



City of Tacoma
Environmental Services/Office of Environmental Policy & Sustainability
Tacoma Community Building Decarbonization Strategy
RFP Specification No. ES21-0781F

QUESTIONS and ANSWERS

All interested parties had the opportunity to submit questions in writing by email to Dawn DeJarlais by January 28, 2022. The answers to the questions received are provided below and posted to the City's website at www.TacomaPurchasing.org: Navigate to *Current Contracting Opportunities / Services / Supplies*, and then click *Questions and Answers* for this Specification. This information IS NOT considered an addendum. Respondents should consider this information when submitting their proposals.

Question 1: Can we assume “limited to 20 pages, double-sided” to be equivalent to 40 total pages in a digital document?

Answer 1: Yes.

Question 2: Are we allowed to include resumes under an appendix (excluded from the page limit)?

Answer 2: Yes.

Question 3: Are we allowed to include/submit previous work examples of our Graphic Representation Graphic Design Capabilities under an appendix (excluded from the page limit)?

Answer 3: Yes.

Question 4: The Scope of work identifies several meetings (in Task 1 – Steering Committee Facilitation) with city staff and City Council as well as consultation with stakeholders (Task 5 Stakeholder/Community Engagement). Is it expected that some or all of these meetings be conducted in-person?

Answer 4: It is expected that all of these meetings will be conducted virtually.

Question 5: For the Impact Assessment for New Construction (Task 3) and Existing Buildings (Task 4) – is it expected that detailed energy modelling of a variety of building archetype will be conducted for the Impact Assessment and to inform the implementation plan?

Answer 5: No. Detailed energy modelling of a variety of building archetype is not expected as part of the implementation plan.

Question 6: Please describe the information and data which will be provided to the consultant in support of its research and analysis.

Answer 6: See information below.

Question 7: Would a license for a custom existing building decarbonization scenario planning software tool be acceptable as part of the proposal?

Answer 7: Yes.

Please describe the information and data which will be provided to the consultant in support of its research and analysis.

Tacoma Power updates its Conservation Potential Assessment study every two years. The study contains several chapters which may be relevant to a decarbonization study including the profiles starting on page 24 which outline saturation of electric end-uses by building types. The mostly recently published study can be found at the Tacoma Public Utility website at the following link:

<https://www.mytpu.org/wp-content/uploads/Tacoma-Power-2020-2039-CPA-Report-FINAL.pdf>

The dataset provided for use in this study is a primary data source for the Tacoma Power conservation potential assessments. This dataset integrates the following data sources into one dataset. There are more field names than what is described in this document.

- **SAP Master File:** Determines the universe of customers in the Tacoma Power service territory. The City of Tacoma jurisdiction is a subset of this dataset. Data includes fields from our SAP system including; business partner name and number, connection object, premise, rate class, site address, annualized kWh consumption from October 2020 through September 2021, feeder id, latitude, longitude, geiod, dunning and owner/tenant. Note the owner/tenant determination is based on the “revert-to” flag in SAP for the account. Some, not all SAP fields start with “SAP”.
- **City of Tacoma:** The Opportunity Index text description (Very High, High, Moderate Low Very Low) for the Tacoma Power service territory. Note that the Opportunity Index for City of Tacoma may assign different values to the same zone. Also, note these values are not an assignment to a particular account, but to the zone in which the account is located.
- **County Assessor:** Building type, built age, conditioned space square footage, number of buildings, number of floors, percent remodel, number of bedrooms, bathrooms, fireplaces, garage, value and HVAC Description. Some, not all Pierce County Assessor fields start with “PCO”.
- **Presence of Electric Heat Study:** Tacoma Power conducts a presence of electric heat study (PEH) on a periodic basis. The study is used to estimate if the heating fuel in a single-family dwellings is electric or not. The study uses several years of bi-monthly billing data energy use and weather data to make the determination. Study results are approximately 85% accurate. Presence of Electric Heat fields start with “PEH”.
- **Account Building Type Classification:** Tacoma Power staff review and update account classifications of most accounts approximately every two years. Tacoma Power, Power Management fields start with “PM”. Staff determine:
 - **Consuming Sector:** residential, commercial, industrial, military, streetlighting, etc.

- **Building Type:** Single-Family, High-Rise, Low-Rise etc. for residential, office, warehouse, retail etc. for commercial.
- **NAICS:** For industrial sector account a 3 digit NAICS code and description.
- **CEP Accomplishments:** If a premise has participate in a major measure Tacoma Power conservation program, a file number will be assigned in the cell. The field name ConservationFileRes and ConservationFileCom are the field names.

Limitations of the dataset.

This dataset works within the lowest common denominator of all the data available. For example, while electric power records are available for each apartment that has a meter, the county assessor records are by building or group of buildings. To resolve this granularity mismatch, the square footage of all the buildings to an apartment complex parcel(s) are summed and divided by the number of electric accounts serving the building. This means that the square footage values for all the accounts within an apartment complex can be summed and will match the total of the county assessor records for the complex. A similar procedure is used for strip malls and other buildings that have multiple electric meters in the same building.

Using this lowest common denominator approach to organize electric account data and allocate building data, there are a number of complex situations that are not transparent. For example, multiple connection objects (electric accounts) at one parcel, multiple parcels at one connection object, multiple parcels at multiple connection objects and so forth.

County Assessor Records

The County Assessor collects data for their needs. It is not perfect, but it is the only comprehensive dataset available.

- Year Built appears to be solid.
- Remodel data may be low.
- Square footage data is very close but not “precise”.
- Square footage of mixed-use building is not sub-divided by the use.
- Heating system data does not focus on fuel type so a forced air furnace could be electric, gas or oil.
- Heating system type is mostly accurate.