actionable plan that leverages past work while introducing innovative approaches to GHG reduction, equity, resilience, and sustainability.

Deliverables

- Review of Existing Conditions Assessment that includes a Vulnerability Study and Resiliency Section Plan.

Task 4: Public and Stakeholder Engagement

Staff Discovery Meetings

IBE will lead two virtual Discovery meetings with key Town of Frisco staff to establish understanding that informs the stakeholder engagement strategy. These meetings should include representatives of Town of Frisco departments that have a stake in the Climate Action and Resilience Plan (CARP) landscape.

In these meetings, IBE will:

- Confirm the key stakeholders for community engagement activities.
- Gain understanding of existing and past efforts, programs, or data related to this scope of work.
- Understand the Town's goals and objectives related to CARP adoption and implementation.
- Gather baseline understanding of known challenges and opportunities.
- Review and refine community engagement plan.

Stakeholder Engagement Strategy

IBE will develop a community engagement plan that ensures that the resulting CARP reflects the needs of the community. The plan will include reaching historically underrepresented groups, particularly non-English speaking communities. The plan will be composed of the stakeholder engagement purpose, objectives, strategies, and timeline. We will refine the plan based on input from the Town staff during the Staff Discovery meetings and we envision incorporating the following two main activities into the plan:

- A community questionnaire to gauge understanding of the issues and collect community suggestions for implementation strategies.
- A series of community engagement workshops to refine strategies suggested in the questionnaire and develop implementation steps.

Community Questionnaire

IBE will use learnings from the staff discovery meetings and policy/regulatory landscape efforts to inform the design of a community questionnaire. The purpose of the questionnaire will be to gather broad community input regarding potential climate action strategies and community perceptions of climate action. We anticipate that the questionnaire will present, where relevant/necessary, current info/data related to climate action planning to address misperceptions and ensure that responses are based on the real (not perceived) barriers to action; in this way, the survey will serve a secondary objective of educating community members about climate action.

IBE will publish and host the questionnaire online through CSU's Qualtrics survey software. To support broad community participation in the questionnaire, IBE will develop outreach messaging and collateral, including City website content (if applicable/available) and content that is easily sharable by community partners via social media and email.

This scope assumes that the City will manage all partner outreach and communications to promote questionnaire participation.

Workshop #1: Climate Action Community Engagement (English)

After gathering community input and implementation ideas through the community questionnaire, IBE will build on the public engagement process by facilitating a two to two and a half hour in-person workshop with key community stakeholder representatives. Through this workshop, we will gather additional understanding of goals and objectives related to climate action; challenges hindering implementation (e.g., infrastructure limitations, economic factors, community misperceptions and education gaps); and refine opportunities/strategies to address the challenges and promote climate action implementation. This workshop will be held in person in Frisco at a time best suited to support maximum participation from diverse community members. We anticipate using active participation tools like Mentimeter to quickly assess community support for specific strategies and tactics as well as activities and frameworks to build consensus and motivation for ongoing community-driven climate action.

Workshops #2: Climate Action Community Engagement (Spanish)

Using the same content and process of the English workshop, IBE will conduct a second two to two and a half hour in-person community engagement workshop presented and facilitated in Spanish. All outreach materials and workshop presentation materials will be translated into Spanish.

Workshops #3: Climate Action Community Engagement (Virtual)

Using the same content and process of the first two workshops, IBE will conduct a third two to two and a half hour virtual community engagement workshop with the intent of capturing input and ideas from community members who were unable to attend the in-person engagements. This virtual workshop could also be simultaneously presented into Spanish if needed. The timing is not particularly relevant and this workshop could be facilitated before or after either of the in-person workshops.

Summary Report

IBE will synthesize learnings from the workshops and the questionnaire into a summary report that includes descriptive statistics (tables and charts) that visualize the aggregate responses to each question and that generally summarizes conclusions from the data. The final report will present key learnings related to current perceptions, motivations, and barriers to climate action; will outline community goals and objectives related to climate action strategies and tactics; and will provide recommendations for a community-informed Climate Action and Resiliency Plan. This stakeholder engagement report will be in a format that the City can, if desired, publish to its website to show the community what we heard and how this public input will inform the plan.

Task 4 Deliverables

- Community Engagement Plan.
- Workshop design and supporting collateral (e.g., agenda, PowerPoint, handouts, etc), facilitation, and synthesis (English/Spanish).
- Community questionnaire (English/Spanish).
- Questionnaire report (English only).
- Report summarizing workshop and questionnaire learnings (English only).

Task 5: Greenhouse Gas Modeling (Emission Reduction Strategies)

Approach

As the GHG Inventory is completed, Iconergy will work closely with the town review the 50% by 2030 and 80% by 2050 GHG emission reduction community wide goal and discuss how the town would like to prioritize renewable energy, building energy, transportation, waste and forests in the GHG plan. Our Consultants will guide the key stakeholders and staff through various action paths are feasible.

In reviewing these initial goals, Iconergy will seek to outline goals that align with the Towns previously narrated strategic plans and climate action goals. We will then model the GHG reduction projections for each action and model a business as usual pathway.

Activities

- Evaluate Existing GHG Reduction Targets.
- Collect feedback from staff based on current and future projects.
- Confirm alignment with State of Colorado's GHG Pollution Reduction Roadmap.
- Model potential GHG reductions for each identified reduction action and Business as usual Model.
- Indicate modeled progress against identified success measures.
- Provide benefits and modeling based on:
 - Cost-Carbon Analysis
 - Public Health benefits
 - Other identified co-benefits
- Create consistent graphs and graphics to communicate modeling results.

Using local data, best-practice estimates, and available research, Iconergy will model GHG emissions reductions for each proposed reduction action. Iconergy will also identify any additional benefits and directly tie the proposed actions to the identified success measures..

Deliverables

- Draft of Initial Town and Community 2030 GHG Emissions Reduction Goals and GHG Model.

Task 6: Cost Analysis, Measurement and Strategy Prioritization

Approach

Iconergy will undertake a thorough cost analysis of the strategies identified. Additionally, we will identify potential funding sources, including grants, rebates, tax incentives, and other financial mechanisms, to support the implementation of these strategies. Collaborating closely with Town staff, we will prioritize strategies based on their anticipated costs, potential impact on GHG emissions reduction, and alignment with Frisco's overall sustainability goals.

Activities

Cost Analysis

- Iconergy will conduct a detailed cost analysis to assess the financial implications of implementing emissions reduction measures. This analysis will involve quantifying anticipated costs, including capital expenditures, operational expenses, and ongoing maintenance costs. We will employ industry-standard cost estimation methodologies to ensure accuracy and reliability in our assessments.

Identification of Funding Sources

- In this activity, we will research and identify available grants, rebates, tax incentives, and other funding opportunities at the local, state, and federal levels. We will evaluate the eligibility criteria and application processes for each funding source to determine the feasibility of accessing these resources.

Collaborative Prioritization

- Iconergy will collaborate closely with Town staff to prioritize implementation strategies based on their cost-effectiveness, potential for emissions reduction, and alignment with Frisco's sustainability objectives. We will facilitate stakeholder discussions and decision-making processes to ensure consensus on prioritization criteria and outcomes.

Deliverables

- Cost Analysis Report
- Funding Opportunities Assessment
- Strategy Prioritization Recommendations

Task 7: Document Articulation

Approach

The draft will incorporate additional pieces of the plan that have been requested in the RFP, but are not yet detailed here. This will help round out the plan, allowing for an approachable document that provides direct action steps and their associated time frame, stakeholders, and estimated costs.

Draft Plan Layout

- Introduction & Background
- 2023 GHG Inventory Summary
- Climate Action Progress
 - Overview of previous climate reports and goals
 - Completed actions and associated result.
- GHG Emissions Reduction Goals
 - Brief description
- Success Measures
 - Brief description
 - Relation to goals
- Alternative Climate Actions
 - Brief description
 - Business as usual model
 - Climate action model and Identified benefits.
 - Relation to success measures

- Implementation Plan
 - Matrix identifying:
 - Stakeholders
 - Responsible Part
 - Time frame
 - Costs
 - Identify high-level policy recommendations, grant opportunities, and investment considerations.
- Appendices
 - Community Engagement Process
 - 2023 GHG Inventory Detail

Deliverables

- Completed actions and associated result.

Working/Coordinating with the Town Staff, Consultants, and Decision Makers

At Iconergy, our commitment to sustainability extends beyond individual municipalities, and we recognize the interconnectedness of communities in the region. Our methodology will involve collaborative engagement with local stakeholders, including municipal authorities, businesses, and residents from each locality, ensuring a holistic understanding of emissions sources and mitigation opportunities. This regional approach aligns seamlessly with the community plan, serving as our guiding framework for decision-making. By integrating the principles and goals outlined in the community compass plan, we will not only fulfill the specific requirements of the GHG inventory but also contribute to the broader sustainable development objectives of the entire region. This inclusive and cooperative strategy will enhance the effectiveness of our efforts and foster a unified approach to addressing climate challenges across the Town of Frisco.

Furthermore, Iconergy's consultants have direct experience running and engaging in the community fireside chats and round table forums. We have seen the passion that the town has for its environment and the desire to preserve its beauty despite the high traffic from tourism. Iconergy will work to incorporate those voices, in alignment with the community's 2019 Summit County CAP, 2023 Town of Frisco Energy Action Plan, Climate Equity Plan, Climate Projections in Summit County, and the EV readiness plan., to achieve an outcome that uniquely fits the Town.

How Previously Completed Draft Documents will be Evaluated and Included in the Final Product

The evaluation and integration of existing documents into the Climate Action Plan (CAP) will be conducted through a comprehensive review process, ensuring that the CAP is both reflective of Frisco's past commitments and forward-looking in its strategies. The 2019 Summit Community Climate Action Plan, Town of Frisco Energy Action Plan, 2023 Summit Community Climate Equity Plan, the updated Town of Frisco Strategic Plan (July 2023), Climate Projections in Summit County, Colorado, and the EV Readiness Plan will each be critically analyzed to identify successes, gaps, and areas for improvement. This process will involve assessing the relevance of previous goals, the effectiveness of past strategies, and the alignment with current climate science and community aspirations. Key findings from these documents will inform the development of a cohesive, actionable plan that leverages past work while introducing innovative approaches to GHG reduction, equity, resilience, and sustainability. The CAP will prioritize actions based on updated data, stakeholder input, and strategic alignment with broader environmental and community objectives, ensuring a roadmap that is both ambitious and achievable, with clear metrics for evaluating progress towards Frisco's climate goals.

4. SCHEDULE

The key to successful project implementation is building the correct team with the right skill sets for the project at hand. With this accomplished, Iconergy pushes to have regular, documented communications with all the involved parties. Maintaining a master schedule with all key milestones is very crucial, so any slippages can be identified and remedied.

Iconergy recommends keeping the scheduled that the Town created in the RFP. Below is a synopsis of our understanding of the schedule.

Project Schedule	
Task	Time Frame
Project Management	Start on March 12th, with ongoing activities throughout the project
Greenhouse Gas Inventory	Overlaps with Existing Conditions Analysis and Engagement: March 11th – July 8th
Existing Conditions Analysis	April 8th - June 8th
Public & Stakeholder Engagement	May 6th - July 5th
GHG Modeling & Strategy Development	July 1st - September 6th
Plan Articulation	September 9th - October 25th
Plan Review and Adoption	November 1st - November 29th

5. RATE SCHEDULE

Fee

Iconergy Proposed Fee		
Task	Hours	Fee
Greenhouse Gas Inventory	180	\$31,500
Existing Conditions Analysis	80	\$14,000
Public & Stakeholder Engagement	100	\$17,500
GHG Modeling and Strategy Development	150	\$26,250
Plan Articulation	50	\$8,750
Plan Adoption	40	\$7,000
Project Total:	600	\$105,000

Hourly Rates

Iconergy and our sub-consultant IBE hourly rates are below.

Proposed Staff Hourly Rates	
Title	2024 HR/Hourly Rate
Iconergy	
Director	\$255
Project Manager, Lead GHG Accountant, and GHG Analyst	\$175
IBE	
Executive Director	\$205
Associate Director	\$97.50
Senior Project Manager	\$77.50
Project Manager	\$57.50
Student Associate	\$44.50

Thank you for
considering
Iconergy for your
upcoming project.



iconergy

CONTRACT FOR GOODS AND/OR SERVICES

THIS AGREEMENT ("Agreement"), made this ____ day of _____, 20__, between the Town of Frisco, a Colorado home rule municipal corporation, hereinafter referred to as "FRISCO" and _____, a _____, as an independent contractor, hereinafter referred to as "CONTRACTOR," provides as follows:

ARTICLE I **SCOPE OF SERVICES**

Section 1.1 Services: CONTRACTOR agrees to perform the work, personal services and/or furnish the necessary equipment, supplies or materials in accordance with and/or as described in Attachment A hereto, hereinafter referred to as the "Project" or the "Scope of Services." Attachment A hereto is hereby incorporated by reference and made a part of this Agreement.

Section 1.2 Scope of Services: FRISCO agrees to retain CONTRACTOR to complete the Project. CONTRACTOR shall commence work upon direction to proceed and complete the Project on or before _____. Additional services beyond those listed in Attachment A, if requested, shall be provided only when authorized in writing by FRISCO.

Section 1.3 Independent Contractor: CONTRACTOR shall at all times control the means and manner by which CONTRACTOR performs the work, subject to FRISCO's right to monitor, evaluate and improve such work. CONTRACTOR shall at all times be and act as an independent contractor and not as an employee of FRISCO.

Section 1.4 Warranty of Contractor: CONTRACTOR warrants that title to all services, materials and equipment covered and paid for under this Agreement will pass to FRISCO either by incorporation in the Project or upon the receipt of payment by CONTRACTOR, whichever occurs first, free and clear of all liens, claims, security interests or encumbrances; and that no services, materials or equipment paid for under this Agreement will have been acquired by CONTRACTOR, or by any other person performing services at the site or furnishing materials and equipment for the Project, subject to an agreement under which an interest therein or an encumbrance thereon is retained by the seller or otherwise imposed by CONTRACTOR or such other person.

ARTICLE II **ADMINISTRATION OF THIS AGREEMENT**

Section 2.1 Project Performance: In consideration of the compensation provided for in this Agreement, CONTRACTOR agrees to perform or supply the Project, in accordance with generally accepted standards and practices of the industry, and warrants all materials incorporated in the Project to be free from defect of material or

workmanship and conform strictly to the specifications, drawings or samples specified or furnished. This Section 2.1 shall survive any inspection, delivery, acceptance or payment by FRISCO.

Section 2.2 Oversight: All of the work associated with the Project shall be performed under the direction of _____; it is expressly understood and agreed that some of the work may have commenced prior to the formal execution of this Agreement, in which event such work is incorporated into the Project and is deemed to have been and is authorized by this Agreement.

Section 2.3 Ownership and Use of Documents:

(a) Any documents prepared by CONTRACTOR, and copies thereof furnished to other parties are for use solely with respect to this Project. They are not to be used by any other contractor or subcontractor on other projects or for additions to this Project outside the scope of the work without the specific written consent of FRISCO. Other contractors and subcontractors are authorized to use and reproduce applicable portions of the documents prepared by the CONTRACTOR appropriate to and for use in the execution of their work under this Agreement. All copies made under this authorization shall bear the statutory copyright notice, if any, shown on the documents prepared by CONTRACTOR.

(b) CONTRACTOR, and any subcontractor or supplier or other person or organization performing or furnishing any work for the Project under a direct or indirect contract with FRISCO (i) shall not have or acquire any title to or ownership rights in any of any documents (or copies of documents) prepared in connection with the Project by a design professional and (ii) shall not reuse any of such documents or copies for extensions of the Project or any other project without written consent of FRISCO and the design professional and specific written verification or adaption by the design professional.

(c) Notwithstanding the provisions of Sections 2.3(a) and (b) above, FRISCO reserves the right to utilize any documents generated in connection with the Project by CONTRACTOR for other projects, provided that CONTRACTOR is not held liable for future project applications other than the Project described pursuant to this Agreement. FRISCO shall not convey any such documents generated by CONTRACTOR to a third party or use any such documents in a manner adverse to the CONTRACTOR.

Section 2.4 Insurance:

(a) CONTRACTOR agrees to procure and maintain, at its own cost, the following policy or policies of insurance sufficient to insure against all liability, claims, demands, and other obligations assumed by CONTRACTOR under this Agreement or arising as a result of this Agreement. Such insurance shall be in addition to any other insurance requirements imposed by this Agreement or by law.

(b) Commercial General Liability insurance with minimum combined single limits of ONE MILLION DOLLARS (\$1,000,000) each occurrence and TWO MILLION DOLLARS (\$2,000,000) aggregate. The policy shall be applicable to all premises and operations. The policy shall include coverage for bodily injury, broad form property damage (including completed operations), personal injury (including coverage for contractual and employee acts), blanket contractual, independent contractors, products, and completed operations. The policy shall name FRISCO, its employees and agents as additional insureds and shall include the following provisions: (i) severability of interest; (ii) waiver of subrogation; and (iii) cross liability endorsement.

(c) Workers' Compensation insurance to cover obligations imposed by applicable laws for any employee engaged in the performance of work under this Agreement, and Employers' Liability insurance with minimum limits of SIX HUNDRED THOUSAND DOLLARS (\$600,000) each accident, SIX HUNDRED THOUSAND DOLLARS (\$600,000) disease - policy limit, and SIX HUNDRED THOUSAND DOLLARS (\$600,000) disease - each employee. Evidence of qualified self-insured status may be substituted for the Workers' Compensation requirements of this Section 2.4(c).

(d) Comprehensive Automobile Liability insurance with minimum combined single limits for bodily injury and property damage of not less than ONE MILLION DOLLARS (\$1,000,000) each occurrence and ONE MILLION DOLLARS (\$1,000,000) aggregate with respect to each of CONTRACTOR's owned, hired and non-owned vehicles assigned to or used in performance of the services. The policy shall contain a severability of interests provision. If CONTRACTOR has no owned automobiles, the requirements of this Section 2.4(d) shall be met by each employee of CONTRACTOR providing services to FRISCO under this Agreement.

(e) The insurance policies required by Sections 2.4(a), (b) and (d) shall name FRISCO, its employees and agents as additional insureds. No additional insured endorsement to a policy shall contain any exclusion for bodily injury or property damage arising from completed operations.

(f) Every policy required under this Section 2.4 shall be primary insurance, and any insurance carried by FRISCO, its officers, or its employees, or carried by or provided through any insurance pool of FRISCO, shall be excess and not contributory insurance to that provided by CONTRACTOR. CONTRACTOR shall be solely responsible for any deductible losses under any policy required above. Any insurance policy required under this Agreement shall be written by a responsible company.

(g) Prior to commencement of this Agreement, CONTRACTOR shall provide FRISCO with a certificate of insurance completed by CONTRACTOR's insurer as evidence that policies providing the required coverage, conditions and minimum limits are in full force and effect. The certificate shall identify this Agreement and shall provide

that the coverage afforded under the policies shall not be canceled, terminated or materially changed until at least thirty (30) days' prior written notice has been given to FRISCO. The completed certificate of insurance shall be sent to:

Town of Frisco
P.O. Box 4100
Frisco, Colorado 80443
Attn: _____

(h) CONTRACTOR shall not be relieved of any liability, claims, demands, or other obligations assumed pursuant to this Agreement by reason of CONTRACTOR's failure to procure or maintain insurance, or by reason of its failure to procure or maintain insurance in sufficient amount, duration or type. Failure on the part of CONTRACTOR to procure or maintain policies providing the required coverage, conditions and minimum limits shall constitute a material breach of contract upon which FRISCO may immediately terminate this Agreement, or at its discretion FRISCO may procure or renew any such policy or any extended reporting period thereto and may pay any and all premiums in connection therewith, and all monies so paid by FRISCO shall be repaid by CONTRACTOR to FRISCO upon demand, or FRISCO may withhold the cost of the premiums from any monies due to CONTRACTOR from FRISCO.

(i) The parties hereto understand and agree that FRISCO is relying on, and does not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, §§ 24-10-101 *et seq.*, C.R.S., as from time to time amended, or otherwise available to FRISCO, its officers, or its employees.

Section 2.5 Indemnification:

(a) CONTRACTOR shall indemnify and hold harmless FRISCO and its agents and employees from and against all claims, damages, losses and expenses, ~~including but not limited to attorneys' fees~~, arising out of or resulting from this Agreement, provided that any such claim, damage, loss or expense (1) is attributable to copyright infringement, bodily injury, sickness, disease or death, or to injury to or destruction of tangible property including the loss of use resulting therefrom, and (2) is caused in whole or in part by any negligent act or omission of CONTRACTOR, any subcontractor of CONTRACTOR, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable. Such obligation shall not be construed to negate, abridge or otherwise reduce any other right or obligation of indemnity that would otherwise exist as to any person described in this Section 2.5(a).

(b) In any and all claims against FRISCO or any of its agents or employees by any employee of CONTRACTOR, any subcontractor of CONTRACTOR, anyone directly or indirectly employed by any of them or anyone for whose act any of them may be liable, the indemnification obligation under this Section 2.5 shall not be limited in any way by any limitation on the amount or type of damages, compensation or

benefits payable by or for CONTRACTOR or any subcontractor under worker's or workman's compensation actions, disability benefit acts or other employee benefit acts.

Section 2.6 Subcontractor: CONTRACTOR shall, as soon as practicable after the signing of this Agreement, notify FRISCO in writing for FRISCO's approval, of any subcontractors who may be involved in the Project and the general scope of work to be performed by each subcontractor.

Section 2.7 Termination of Agreement:

(a) This Agreement shall terminate: (a) at such time as the work described in the Scope of Services is completed and the requirements of this Agreement are satisfied, (b) on _____, 202_, or (c) upon FRISCO providing CONTRACTOR with seven (7) days advance written notice, whichever occurs first. After termination, FRISCO shall pay CONTRACTOR for all work previously authorized and completed prior to the date of termination. If, however, CONTRACTOR has substantially or materially breached this Agreement, FRISCO shall have any remedy or right of set-off available at law and equity. If this Agreement is terminated for any reason other than cause prior to completion of the Scope of Services, any use of documents by FRISCO thereafter shall be at FRISCO's sole risk, unless otherwise consented to by CONTRACTOR. This Agreement may be terminated by CONTRACTOR upon thirty (30) days' written notice, provided that such termination is based upon a substantial failure by FRISCO to perform in accordance with the terms in this Agreement. In the event of such termination, FRISCO will pay CONTRACTOR for all services performed to date of termination. If payment is otherwise due upon completion, FRISCO will pay CONTRACTOR for the pro rata value of the completed portion of the Project that will be incorporated into the Project. FRISCO will require the release of all lien rights as a condition of such payment.

(b) Nothing herein shall constitute a multiple fiscal year obligation pursuant to Colorado Constitution Article X, Section 20. Notwithstanding any other provision of this Agreement, FRISCO's obligations under this Agreement are subject to annual appropriation by the Town Council of FRISCO. Any failure of a Town Council annually to appropriate adequate monies to finance FRISCO's obligations under this Agreement shall terminate this Agreement at such time as such then-existing appropriations are to be depleted. Notice shall be given promptly to CONTRACTOR of any failure to appropriate such adequate monies.

Section 2.8 Binding Effect: FRISCO and CONTRACTOR each bind itself, its successors and assigns to the other party to this Agreement with respect to all rights and obligations under this Agreement. Neither FRISCO nor CONTRACTOR shall assign or transfer its interest in this Agreement without the written consent of the other.

Section 2.9 Notice and Communications: Any notice to the parties required under this Agreement shall be in writing, delivered to the person designated below for the parties at the indicated address unless otherwise designated in writing. Only mailing by

United States mail or hand-delivery shall be utilized. Facsimile and/or e-mail addresses are provided for convenience only.

FRISCO:

Town of Frisco
P.O. Box 4100
Frisco, Colorado 80443

Attn: _____
Electronic mail: _____

CONTRACTOR:

Attn: _____
Electronic mail: _____

ARTICLE III **RESPONSIBILITIES OF FRISCO**

Section 3.1 Project Materials: FRISCO shall make available data related to the Project, including design specifications, drawings and other necessary information. Data so furnished to CONTRACTOR shall be furnished at no cost, and shall be returned to FRISCO at the earliest possible time.

Section 3.2 Access to Property and Records: FRISCO shall provide CONTRACTOR with access to public property as required and necessary to complete the contract. To the extent required by law, FRISCO and CONTRACTOR agree to make this Agreement and any related records available for public disclosure pursuant to any open records law, including, without limitation, the Colorado Open Records Act, C.R.S. §§ 24-72-101, *et seq.* CONTRACTOR agrees to hold FRISCO harmless from the disclosure of any records that FRISCO reasonably believes it is legally required to disclose.

Section 3.3 FRISCO's Representative: FRISCO shall designate, in writing, a representative who shall have authority to act for FRISCO with respect to the services to be rendered under this Agreement. Such person shall have complete authority to transmit instructions, receive information, interpret and define FRISCO's policies and decisions with respect to materials, equipment, elements and systems pertinent to CONTRACTOR's services.

Section 3.4 Verbal Agreement or Conversation: No verbal agreement or conversation with any officer, agent or employee of FRISCO, either before, during or after the execution of this Agreement, shall affect or modify any of the terms or obligations herein contained, nor shall such verbal agreement or conversation entitle CONTRACTOR to any additional payment whatsoever under the terms of this Agreement.

ARTICLE IV
COMPENSATION FOR SERVICES

Section 4.1 Compensation: CONTRACTOR shall be compensated for services as described in Attachment B hereto. Attachment B hereto is hereby incorporated by reference and made a part of this Agreement.

Section 4.2 Payment: FRISCO shall pay CONTRACTOR monies due under this Agreement within thirty (30) days after invoice date, provided such amounts are not in dispute or the subject of setoff.

ARTICLE V
MISCELLANEOUS

Section 5.1 Colorado Law: This Agreement is to be governed by the laws of the State of Colorado.

Section 5.2 Amendments; Change Orders: This Agreement may only be amended, supplemented or modified in a written document signed by both parties.

Section 5.3 Counterparts: This Agreement may be executed in two or more counterparts, using manual or facsimile signature, each of which shall be deemed an original and all of which together shall constitute one and the same document.

Section 5.4 No Third Party Benefit: This Agreement is between FRISCO and CONTRACTOR and no other person or organization shall be entitled to enforce any of its provisions or have any right under this Agreement.

IN WITNESS WHEREOF, the parties hereto have signed and executed this Agreement the day first written above.

FRISCO

By: _____
Name: _____
Title: _____

Attest:

_____, Town Clerk

CONTRACTOR

By: _____

Name: _____
Title: _____

ATTACHMENT A
SCOPE OF WORK

ATTACHMENT B
COMPENSATION