

PUBLIC BUILDING COMMISSION OF CHICAGO

ADDENDUM NO. 2

REQUEST FOR QUALIFICATIONS & PROPOSALS FOR MULTI-AGENCY GUARANTEED ENERGY PERFORMANCE CONTRACTING SERVICES FOR PUBLIC BUILDING COMMISSION OF CHICAGO-PS1900

DATE: August 19, 2011

QUESTION AND ANSWER:

The following are the Requests for Information (RFI) received by the PBC on or before August 19, 2011 and the PBC responses.

#	<u>QUESTIONS</u>	<u>ANSWERS</u>
1.	I was wondering if the Chicago Housing Authority and the Chicago Transit Authority are participating in this RFP/Q?	Any municipality or municipal agency in the State of Illinois is able to participate.
2.	Page 5 of the RFP states: "Concurrently with the execution of the GEPCs, the PBC intend to enter into a Tax Exempt Lease Purchase Agreements (TELPA), or Alternative Financing Vehicle with a financing entity to finance the initial phase of the Program. The procurement of the financing for the initial phase of the Program will be undertaken by PBC and their User Agencies through a process separate from this RFQ/P" Follow up questions: 1. Please confirm that Chicago intends to finance "initial phase" installations through a TELPA or Alternative Financing Vehicle – which will require a separate RFQ/P? 2. When will that separate RFQ/P be available?	1. Yes, it is expected that all ECMs within Phase 1 of this program will be financed with TELPA or Alternative Financing 2. The exact date of the Financing RFP has not been determined.

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<p>3.</p>	<p>Under Section I. Program Overview The RFQ document indicates “The initial phase of the Program contemplates the selection of potentially three ESCOs who will each enter into an Investment Grade Services Agreement (“IGA Agreement”) and Guaranteed Energy Performance Contract (“GEPC”) with the PBC.” Please clarify the order in which the IGA and GEPC will be executed. Typically an IGA will be performed prior to the execution of the GEPC with the expectation that the IGA will inform the final project scope outlined in the GEPC. This section of the RFQ document suggests that both project components will be executed during the initial phase of the project. Please provide clarification re: timing of these project milestones.</p>	<p>These milestones will be executed sequentially. See the “Estimated Procurement and Contracting Schedule” in RFQ/P Section III-C</p>
<p>4.</p>	<p>Under Section I. Program Overview The RFQ document indicates that the initial phase may cover up to 6.5 million square feet across 100 buildings. Even one-third of this potential area will require a substantial allocation of resources re: energy auditing activities so planning will be important to the selected ESCO. Have building Groups A, B and C been determined and if so, what are the total square footages projected for these Groups? If not, when does the PBC expect to make these final lists available to the selected ESCOs?</p>	<p>The final selection of buildings included in Groups A, B, & C has not been finalized yet. Final building lists will be issued when the ESCO finalists are selected.</p>
<p>5.</p>	<p>Under Section III. Evaluation and Selection Process The RFQ document indicates that as part of preparation of a Preliminary Energy Analysis the ESCO will perform a walkthrough of these buildings with knowledgeable representatives of the PBC and its User Agencies to answer questions. Will ESCOs be permitted to conduct subsequent walkthroughs and/or individual interviews w/ the knowledgeable representatives and User Agencies? If not, does the PBC anticipate that ESCOs will invite sub-contractors of multiple disciplines to these initial walkthroughs?</p>	<p>Subcontractors are invited to attend the initial walkthroughs. Subsequent walkthroughs and questions may be permitted as long as they are scheduled through the PBC and User Agency Representatives.</p>

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<p>6.</p>	<p>Under Section IV. Required Submittals; Part B. Semi-Finalist Part II Proposals; Item No. 2 Preliminary Energy Analysis The RFQ document indicates that “the Respondent must be able to guarantee annual and total energy savings equal to or greater than 90% of the annual and total energy savings estimate included within the Preliminary Energy Analysis...and guarantee a maximum price for the project equal to or less than the guaranteed maximum price included within the Preliminary Energy Analysis.” How does the PBC propose that the ESCO guarantee a maximum price and associated savings in the IGA (which encompasses all buildings within the assigned Group) based on the small sample of buildings covered in the Preliminary Energy Analysis? Will the PBC provide official assumptions under the Preliminary Energy Analysis that should be applied to the IGA 90% savings and maximum price guarantees? What accommodations will be made for inaccuracies in assumptions?</p>	<p>The PBC recognizes the inherent difficulty of predicting energy savings for hypothetical future buildings. The PBC expects that when the same buildings are included in both the Preliminary Energy Analysis list and the Investment Grade Audit list, the result for that particular building will not vary by more than 10% between Preliminary and Final Energy Audit. The PBC also expects that there will not be significant variance between Preliminary Energy Analysis and IGAs for similar building types. Yes the PBC will provide written assumptions and clarifications as part of the Technical Facility Profile package issued to semi-finalists invited to perform Preliminary Energy Analysis.</p>
<p>7.</p>	<p>When does the PBC anticipate providing utility billing data for the sample of buildings covered under the Preliminary Energy Analysis and for the Group buildings covered under the IGA?</p>	<p>Technical Facility Profiles for each building included in the Preliminary Energy Analysis will be provided to the participating Semi-finalists. Utility usage information will be part of in the Technical Facility Profiles. Technical Facility Profiles for Groups A,B,&C will be issued when the ESCO Finalists are selected.</p>
<p>8.</p>	<p>Will additional questions be entertained after the 8/19 deadline for ESCOs invited to continue the GEPC process?</p>	<p>There will be an opportunity for ESCOs to submit questions during the Part 2 (Proposal Phase).</p>

END OF ADDENDUM NO.2

Mayor Rahm Emanuel, Chairman

Erin Lavin Cabonargi, Executive Director