Addendum 1
RFP# 19-1002 USD Energy Master Plan
August 27, 2019

The purpose of this Addendum is to share responses to questions that were asked during the pre-bid meeting on August 21, 2019.

1. **Question:** Are the buildings sub metered for natural gas?

   Answer: There are no sub meters for natural gas. The SDG&E meters aggregate a few buildings each, but none could be considered sub meters for a single building. The majority of the natural gas flows through 7 large gas meter areas serving most of the upper campus with a good number of individual meters serving outlying areas.

2. **Question:** Does the reduction need to happen before 2020 or just the plan?

   Answer: We would prefer that the natural gas reduction of ~88,000 therms occur prior to the end of CY 2020, but it is not mandatory.

3. **Question:** Are there plans to renew partnership after 2020?

   Answer: No, SDG&E is ending the program and will be creating a new model.

4. **Question:** Do you know where you are using energy across the campus?

   Answer: We have some insight, but our metering capabilities are limited. We are currently upgrading our Energy Management System from Siemens Apogee to Siemens Desigo, which when completed will give us more insights.

5. **Question:** Historically, are you keeping track of what you are using across campus?

   Answer: Yes, we are keeping track across campus but not building by building.

6. **Question:** Are there energy studies on campus?

   Answer: We have a Level 1 energy audit that was completed last year. A campus wide study was also completed in 2010 where some measures were proposed through an ESCO, as well as a 2013 study of some efficiency measures. We can provide parts of those studies. Lighting was done in the ESCO, but no metering. We would like to know what we are using and be able to document it.

7. **Question:** Are you ok with the level of data or do you want us to go out and get more data?

   Answer: We will provide the data we have. We are looking for a partner to help us position the university for the future through the goals we have expressed in the RFP and supporting documents. If more data acquisition is necessary to develop the complete, comprehensive plan we seek, we are open to that.

8. **Question:** Are SDG&E goals indexed for growth and new development on campus?

   Answer: No. They are not tied to enrollment or square footage at all. The goals are set numbers: 1.5 million kWh of electricity reduction and 100,000 therms natural gas. USD has achieved the kWh goal, but much remains to hit the therm goal. All reductions **must** qualify through one of SDG&E's incentive programs (e.g., EEBI, EEBR, RCx, etc.) for the savings to be verified and count toward the goals. Beyond 2020 this will be unnecessary, but would be helpful as part of financing projects.

9. **Question:** Is there an incumbent provider for energy study on campus?

   Answer: Empowered did the recently-completed Level 1 audit. Siemens Controls & Energy completed the services contract implemented in 2010. SC Engineers has completed studies on campus in the past, including a review of controls options.

10. **Question:** How many company Stakeholders will be involved in developing plans?

    Answer: The Office of Sustainability and Facilities Management will take the lead on the project but others will be involved. The final decisions will be made by the executive team.

11. **Question:** How do you anticipate implementing any of the measures identified?

    Answer: Depends on the outcomes/recommendations. If major capital outlays are necessary, the university administration would have to allocate funds for implementation, likely on a project-by-project basis. Other avenues may open, including the establishment of an efficiency-based "revolving fund" for campus projects that save environmental and financial resources, which also pay back in relatively short time frames (~5 years). Capital projects would likely be bid out via the university's bidding process. We would hope to partner with an organization that will provide us with best practices on how to implement. The goal is to create a financial model that would justify expending funds in the near term to mitigate projected increases in energy costs.

12. **Question:** Is the company involved in putting the energy master plan precluded from working on the implementation?

    Answer: No, but there is no guarantee that that company will be selected to do the implementation either.

13. **Question:** Is the intent for recommendations on how to implement the action plan?

    Answer: Yes. Per the RFP: "A detailed schedule and plan for implementation of the program, including measurement and verification of the cost savings as well as energy and greenhouse gas emission reductions.

14. **Question:** Is the final report addressed to senior management or to the general public?

    Answer: The primary report should be detailed and ready to present to senior management. Two versions could be presented, one that is internal with all the details and another basic overview of the plan with fewer details for the campus at-large/general public.

15. **Question:** Have you done a utility hazard plan recently that is available?

    Answer: No

16. **Question:** How long do you want backup power available?

    Answer: Respondents will provide recommendations per industry standards.

17. **Question:** Will the natural gas data be shared?

    Answer: Yes. Please see attached file; Natural Gas Distribution.

18. **Question:** What is the anticipated budget for the study?

    Answer: There is no set budget for this study, as we anticipate many approaches to the goals we've set and the questions we have asked. The challenge for respondents is to create a justification for the budgets they submit, including potential financial returns on the solutions proposed.

19. Question: What are the expectations for level of detail?

Answer: We want enough information to clearly understand the approach that the respondent is taking. The plan is intended to be a roadmap for the university to follow over the next 15 years to move us toward our climate, financial and reliability goals. The expectation from leadership is well controlled buildings and lighting that adapt to usage. A system that is able to react to when people are using it and when not in use. Overall the idea is to be able to control supply and demand in the most cost effective manner for USD.