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REQUEST FOR PROPOSALS # 43-16
Energy Services
University of Maine System
ADDENDUM #6
March 30, 2017

The University of Maine

University of Maine
at Augusta

The University has sought to provide data and responses that are relevant to Phase II of this process, responsive to the needs of the Respondents in having knowledge of the University's operations that is meaningful, and will better inform the Respondents in preparing their Phase II submissions.

University of Maine
at Farmington

University of Maine
at Fort Kent

The University has indicated if information is not currently available at this time, or has sought to answer questions in pertinent part.

University of Maine
at Machias

Additional energy and utility information is expected to be made available to the Awardee upon final selection and award.

University of Maine
at Presque Isle

Section 1.9 Communication with the University indicates the responsibility of all Respondents to check the web site before submitting a response to ensure that they have all pertinent documents.

University of
Southern Maine

Q1. Can the Vanderweil table(s) (2016 UM Energy Alt Screening Study) be made available in xls. Format?

A1. *No, the University is only able to provide the table(s) in the pdf format already provided. See 2016 Screening Study in Google Drive.*

Q2. Is each team required to provide subcontractor agreements prior to Phase II submission?

A2. *No, the Response shall include the list of expected Subcontractors needed to support the Respondent's Project Concept. The Awardee will be required to provide Sub-Contractor agreements prior to the start of any projects.*

Q3. What was included in the Vanderweil study Base Case Costs? Ex. O&M, Fuel, electricity, reliability, Labor etc.?

A3. *Please see the provided reports for available information in the in the shared Google Drive.*
2010 UM Energy Feasibility report
2011 Steam Plant Energy Scrng Summary
2014 EPA Assessment Rpt UM Steam Plant
2016 UM Energy Alt Screening Study
2017 UM District Heat Sys Info - Condition assessment

Q4. Would you reject paper copies for large format documents such as plans for diagrams?

- A4. *Electronic submissions are required per the RFP. Email file size should be 25MB max and submissions that require more than 25MB should be clearly labeled, such as "Email 1 of 2," "Email 2 of 2," as appropriate.*
- Q5. How are you weighing Costs vs. Climate initiatives? For example - the most cost effective solution may not be the same as the best carbon reduction solution.
- A5. *The University is seeking a solution that best meets the goals of the RFP as stated in Section 1.2 of the RFP Phase II. It is the University's expectation that any solution offered will balance each of these four goals in order to ultimately realize a Project that provides optimal benefit to the University. Through this RFP process, the University is seeking the expertise of Respondents in how best to achieve this balance.*
- Q6. Can you tell us how the commodity RFP (ex. Oil, electricity) that UMS has solicited relates to RFP 43-16?
- A6. *The commodity RFPs are separate from this RFP 43-16 process.*
- Q7. Can you explain what differentiation the University makes between "green" and "renewable" energy and what weight does the University place on this?
- A7. *The University has not adopted specific definitions for the term "green" and "renewable," but rather expects that the environmental attributes of the Project Concept, including but not limited to a solution employing "green" or "renewable" energy sources, will demonstrate to the University's satisfaction the validity and legitimacy of the Project Concept's environmental attributes, as may be accepted by credible authorities including: the intergovernmental panel on climate change (IPCC), federal or state governing bodies by statute, and generally accepted greenhouse gas accounting protocols. Likewise, the University expects that any other proposed carbon emissions reduction strategies, including but not limited to the use of carbon offsets, will be accompanied by a demonstrated high standard of certification and authenticity.*
- Q8. Can you explain the University's expectation regarding the timeframe for expected delivery of steam and /or electricity to the University?
- A8. *The timeframe for expected delivery of steam and/or electricity to the University is to be negotiated with the Awardee, recognizing that timely implementation of the negotiated energy solution is important to the University.*
- Q9. Can you tell us who will review the RFP responses and what the process will be?
- A9. *The responses will be reviewed by the University RFP Core Team as well as other internal University and System employees as appropriate. The Core Team members will review, evaluate and then score the proposals by consensus. Members of the Office of Strategic Procurement are facilitators and not voting members.*
- Q10. What materials will be required for respondent presentation(s)?
- A10. *Presentation requirements will be provided after proposals are submitted.*
- Q11. Can the University please supply GHG conversion factors?
- A11. *The University currently utilizes the latest version of the Campus Carbon Calculator (currently version 9), which is available online (registration required) from the University of New Hampshire Sustainability Institute at*

<http://sustainableunh.unh.edu/calculator>

In order to facilitate a like comparison of the Phase II Project Concept submittals, the University would prefer that each Respondent use the Campus Carbon Calculator, v9, for the calculation of their GHG conversion factors. The University would entertain the Respondents' use of other valid and credible emissions calculations upon written request.

- Q12. Are the University's consultants CES and R.G. Vanderweil eligible to join a Respondent's team, or are these consultants ineligible due to their access to additional facility information and potential conflicts of interest?
- A12. *CES is ineligible to join a Respondent's team. To the Core Team's knowledge, R.G. Vanderweil is eligible to join a Respondent's team.*
- Q13. Can a list of operations staff for the central steam plant be provided with roles and titles?
- A13. *8 – Operators, 1- Technician, 1-Supervisor, 1- Manager*
- Q14. Are any conditional assessment reports available for the old brick and steel stack at the central steam plant? The 2010 RGV study references a Boston Chimney study in appendix B but was not included.
- A14. *Please see the following full unabridged report 2010 UM Energy Feasibility report for available information in the shared Google Drive.*
- Q15. Are any asbestos survey reports available for the central steam plant?
- A15. *The University is unable to provide this information at this time.*
- Q16. Are any survey reports available that identify contaminated soil conditions at the east and west substation?
- A16. *The University is unable to provide this information at this time.*
- Q17. Can a listing be provided of any future capital upgrade projects which specifically cover the central steam plant, steam/condensate distribution, and electrical substations and distribution system?
- A17. *There are currently only limited maintenance projects funded for repairs to the DHS condensate return piping and Steam Plant maintenance. Other potential capital upgrade projects are on hold pending the outcome of this RFP process.*
- Q18. Does the University recommend any applicable wood fuel harvesting standards such as the Forest Stewardship Council, or Sustainable Forestry Initiative to support their GHG emissions accounting practices?
- A18. *For the purposes of this RFP, the University does not have any recommended wood fuel harvesting standards. Please also refer to the answer to question Q7 above.*
- Q19. Can the University provide the estimated horsepower of the steam driven equipment (ID fan, FD fan, feed water pumps) located in the central steam plant?
- A19. *Please see the provided reports for available information in the shared Google Drive.
2010 UM Energy Feasibility report*

*2011 Steam Plant Energy Scrng Summary
2014 EPA Assessment Rpt UM Steam Plant
2016 UM Energy Alt Screening Study
2017 UM District Heat Sys Info - Condition assessment*

Q20. Can a list of buildings be provided which would require the installation of Domestic Hot Water heaters to allow a summer shutdown of the central steam plant?

A20. *The campus has multiple buildings that use steam in the summer for other purposes than for domestic hot water, such as: Aubert Hall and ESRB Steam absorption chillers, Aubert Hall (reheat), Memorial Gym complex with Wallace Pool, Student Rec Center with Pool, dormitories, and dining complexes. See in Google Drive – Reports – See Steam end use table in 2014 EPA Assessment Rpt UM Steam Plant.*

Q21. Can a list of existing electric chillers, tonnage and building location be provided?

A21. *The University is unable to provide that information at this time.*

Q22. Can a list of existing emergency generators, power rating, and building location be provided?

A22. *Please see the file named "UMaine.Generators&StationaryEngineInventory," in the Google Drive.*

Q23. What is the minimum stable turndown capability for each of the existing steam boilers?

A23. *By specifications the boilers can steam at 10% of their rated steaming capacity, i.e. 6,500#/hr. for boilers 5, 6 & 7, and 6,000#/hr. for boiler 8. But at those low steaming rates, there's a risk of inadequate circulation in the boiler causing hot spots in the boiler tubes.*

Based on University experience a more realistic operational minimum stable steaming rate for each of the four boilers is 10,000#/hr.

Q24. With regards to GHG emissions, does the University want bidders to use a referenced base-line year upon which the projected GHG emissions of our proposed project along with associated cost/savings impact over the life of the proposed project should be compared against? If so, to help provide a level playing field, a common referenced base line over the 20 year term would be needed.

A24. *Although not required by the University, if a Respondent wishes to present a long term forecast of the GHG emissions for their proposed Project Concept, the University would offer that the file already posted to the Google drive, named "UMaine.CarbonFootprint.Report.pdf," contains data appropriate as a baseline year (FY2014). (Please note that the emissions provided therein were calculated under an earlier version of the Campus Carbon Calculator). The University prefers that the Respondent state the key assumptions and the basis of comparison for any such long term forecast.*

Q25. Can U of Maine provide emission reports for the past seven years?

A25. *Please see the uploaded file named "UMaine.E&U.AnnualExecutiveSummaries," which contains five years of historical data, including Scope 1 and 2 emissions.*

- Q26. Can the University forward the negotiated tariffs for both the gas and power utilities, the term for these rates and the current correlating costs of each service?
- A26. *The negotiated rate contract with the local natural gas utility company is not being made available at this time. Please see the uploaded file, "UMaine.E&U.AnnualExecutiveSummaries," which contains five years of actual delivered costs of natural gas on an annual basis.*
- Regarding electric service from the local utility company, the University is served under the Emera Maine standard Tariff rate D-4, which is currently available online at:
http://www.emeramaine.com/media/32111/rate_d4_ppl.pdf.
For historical purchased quantities and costs, please see the uploaded file "UMaine.E&U.AnnualExecutiveSummaries."*
- Q27. Is the University's goal to own the new energy producing facility and the applicable financing or costs savings is in place to pay for the facility or is it for the vendor/partner or relationship to own the facility and simply have purchase agreements in place for electricity, steam and possibly the commodity with the University?
- A27. *For the purposes of the Phase II submission, the Respondents should assume that the role of the Respondent would be as through a Power Purchase Agreement, or similar contractual arrangement for the supply of energy and related services, which the University interprets as being consistent with the latter of the two possible options conveyed in this question.*
- Ultimately, the roles and responsibilities of the parties will be negotiated between the University and the Awardee.*
- Q28. We asked this question at the mandatory meeting but please accentuate and in turn expound, on the balance between costs, reliability and carbon goals, set forth by the University and how it relates to this RFP?
- A28. *See response to Q5.*
- Q29. Please explain the deficiencies of the Sub-stations as it relates to the electrical load and corresponding demand, and please explain the deficiencies with the steam lines, condensate return, leaking and the inability to serve the entire campus?
- A29. *The University has no additional information beyond what has already been provided in the reports provided to the Respondents of Phase II.
For District Heating system see the provided spreadsheet report for available information in the shared Google Drive.
2017 UM District Heat Sys Info - Condition assessment*
- Q30. Please provide the total square footage of the University year by year since the year 2000. Please provide a list of the new buildings and their square footage during this timeframe the year that they came on line.
- A30. *The currently available information on building ft2 is provided in the Phase I shared Google Drive, see file: 2014_09_17 ksd 2009_05_06 CAMPUS BLDG DATA.xlsx*
- Q31. Please provide the total energy usage for the campus, and all commodities for the past 10 years.

- A31. *Please see the uploaded file "UMaine.E&U.AnnualExecutiveSummaries," which contains five years of historical purchased energy and utility quantities for the campus.*
- Q32. Can the University provide the top ten energy users?
- A32. *Please refer to the selected building list provided February tour. Also see in Google Drive folder named – Reports – please see the steam end use table in the file named, "2014 EPA Assessment Rpt UM Steam Plant".*
- Q33. Is the respondent, the primary, the only organization that displays its past and future economic impact on the State of Maine? In other words, subcontractors cannot be utilized as a contributor towards this analysis, correct?
- A33. *The Maine Economic Impact Form is for the Respondent.*
- Table D1 of the Maine Economic Impact Form is the total Economic Impact over the previous 24 months upon and within the State of Maine. Economic Impact shall include all salaries paid to Maine residents, all Maine-based Subcontractors, State of Maine and local taxes, and any State of Maine licensing Fees. **The start date of the past 24 months shall be as close to the date of submitting of the Respondent's Phase II proposal to provide the most up-to date information as possible.***
- Table D2 of the Maine Economic Impact Form is projected economic impact for the future 24 months resulting from the awarded contract and the awarded contract only. Projected economic impact if awarded this contract is to include salaries to be paid to Maine residents as a result if awarded this contract, payments made to Maine-based Subcontractors as a result if awarded this contract, payment of State & local taxes as a result if awarded this contract, and any State licensing fees as a result if awarded this contract.*
- Q34. Can current utility bills (gas, electric, water, sewer, and oil for 2014, 2015 and 2016) be made available?
- A34. *Utility bills are not available at this time; please see the uploaded file, [UMaine,E&U.AnnualExecutiveSummaries], which contains five years of historical purchased energy and utility quantities and costs.*
- Q35. Is there a campus safety and security policy?
- A35. *The University of Maine System and the University of Maine have safety and security policies and procedures, including but not limited to the information available at the following link:
<http://sem.umaine.edu/policies-guides-and-reports/>*
- Q36. In the boiler logs, the dealkalizer water volume is added everyday with the total make-up water volume to come up with the total gallons of water consumed per day in the steam plant. Where does the dealkalized water go since it's not included in the "total make-up" water entry?
- A36. *The University is unable to provide this information at this time.*
- Q37. Can we have a copy of the University of Maine campus (Orono) deferred maintenance list?
- A37. *The University is unable to provide this information at this time.*

Q38. Does the University of Maine have any preferred equipment providers or equipment vendors/providers which should be avoided? (i.e. Trane, York, Carrier, BAC, etc.)

A38. *The University does have select preferred equipment manufacturers / providers / vendors. These specifications are typically part of the design and procurement of facilities infrastructure under traditional construction projects and delivery methods at the University, in which the equipment will be owned, operated, and maintained by the University. Applicable specifications will be provided in the negotiation of definitive agreements with the Awardee.*

Q39. Appendix B quantifies the Maine Economic Impact. Table D1 refers to the past 24 months. Can you specify which 24 month period we should use in our response?

A39. *See response to Q33.*

Q40. Can you please confirm the historic natural gas or fuel oil usage and costs for all campus buildings not connected to the central steam plant?

A40. *Please see the uploaded file "UMaine.E&U.AnnualExecutiveSummaries," which contains five years of aggregated historical purchased energy and utility quantities and costs.*

Q41. Can you provide a summary of the O&M costs or budget for the central steam plant?

A41. *Actual FY16 payroll and benefits costs: \$757,873*
*Supplies and Materials: \$86,636**
Total \$844,509
**does not include capital level repairs or upgrades, or debt service.*

Q42. As it has been almost one year since our initial submission in response to the UMaine RFP, and we are now refining our project concept to address additional information provided by the University, is it permissible to change the composition of our project team? (e.g. Prime respondent remains the same, but may certain team members be added or removed?).

A42. *The composition of the team members can be changed during this phase of the RFP. As in the initial RFP release, in Phase II it is necessary for the Respondent to identify team members and to demonstrate their qualifications as the University works to select the most qualified Respondent team.*

Q43. In Appendix B - Maine Economic Impact, Table D1, The "past 24-month period" is defined as starting on the date that the RFP was publicly released. Does this mean February 12, 2017 or December 12, 2016 or some other date?

A43. *See response to Q33.*

Q44. Under Evaluation criteria on Page 4 of the RFP, the following sections are listed:
Section 2 Project Concept
Section 4.1 Experience
Section 4.2 Financial Stability
Section 4.3 Maine Economic Impact

On Page 7, under Response format Instructions, the following outline is listed:

3.2.1 Section 1 – Response Cover Page

- 3.2.1.1 Section 1 UMS Response Cover page
- 3.2.1.2 Appendix A – University of Maine System Response Cover Page
- 3.2.2 Section 2 – Project Concept
 - 3.2.2.1 Section 2 Project Concept
- 3.2.3 Section 3 – Response to Economic Impact
 - 3.2.3.1 Section 3 Economic Impact Evaluation
 - 3.2.3.2 Appendix B – Economic Impact Evaluation Form

Please clarify the numbering and format that you would like the responses in.
Should we include Section 4.1 Experience and 4.2 Financial Stability under
Section 2 Project Concept?

- A44. *The Respondent's Submission shall be as follows:*
- 3.2.1 Sections 1 - Response Cover Page*
 - 3.2.1.1 Section 1 UMS Response Cover Page*
 - 3.2.1.2 Appendix A - University of Maine System Response Cover Page*
 - 3.2.2 Section 2 – Project Concept*
 - 3.2.2.1 Section 2 Project Concept*
 - 3.2.3 Section 3 – Response to Economic Impact*
 - 3.2.3.1 Section 3 Economic Impact Evaluation*
 - 3.2.3.2 Appendix B – Economic Impact Evaluation Form*
 - 3.2.4 Section 4 - Experience & Financial Stability*
 - 3.2.4.1 Section 4.1 Organizational Qualifications & Experience*
 - 3.2.4.2 Section 4.2 Financial Stability*

Q45. Will the final selection date remain April 13th?

A45. *See Addendum #5.*

Office of Strategic Procurement