



Oregon State University

CORVALLIS DECARBONIZATION PLAN DEVELOPMENT

RFP #2025-016860

ADDENDUM NO. 1

ISSUE DATE: November 8, 2024

CONTRACT ADMINISTRATOR:

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This Addendum is hereby issued to inform you of the following revisions and or clarifications to the above-referenced RFP and/or the Contract Documents for the Project, to the extent they have been modified herein. Any conflict or inconsistency between this Addendum and the Solicitation Document or any previous addenda will be resolved in favor of this Addendum. Proposals shall conform to this Addendum. Unless specifically changed by this Addendum, all other requirements, terms and conditions of the Solicitation Document and or Contract Documents, and any previous addenda, remain unchanged and can be modified only in writing by OSU. The following changes are hereby made:

REFERENCE/SUPPLEMENTAL MATERIALS:

Item 1- The following exhibits, addressed in the Q and A in Item 2 below are added as reference materials for this RFP. Exhibit 9-Potential Utility District Plant Location is attached to this addendum.

Exhibit 10-Volume 2 is located at the link below:

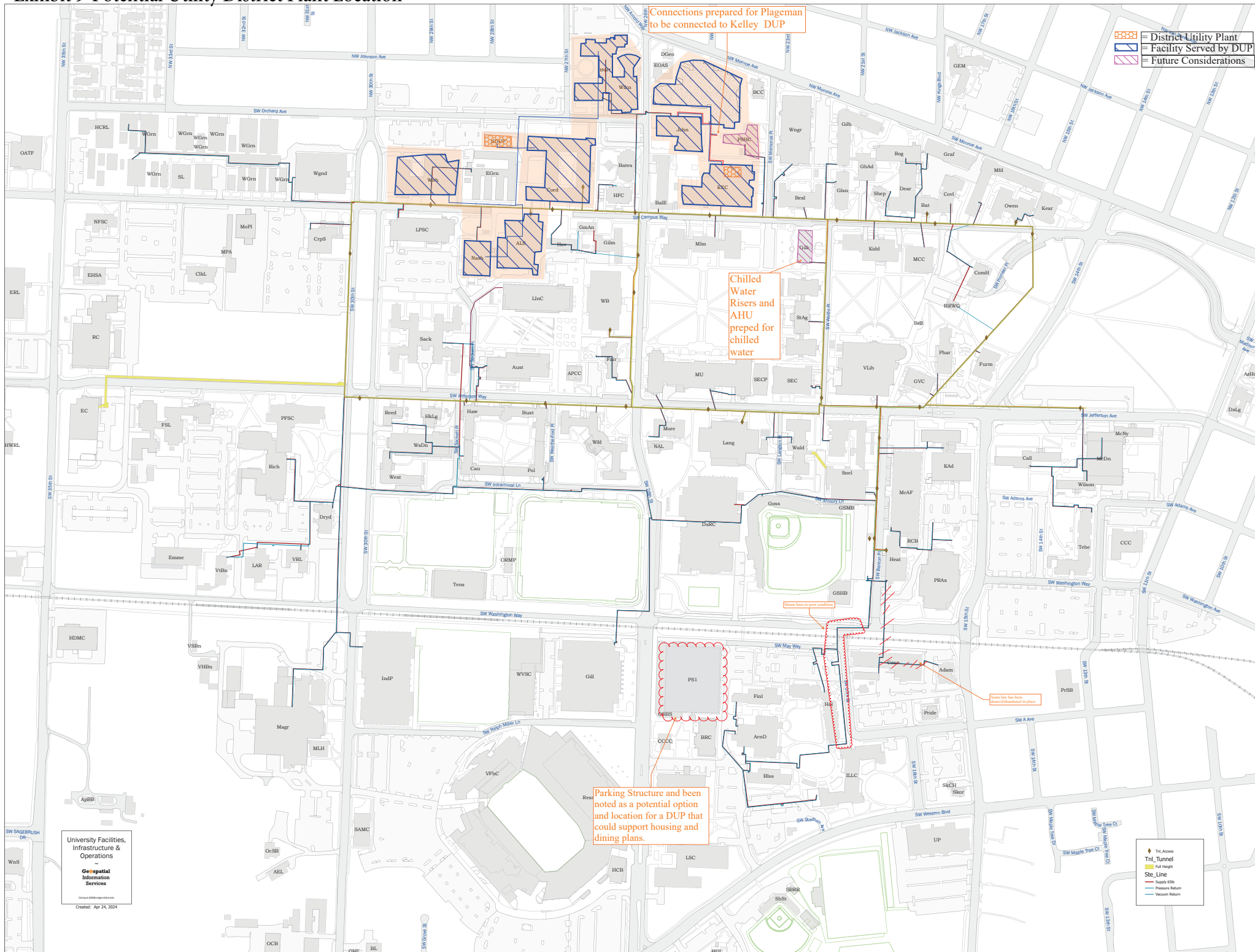
<https://oregonstate.app.box.com/s/qu5v55i6v3vtgijbf0m38y3o56j2raaq>

QUESTION/ANSWER:

Item 2- Included with this Addendum are OSU's responses to questions asked during the question period.

END OF ADDENDUM NO. 1

Exhibit 9-Potential Utility District Plant Location



- District Utility Plant
- Facility Served by DUP
- Future Considerations

Connections prepared for Plageman to be connected to Kelley DUP

Chilled Water Risers and AHU prep'd for chilled water

Parking Structure and been noted as a potential option that could support housing and dining plans.

Check back on pipe condition

Scan time has been extended to phone

University Facilities, Infrastructure & Operations
 Geospatial Information Services
 Created: Apr 24, 2024

- Td Access
- Full Height
- Ste Line
- Supply Side
- Pressure Return
- Vacuum Return

Questions and Answers

1. Is there a dollar amount budgeted for this plan development that you can share?
 - a. OSU is not sharing the budget amount at this time.
2. Do you have a plan for the implementation of recommendations resulting from the plan? For example, design/build, plan and spec, energy savings performance contracting, other?
 - a. Implementation is anticipated to utilize design-bid-build, design-build or a CMGC approach. The Decarbonization Plan will inform projects and implementation will vary depending on other associated projects and project needs.
3. Does participating in the creation of the decarbonization plan exclude a firm from the implementation/construction of recommendations down the road?
 - a. It should not, though exclusion from any future work will be dependent upon the type of work to be performed, and if the awarded firm would have an advantage in Proposing for said work.
4. The RFP seeks confirmation or recommendation for adjustment to OSU's approach "To transition university buildings to lower temperature heating water, work with OSU to create a list of buildings that identifies barriers, opportunities and costs for the transition".
 - a. What level of cost estimation is expected (with reference to cost estimation standards such as AACE)? - OSU expects AACE Class 4 accuracy for most of the scope of this project. It is anticipated that some elements may be unable to exceed Class 5, and some may be able to reach Class 3.
5. Will information on the total system efficiencies of the steam and limited chilled-water regional distribution be provided? – Yes.
 - a. What percentage of condensate is returned to the plant? – This will be provided to the successful proposer.
6. Please clarify the expected number and format (in-person or virtual) of meetings with the specified stakeholder groups.
 - a. OSU anticipates monthly project coordination meetings where stakeholders are invited as needed, with limited additional stakeholder-focused meetings. Stakeholder engagement will be led by the OSU project manager. Primary stakeholder groups may include operations and maintenance teams in Facilities Services, University Land Use Planning, project and construction managers in Capital Project Delivery. See also OSU response to question 13. Monthly meetings (with or without stakeholders) are expected to be a mix of in person and virtual.

7. Will the Corvallis Decarbonization Plan Development be expected to guide the decision making of building renewals, renovations, repairs, and/or removals or will that direction be provided by OSU and the plan will incorporate those decisions?
 - a. Primarily the latter, with existing plans guiding the Decarbonization Plan. However, OSU also expects the findings of the Decarbonization Plan to guide building renewals and other actions as upgrade and district energy integration opportunities emerge from this project.
8. What level of detail on financial analysis should be provided? Is OSU looking for a simple project funding schedule or is a more detailed cash flow analysis required with specific sources of funding identified leveraging state and federal incentives, state funding requests, and different sources of debt?
 - a. OSU is primarily interested in a project funding schedule that can leverage various external funding sources.
9. Where are we to include our references in the Appendix of our proposal? Per 7.10.2 we are to submit references in this proposal but it doesn't state where to put them.
 - a. The appendix is fine but they can also be included elsewhere in the proposal at Proposer's discretion.
10. Does OSU have a pricing breakout form they want us to follow?
 - a. No.
11. Can OSU provide information on extent and quality of existing available energy metering infrastructure, both at campus and individual building level?
 - a. Every major building on the Corvallis Campus is individually metered for electricity (some with multiple submeters) and, where applicable, natural gas. All but one is metered for steam. Electricity meters are a mix of approximately 11% revenue grade/15-minute data, 16% remote-read daily data (standard Pacific Power smart meter) and 73% non-networked meters read monthly. Since steam is challenging to accurately meter, several are suspected of producing inaccurate data. Most steam meters are read monthly, while a few produce 15-minute data. In addition to steam and natural gas meters at the building level, some newer and recently renovated buildings have BTU meters accessible via the building automation system. At the district level, steam and condensate are metered at the OSU Energy Center and chilled water supply and return are metered from the North District Utility Plant.
12. Who will evaluate this proposal, and conduct any interviews, at OSU? Who are the members or the representation of the selection committee?
 - a. OSU is not releasing information about selection committee members at this time.
13. Resilience goals are mentioned in the RFP. Is the interest primarily in energy resilience, or also in general climate resilience and adaptation?
 - a. Energy resilience is the primary interest of this project. Climate resilience and adaptation are also of interest, but secondary to energy resilience.

14. The focus of this study seems to be the district utility plants and infrastructure. Can we assume that building-level decarbonization, efficiency, or electrification measures should not be a part of this study, except to the extent that they enable or are integrated with changes at the district plant level (e.g. heat recovery, heating hot water coil changeouts, etc.)?
 - a. **Correct. Building level actions that support district energy system integration are within the scope of this project.**

15. Can we assume that on-campus renewable energy generation opportunities (e.g. solar photovoltaic) should not be a part of this study?
 - a. **Correct. General renewable energy production is not part of this effort. To the extent solar and battery systems might improve resilience of district energy systems, they may be included at a general/concept level of detail.**

16. For stakeholder engagement at OSU, can we assume there will be one OSU point of contact or project manager to assist the consultant team in identifying and liaising with campus stakeholder groups? If not one OSU point of contact, how will stakeholder engagement be managed on the OSU side?
 - a. **Yes, OSU will provide a project manager as the primary point of contact. The project manager and their team will also lead stakeholder engagement to reduce the coordination effort and time needed from the proposer.**

17. For phases II and III outlined in the RFP, what level of cost estimation is required to develop cost impacts? Is rough order of magnitude (ROM) or AACE Level 5 adequate? Are cost impacts expected to be provided for each individual measure/intervention, or at each building, in addition to at the campus level?
 - a. **Cost impacts should be provided for each measure, by building and at the campus level. Please see also the OSU response to questions 4, 14 and 21.**

18. Section 7.8.6 under Evaluation Criteria describes a requirement for a Workforce Diversity Plan. Will any points be awarded based on amount of XBE participation or roles in the proposal?
 - a. **This category is subjective so OSU cannot comment on how individual evaluators will score.**

19. Section 1.5 of the RFP references documentation and plans for existing and conceptual district utility plants under the RFP Exhibit. These documents could not be located. Could they be provided as part of the RFP. Please provide all thermal and electrical utility plans available.
 - a. **A conceptual map showing existing conditions as well as one likely district utility plant location has been provided as an additional exhibit. Please note this is not an official OSU planning document. See Exhibit 9, included with this document for additional information.**

20. Could Volume 2 of the OSU Corvallis Campus Vision documents be provided that contains additional utility infrastructure information?
- a. Volume 2 has been provided as an additional exhibit (which also includes Volume 1).
 - b. See the following document:
<https://oregonstate.app.box.com/s/qu5v55i6v3vtgijbf0m38y3o56j2raaq>
21. The RFP doesn't seem to address whether this scope of work should include an analysis and/or feasibility study for conversion of connected buildings from high temp to low temp hot water. Can OSU clarify how this scope should be accounted for?
- a. This project should include analysis/feasibility of converting connected or potentially connected buildings to low temp heating water, as necessary. Cost estimates for this work should target AACE Class 4 accuracy unless otherwise directed by the OSU project manager. Please see also OSU responses to questions 4, 14 and 17.
22. For capital cost planning, does OSU have a preferred GC partner or cost estimator that should be engaged for this scope of work?
- a. No.
23. Sections are numbered 7.8.1-7.8.3 and 7.8.5-7.8.6, is there a section 7.8.4 to respond to?
- a. No, this is a typo/error.
24. The focus of this RFP is primarily on central heating and cooling utilities. Is there interest in including fleet vehicles and a renewable energy analysis as part of the decarbonization plan?
- a. Fleet vehicles should not be included in this project. Please see response to question 12 regarding renewable energy integration.