

07.21.14 RFQ Question Responses
For further clarification, please contact cthomure@ucsc.edu

1. We have completed strategic planning efforts before and then in a subsequent effort were engaged as a sub-consultant/sub-contractor by a design-build firm hired by the University to deliver identified conceptual projects. Would this be acceptable for UCSC?
2. Pg 17, Consultant Response Requirements, #2: "50 double-sided pages" means 100 page count total?
 - a. Correct, 100 pages total
3. Pg 20, #4 Consultant's Proposed Delivery Process, (a)(ii): "may not exceed 2 pages in length (using both sides of paper) means 2 pages or 4 pages total?
 - a. This section may not exceed 4 pages total
4. Pg 47 of the RFQ identifies Attachment F, the Professional Services Agreement. but no PSA was attached within the RFP.
 - a. The UC system level standard PSA can be found here: <http://www.ucop.edu/construction-services/facilities-manual/contract-templates-design/psa.html>
5. The RFQ definitions call for a Campus Energy Manager and an Energy Analyst. Is it reasonable to have one Lead Technical Professional for both roles? We feel there is overlap in these roles and they might be well served by a single individual for this project.
 - a. The definitions are referring to internal positions at UCSC that will support the ICES. No specific external positions are required.
6. We see that Scope 3 greenhouse gas emissions are listed in a couple of contexts. Have Scope 3 emissions been well defined for UCSC? Has UCSC produced Scope 3 emissions inventories that can be available for this study?
 - a. UCSC has generated scope 3 emissions for its waste stream (2013), commuter vehicles (2008-2013) and air travel (2008, 2013)
 - b. Besides general emissions projections based on existing data, this scope of work will not include planning for scope 3 emissions mitigation
7. Did you receive the response that you were looking for from the RFI that was issued in February? Was any work awarded in response to the RFI that was issued?
 - a. The information provided through the Request for Information was used to develop this RFQ. It was very helpful in assisting our logistics team in developing the scope of work, development of criteria and content requirements for the response to help us distinguish candidate firms.
 - b. No work was awarded in response to the RFI. It was intended to provide information only.
8. Was the RFQ developed internally or did the University use the resources of an outside consulting firm?
 - a. The RFQ was developed internally by the ICES logistics team, comprised of high-level staff in the following departments: Physical Planning, Physical Plant, Environmental Health & Safety, Colleges, Housing & Educational Services, Planning & Budget and the Sustainability Office.
9. If a consulting firm was used to help write the RFQ will they be allowed to respond and submit their qualifications?
 - a. N/A
10. Is the University seeking a partner firm that can both develop the ICES and complete any projects that result from it?
 - a. Public Contract Code sec. 10515 et seq. prohibits a consultant who has provided services on a project from bidding for or being awarded another contract to perform related services for the same project. However, there are certain exceptions to this depending on the type of projects identified and the delivery method. As an example, a firm providing architectural services for bridging documents on a design/build delivery method project would be precluded from participating on the design/build team because the selection of a design/build team is governed

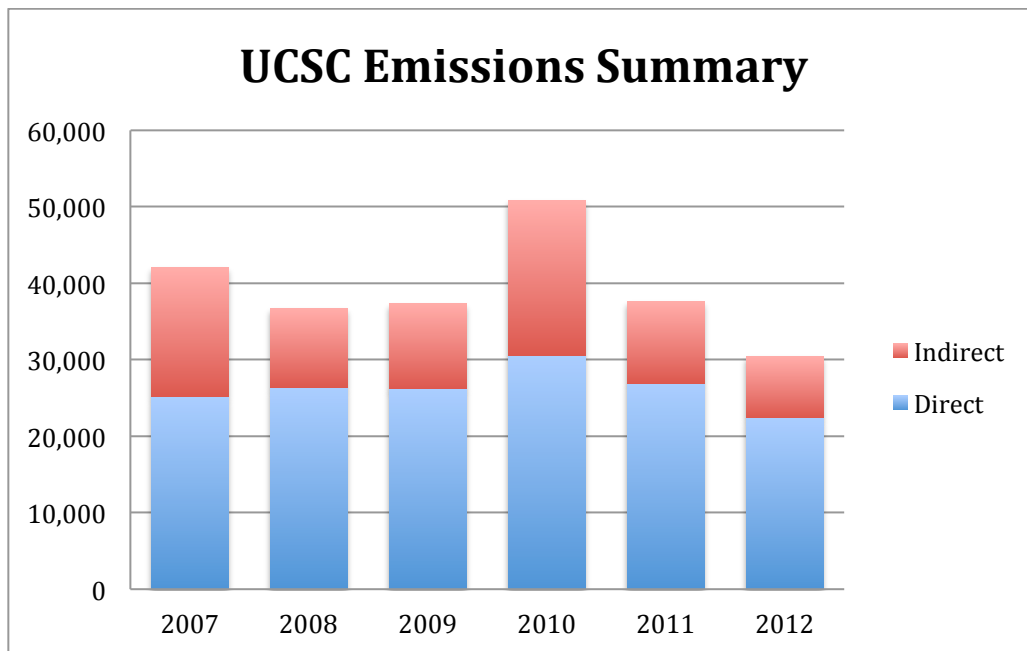
by contractor selection statutes using a competitive bid process, not the quality based consultant selection process. This same firm would not, however, be precluded from consideration in a separately advertised request for a complete project design, which has no construction competitive bid element. The ICES Logistics Team is seeking further clarification from UC General Counsel on this item and will submit an addendum to this document when further clarification is received. Thank you for your patience.

11. Will the RFQ on Integrated Climate and Energy Strategy use the partner firm that is selected to also write the RFPs for any energy projects that could result from the ICES?
 - a. Possibly. This will depend on the type of project, whether an existing template for the project currently exists, whether UCSC can legally retain the consultant for such services (see response to question 10) and whether there is funding left in the project budget to do so.
12. UCSC stated that it intends for the alliance to utilize faculty expertise and integrate student involvement in this process. Would the outside firm need to directly employ or contract students or faculty?
 - a. No, students and faculty involved in ICES will participate as part of their coursework, be employed by the Sustainability Office or paid by another organization on campus.
 - b. The outside firm may be expected to attend a few meetings with faculty and students to solicit input on project planning and design, where applicable.
 - c. The outside firm will also be expected to:
 - i. Support staff in the identification of student experiential learning opportunities,
 - ii. Allow students to shadow onsite visits while providing high-level explanations of the consultant's procedures and processes and answering questions
 - iii. Support staff in the development of a "ucsc citizen auditor" training course by:
 1. Participating in the training
 2. Working with staff to identify a few buildings where the "ucsc citizen auditors" can participate in audits, and
 3. Identifying opportunities for the citizen auditors to do non-complex field work to save the project money and support their professional development.
13. Does the University anticipate completing all items outlined in the RFQ including potential scope expansions, for example, project RFP development within the \$400,000 budget?
 - a. Yes, we expect the team we work with to be nimble and enterprising, actively engaging in resource management and identifying efficiencies throughout the process so we can develop an attainable strategy.
 - b. UCSC has many resources internally and at the system wide level to assist the consultant team in achieving this goal.
14. Does the University currently have a MBCx platform installed and operating?
 - a. We currently conduct MBCx on buildings using our Tridium Niagara AX BMS and have begun to integrate Skyspark analytics software for some of our buildings.
15. Does the University intend to award to a single team/partner?
 - a. UCSC expects the winning team to be an energy industry leader or emerging leader that will provide exceptional high-level climate and energy planning and project management services while also delivering superior engineering services to assess the feasibility of highly complex energy projects.
 - b. UCSC intends to award one Professional Services Agreement contract to a lead firm but expects that either the single firm will provide expert-level services in all areas listed in the RFQ or firms will partner to develop the best team, in their opinion, to meet the campuses' expectations in these interrelated yet highly complex areas.
16. Does the University have an anticipated dollar goal associated with crowd funding of the 1 MW PV system?

- a. No studies have been done to identify the specific project so no dollar goal has been established, yet.
17. It is our understanding that UCSC is not currently subject to Cap & Trade. Could you please clarify what you mean when you mention addressing Cap & Trade regulation in the ICES RFQ?
 - a. UCSC expects that it will exceed the Cap & Trade threshold in 2015. The campus is currently constructing a new natural-gas-powered combustion turbine generator that will provide approximately 4.1 MW usable output, about 60% of the campus' electricity needs, and will come online in October 2014. More information on Cap & Trade can be found in Appendix B of the RFQ, under Cogeneration and California Cap & Trade.
18. Per item 4 on Page 9, we understand that detailed energy audits of the 3M OGSF of UCSC campus will not be required. Can you please confirm our understanding?
 - a. Correct, we expect a preliminary energy analysis to identify the priority buildings and systems to investigate further.
19. We noticed that there is an interview scheduled for Labor Day, is that date correct?
 - a. This was an oversight and is addressed in Addendum 1 to the RFQ, which is posted at <http://sustainability.ucsc.edu/topics/Energy.html>.
20. In the UC follow-on contracting regulations is it possible to have the ICES consultant retained both for the scope of work contemplated under the RFQ as well as in a project management role for the actual implementation of the CRMs following the completion of the initial contemplated work.
 - a. See response to Question 10.
21. Once the CRM projects are developed under the current ICES scope of work contemplated under the RFQ is it possible for the consultant to be eligible to competitively submit a bid for implementation of the CRMs?
 - a. See response to Question 10.
22. What current practices are in place on campuses to validate the savings from previous CRM efforts
 - a. As part of the requirements of the Higher Education Partnership with the IOU, measurement and verification is completed. Third-party verification of the pre and post-retrofit M&V is verified by the utility.
23. How do they fund FTEs for ICES project manager and support personnel to the SEP for ICES staff support efforts – as a % of anticipated project volume or an actual \$ cost assigned to the projects? Could this be done as a direct cost allocation if not current practice?
 - a. We currently fund staff support by calculating a percentage of yearly estimated project volume. It could potentially be calculated as a direct cost allocation.
24. What limitation other than target ROI has been defined by the UC energy unit for funding a project? Is there any \$ amount threshold that UCSC would have to stay below annually based on available bond funds for all the campuses? Is the selection process based solely on available \$ spread evenly between campuses or is there a quantitative means that \$ are allocated for partnership projects between campuses if so please outline the process and metrics used.
 - a. The total amount of low-cost financing available to each campus by the Regents is not the limiting factor. The portfolio of energy projects each campus identifies is limited to a debt ratio of 85% to energy savings. The total amount borrowed is determined based on the overall debt service obligations of the campus, so if there is a large capital project, such as a building, being built over a particular time period, there may not be as much capital available for energy projects.
25. Can you forward the SEP committee notes for the recent '14-'15 committee review of the PG&E program?
 - a. We have requested permission to share these notes and will post it on the website if we possible.
26. You mentioned a SEP project listing that was a bit more illustrative of the project metrics and

descriptive than the one currently posted. Items would include the relative size of the project energy impact measured versus gross calculated etc... Please post as soon as you can.

- a. We have requested permission to share this spreadsheet and will post it on the website if possible.
27. What standard of energy and carbon density has been achieved on a per square foot basis in the various campus facilities? What measure of CRM success has there been in the campuses moving towards their sustainability or carbon reduction goals (i.e, % or per square foot reduction).
- a. The Energy & Utility Management office is currently working to generate EUI for all campus buildings. This process involves reviewing construction documents and assigning building SF/use to the appropriate meter. Once this exercise has been completed, the information will be uploaded into the system wide utility management software, EnergyCAP. This is a time-consuming process and due to limited staff resources is expected to take ~6 months. In the meantime, student interns are working to populate less granular building energy data for all complex buildings on campus, which should be available upon start of the ICES consultant work.
 - b. See the following chart for total UCSC emissions summary:



28. What is the makeup of the selection committee?
- a. The Committee is comprised of high-level staff in the following departments: Physical Planning & Construction, Physical Plant, Environmental Health & Safety, Colleges, Housing & Educational Services, Planning & Budget and the Sustainability Office.
29. Related to the Scenario Analysis Tool, we notice that the graphical interface tool must be non-proprietary, excel-based and available for purchase by any UC campus. If the consulting team develops the tool, what is the purchasing arrangement envisioned for other UC campuses?
- a. UCSC would like to collaborate with the selected firm/firms to develop a tool that it could then share with other campuses so they could edit as necessary and use for their internal purposes.
 - b. To elaborate on the requirement that it be “available for purchase by any UC campus”, we are referring to software packages that are available on the market today, such as Crystal Dashboard Design (formerly known as Xcelsius)
 - c. UCOP is developing a system level excel carbon calculator tool that UCSC would like the consultant to use as a template in developing UCSC’s campus-level tool. The tool can be viewed [here](#):

http://sustainability.ucsc.edu/topics/files/ICES/ICES%20RFQ%20Documents/UC%20Climate%20Neutrality%20Calculator_Blank%20Version.xls

30. Also regarding the Scenario Analysis Tool, if the GUI is easy and user friendly, could a non-excel based platform be utilized that could be replicated for other UC campuses?
 - a. Potentially, but it is imperative that UCSC's tool be low-cost (comparable to excel and other market-based software packages) and easy to modify internally, without requiring assistance from the consultant once staff have been trained in using the tool.
31. Aside from a focus on solar thermal and solar photovoltaic, are there any other types of renewable energy that are of particular interest to UCSC?
 - a. We are open to exploring any that would make financial sense, but it seems that solar would be the most cost-effective at this point.
32. Some portions within the scope of work could easily exceed the \$400k budget for the project. For example, the audit scope is easily \$1M at fair market pricing. Is the intent to truly provide all services in the RFQ (i.e. a full 3M sq ft space audit) or rather shall the selected consulting team conduct appropriate analysis and recommend highest impact/priority buildings to audit? It is our interpretation that the selected consultant team and UCSC will refine the scope as necessary to get the highest impact, most cost effective projects identified and planned for the near and long term.
 - a. Your interpretation is correct, although we feel that much work has already gone in to support this draft scope and we hope to work collaboratively with the consultant to outline a plan to share the work needed to accomplish our goals.
33. While we have ideas as to how this could unfold, in what areas are students and staff qualified and able to participate in the scope of work as described? Energy Audits, Workshops, Climate planning, Other?
 - a. Students will have a climate and/or energy background, will likely already be involved in campus energy projects, and will come from the following organizations or classes: Impact Designs: Engineering and Sustainability through Student Service, Education for Sustainable Living Program, PowerSave Green Campus, Sustainability Engineering & Ecological Design, etc.
 - b. Staff will be involved in some aspect of Campus Sustainability, and likely will be serving on one of the Campus Sustainability Working Groups.
34. Related, how many participants and how much time may be available throughout the anticipated 12 month schedule?
 - a. We estimate that approximately 2-4 faculty, 8-12 students and 4-8 staff (beyond key stakeholders) will be involved in supporting ICES.
35. Is there a preferred fee basis: time and materials not-to-exceed or lump sum?
 - a. There is not a preferred fee basis at this time, although the standard Professional Services Agreement uses time and materials.