

**Philadelphia Energy Authority
Request for Qualifications
for
A Heating, Cooling and Power Supplier for the Public Safety Services Campus**

Questions Relating to the RFQ

As described in section 3.1.1 of the RFQ, The PEA and City accepted questions related to the RFQ. Below are the list of questions with answers provided by the PEA/City.

Questions submitted by Jonathan Wohl, Vice President-Project Development, Energenics, LLC

- 1) The project resulting from the RFQ/RFP will require an Economic Opportunity Plan. For the RFQ submittal is there any information required to be submitted to meet the requirements? It appears that this would be a requirement under the RFP Stage.

The project will require an Economic Opportunity Plan. No information on specific subcontractors or partners is required for the RFQ phase, however respondents are encouraged to include information about their experience subcontracting with minority-owned firms, women-owned firms and firms owned by disabled persons.

- 2) On the Site Plan that was provided with the RFQ, the part of the parcel located in the upper right hand corner along 48th Street and intersecting with Haverford Avenue, is that the Philadelphia Juvenile Justice Services Center facility?

Yes, the Philadelphia Juvenile Justice Services Center is on the parcel directly adjacent on the corner of 48th St. and Haverford Ave.

Questions submitted by Paul Carter, Senior Account Executive, NORESCO

- 3) Could you please share the preliminary engineering analysis with the prospective proposers?

Preliminary engineering analysis will be provided to respondents during the RFP stage.

- 4) When must the provider plan to deliver/provide, electricity, hot water, chilled water, and back-up power?

As indicated in the RFP, the current plan is for an operational plant in Spring of 2017.

- 5) When will the feasibility study for the plant project be available to the prospective proposers?

The feasibility study will be made available to respondents during the RFP phase.

- 6) Has the renovation project at 4106 Market St. been funded by selling bonds? Does this bond funding renovation scope include funding for central plant equipment & utilities?

The renovation project at 4601 Market St. has been funded by selling bonds and the renovation scope includes funding for central plant equipment & utilities, however the PEA/City is interested in determining if there may be a better value option through 3rd party ownership, financing and operations.

- 7) How will the construction and long-term operating costs be compared to the proposed model in this RFQ/RFP proposal process?

More information about the evaluation of costs will be provided in the RFP.

- 8) Will the current building & operating costs of the various existing buildings/departments being consolidated be revealed during the RFP stage for financial justification purposes?

Yes, this information, where available, will be provided during the RFP stage.

- 9) How will the value of avoided capital/bond \$ not spent be included in the financial evaluation?

More information about the evaluation of costs will be provided in the RFP.

- 10) It appears this project requires use of private funding to support the engineering, designing, constructing, owning and operating the plant intending to sell PEA the utilities on a cost per unit basis. Does the City currently require OEO participation for generation construction projects developed by the current utility providers providing utility services to the City?

An Economic Opportunity Plan will be required for this project. Comparing an on-site generation project which is expected to primarily serve City facilities is drastically different than large scale commercial generation construction projects where the City is merely one of the many users. The City required an Economic Opportunity Plan for the biogas cogeneration facility built at the Northeast Water Pollution Control Plant in 2013. Several respondents provided acceptable plans in their proposals.

- 11) Will there be any City capital or bond funding used for this project?

At this time, there is no plan to use City capital or City/PEA bond funding for this project unless it is built by the City.

- 12) What length of contract term will PEA consider/accept?

The PEA/City will address this question in the RFP.

13)What is the RFQ evaluation criterion for this solicitation?

The PEA/City will evaluate by respondents demonstration of qualifications as outlined in section 3.3 of the RFQ.

14)Is there weighted scoring criteria that indicates what attributes of the qualification are most important with weighted score %?

No.

15)Will the weighted scoring criteria be made available to the proposer before the RFQ submission due date?

No.

16)Will the scoring of this RFQ be carried over to the new RFP selection criteria, or will the RFP reevaluate the qualifications supplied again during the RFP stage?

The PEA/City has not yet determined the RFP selection criteria.

17)Will PEA consider agreement to a minimum take or pay provision for the electric and thermal output/consumption of the plant over the project term?

The PEA/City will address this in the RFP.