



RFP 659-15P Energy Management and Environmental Impact Study

Addendum 002
Issued 06/27/2015

Below are the questions we have received from various parties with respect to this Request for Proposal, along with our response (indicated in bold red font). Although we have endeavored to remove duplicate questions, we have presented the questions below in an unedited format. We hope this is helpful to you in preparing your proposal. Please remember that proposals are due by 2:00pm Mountain Time on July 9th. This addendum is number 002. Please follow the submittal instructions carefully when submitting your proposal. CMC is not able to accept a late submittal. Remember to allow a few extra minutes for any technical difficulties.

1. The RFP mentions that the scope includes 3 residential campuses eight commuter campuses, a distance learning program and administrative offices. Question: The RFP does not give a list of buildings with square footages that are included in the study. The ESCO report that was provided lists 571,855 sf of buildings. Is this scope of this project limited to those buildings in the ESCO report or are there more buildings? We need a list of buildings and square footages to provide pricing.

A spreadsheet for physical plant buildings is attached. Only account for the buildings with a * by them. The other buildings will be dealt in a second phase.

2. Did the College enter into a performance contract as suggested in the ESCO report? If so, were all of the measures in the report implemented?

No.

3. Can you please clarify how the scope in the RFP relates to the plans that have already been developed? The reason for asking for this clarification is that the scope of work in the RFP, which is to “help create and implement a plan that puts us on track to reach this goal [carbon neutrality by 2050]...” could be construed as starting somewhat from scratch. However, the

body of work that has already been accomplished is substantial (i.e., CMC's 2012 Climate Action Plan, the 2010 Technical Energy Audit report, etc.). It would be very helpful to understand whether the intent behind the RFP is to conduct a review and "refresh" of the previous work, or to take a new approach (or something in between)?

Something in between most likely. We consider you the experts and we will evaluate all credible options with open minds. Much of the previous work can likely be utilized or somehow leveraged in this project and the winning bidder will be encouraged to use everything that currently exists that may be helpful. We don't want to duplicate work that has already been done without a reason, but we are looking for the right long-term solution and are not opposed to a substantial redirection.

4. Can you please clarify whether CMC is seeking technical engineering expertise (e.g., primarily aimed at updating the Technical Energy Audit) – or strategy development advice – or both? The language in the RFI seems to place a somewhat stronger emphasis on strategy development than the RFP, which seems to suggest the need for detailed technical analysis and input.

Please use the wording in the RFP. The RFI was only done to give us information prior to putting our formal RFP out to bid. We are looking for strategic development and a plan to for implementation.

5. Would CMC possibly consider a partnership between two organizations to accomplish the full scope of work, assuming it has both strategic and technical components?

Yes.

6. The RFP states that "The last page of the RFP provides a simple graphic of the steps the College has taken to date toward our Energy Management strategy". However it is not included in the RFP(s) that are posted. Would it be possible to have that graphic posted separately?

Yes it is posted on the website as a separate document with the title 'Earth Day Poster...', sorry for the confusion.

7. Are you able to share any information about the expected financial scope of the project?

We need to evaluate all of our options and determine the best value for the college so at this point it is impossible for us to post a budget. If the return on investment is sufficient however, the college is prepared to devote sufficient resources. It will be useful for us to understand how we might be able to select certain components of a comprehensive solution, and how each would impact us economically.

8. Can you clarify how you'd like to receive pricing so that you can ensure you're comparing apples to apples between the different submittals?

There is a general breakdown of suggested components in the RFP (and pasted below). We are not experts in the arena and want to encourage your more developed ideas and strategies. As a result we expect submittals to be different and apples to apples will be difficult to assess perfectly. There will be subjective variables and individual opinions offered in selection committee meetings. Our shortlist will be of firms that have offered what the selection committee believes to be candidates to be the best value for the college. Subsequent interviews will be individual discussions with shortlisted candidates that will probably cover some different topics among firms.

We have identified the following areas of operation that influence our environmental impact and we would like to consider in our energy management strategy (in no particular order of importance, and we would like to hear your additional ideas):

- Buildings
- Energy management
- Grounds
- Transportation
- Food
- Water
- Waste

9. What do you have budgeted for this work (or what budget range are you thinking)?

Please see #7 above.

10. Is there already a team established at CMC that this consultant will be working with? Or will work need to be done to help CMC establish this team?

There is a team in place consisting of Facilities, Academics and Finance. We are open to re-aligning the team as it makes sense.

11. What level of engagement with stakeholders would CMC like to see?

Your experience would determine how much engagement needed to reach the goal. We have many constituent groups that like to be informed and sometimes consulted on decisions and projects like this. We recognize promoting that awareness is costly so we will look to minimize the expense, but again we are prepared to invest in this as needed based on what you've seen work in the past.

12. Is this a contract for just the development of a plan or should we include the option of assisting the college in the implementation of suggestions?

We would like a cost break-out for development of the plan, and a separate price, or pricing strategy, for assisting with implementation.

13. Will the contract end when the plan is completed, December 15, 2015?

No, it will continue or renew as long as necessary.

14. Do you want a methodology for creating a tracking system or do you want the consultant to come to the table with a recommended tracking system ready to use?

We will want to be apprised of the decision process, but if the consultant feels strongly that there is a best solution we would prefer it and be likely to adopt it. The more recommendations you can offer, the better.

15. What is your end goal – to have a report with a strategy for carbon footprint and promote sustainable practices?

Yes, and a developed path to reach our overall target of carbon neutrality by 2050 (subject to change), which may include an ongoing relationship.

16. Regarding Page 2 section 1 – Please define “1. Evaluation of our current situation”. This can mean very different things which can impact the scope of the project. Is CMC interested in an energy audit? Or water audit? Please specific how you are defining “evaluation”.

We are less interested in actual audits than we are in obtaining a good overall understanding of our rough energy useage. The audience will be bright individuals who are not necessarily experts in this area but will be responsible for executing the plan. The 80/20 will apply in the evaluation of ouor current situation. We don’t need detailed documentation or precision, rather an appropriately detailed overview to communicate as a starting point.

17. Has this been done in the past? If so, who is the incumbent?

We had an ESCO project that was launched about 5 years ago, the firm was Ennovate.

18. Do you have a preliminary or historic budget for this project? If so – can you please share?

Please see number 7 above.

19. Do you have a LEED certification? Are interested in getting a LEED cert or any other sustainability certifications.

No LEED certification; however in recent years (approximately the last 6) all new major construction projects are built to Silver LEED. Not necessarily unless you present a compelling reason to consider any certifications. To be determined as we have more information.

20. What is the project budget and source(s) of funding?

Please see number 7 above. The source of funding will be general college revenue that has been and will be reserved for this project.

21. RFP says pricing is an evaluation criterion but the section on what the proposal should contain makes no mention of pricing/budget – please clarify what information and format is being requested to evaluate pricing.

Please see #7 above.

22. Please clarify which documents posted at http://coloradomtn.edu/departments/purchasing/vendors/bids_rfp_rfi_rfq/ are those referenced in the RFP, especially the “Energy Management Plan” and “ESCO Plan”.

The Energy Management Plan is posted on the website titled “Energy Management Project Tracking”, the summary is located in the first tab of the spreadsheet. The ESCO Plan is on the website titled “CMC TEA Report”.

23. The Climate Action Plan states a projected 3% for Colorado Mountain College (CMC). Is this growth defined in terms of student population, building area, etc.?

Student headcount enrollment.

24. What are the primary Utility companies, energy and water, that serve CMC?

CMC operates in several mountain communities, each of which has their own combination of various utility providers. We use most utility companies that operate in our service district in at least some capacity.

25. What is Colorado Mountain College’s definition of “renewable” energy? For example, existing documentation considers ground source heat pumps (GSHP) to be a renewable energy. Is hydropower also included in CMC’s definition? Has the College identified other priority renewable energy sources beyond photovoltaic and GSHPs?

We interpret “renewable” to include things like hydropower. No other priorities have been formally established.

26. For preliminary thoughts on CMC priorities in RFP responses, should any prioritization factors beyond ROI be considered (e.g., need)?

When we consider “return” we mean financially and other benefits or utility the College will realize from its completion as it relates to our 2050 carbon neutrality goal. We are interested both in carbon reduction projects as well as more dependence on renewable energy initiatives.

27. If possible, please provide:

- Graphic referenced in RFP showing steps the College has taken to date toward Energy Management Plan

Posted on website as the “Earth Day Poster 2015-FINAL”.

- Any information on, qualitative or quantitative, from the 2012 Climate Action Plan Update for measures and funding sources. For example, the plan discusses establishing a utility budget related mechanism for funding future work. Has this mechanism been successfully established?

No systemic mechanism has been implemented to date.

- Any information on actual results/progress of the ESCO performance contract currently in place

No, Ennovate was not contracted to track actual results and progress.

- Past consultants supporting the Climate Action Plan, Energy Management Plan, and/or Sustainability Strategic Plan

Ennovate and CLEER

- Guidance on driver(s) for December 2015 project end date and indicate if any schedule flexibility is possible

Very high level of flexibility, but we need to consider our budget cycle with starts in October and needs to be generally complete by January.