

**Questions and Answers**

**Q1. How do you determine if a project that includes residential, but is not single family, can apply? What about townhouses?**

We use the Bureau of Development Services (BDS) permit distinction for residential and commercial projects. If the project qualifies for a commercial (CO) permit, your project is eligible apply. Townhouses fall under the residential permit. Make sure to review BDS' definitions (link provided in the RFP). Whatever is addressed under the residential code should not apply.

**Q2. In the energy efficiency and on-site renewable power generation section, what do you mean by "Install onsite renewable power generation for at least 12% of the remaining load after implementing available energy efficiency strategies and technologies? Calculate renewable generation as a percentage of total energy load."**

The intent is to put efficiency first, then get to renewable energy to accomplish the remaining load. The "total energy load" referred to in the renewable generation section is the new baseline achieved after reaching the 60% reduction, by means of efficiency.

The ideal procedure would be to model based on ASHRAE or Oregon Code for a baseline, then work towards another reduction in that load (60% in this case). That remaining load (60% below baseline) becomes the new total from which to implement 12% renewable energy. The 12% renewable cannot be used to work the baseline for efficiency down to 60%.

**Q3. What about material that is not suited for recycling? Should we leave it on building or dispose of it? For example, vinyl siding?**

There are many benefits and drawbacks to removing materials and replacing it with new. First, determine the benefits of leaving it on the building. Can it be repaired, repainted, etc.? Next step is to determine recycling or reuse options. Two resources for that are Metro's recycling hotline, 503-234-3000 and the online materials exchange, [www.BoneyardNW.com](http://www.BoneyardNW.com).

**Q4. Reduce material use by 10% - what calculation is needed? Give an example.**

Although we are not asking you to provide an exact calculation, do your best to document what construction techniques were used to reduce materials. For example, advanced framing techniques reduce the amount of structural lumber used in construction. Another example is the unfinished ceiling that was left exposed in this conference room. Also, try to fully use materials as they come. For example, design the structure to use the entire sheet of 4x8 sheet of plywood.

**Q5. Please explain question #3 on Stormwater Management and Watershed Health**

Minimize distance between facilities and embed facilities within the urban fabric.  
OMSI example – swales to convey water in lieu of pipes. Vegetation also reduces material use.

**Q6. What should we do about an urban site with no opportunity to capture water at street level? Renewable energy will also take up ecoroof area. What is the weighting between energy and stormwater management?**

Make the case why you cannot address core goals. All the core goals are weighted equally. Ecoroofs and solar panels are not mutually exclusive, they can co-exist.

**Q7. What if building site is not open to the public? Can we use a website to educate people?**

Website is ok. Other educational options will be considered.

**Q8. What was the change to the scoring criteria?**

There are now 15 points for team qualifications and it includes diversity in workforce and contracting.

**Q9. How are the diversity points allocated? Is there an exact amount?**

These points are included in the team qualification category for a total of 15 points. More diversity = higher points.

**Q10. What is the process timeline?**

The process you will take to move the development from concept to completion.

**Q11. What do you mean by a secured site?**

Contract or mortgage or buyers agreement. Proof that project will be built and is not purely a concept.

**Q12. Why is residential now excluded?**

PDC and other funds are available for single family housing projects. GIF supports mass-scale innovation transferable to other projects. We may reconsider including residential next year.

**Q13. What do you mean “other funding is required?”**

Have to show adequate funding. GIF cannot be sole funding source.

**Q14. What have been the typical project budgets?**

\$200K to 6 million and above in past years.

**Q15. What type of other funding is needed?**

Bank financing, private financing, government loans, grants, etc.

**Q16. Does GIF funding goes toward specific measures?**

Yes. GIF monies tied to actual line items, not just a percentage of project cost.

**Q17. If GIF funds are tied to a specific strategy, should we detail the whole project in the budget?**

Detail as much of building as possible. Comprehensiveness is better.

**Q18. Would the GIF fund a project under construction that may have dropped a measure?**

Project would be considered. Have to prove case that GIF is making a big impact to advance innovation and efficiency and not just providing gap financing.

**Q19. Does the funding only go to buildings?**

Can go towards a street, or site, and or building.

**Q20. Can you please describe again what you mean by other sources of funding?**

The GIF cannot be your only source of funding. If you do not receive an award, you will still build the project, maybe not as green.

**Q21. What is the max design soft cost I can apply for?**

No maximum. The GIF will not fund the total soft cost line item.

**Q22. Calculations – have to be far along to do energy modeling.**

Tell us how far along you are and let us know what you intend to do. If you are applying for energy efficiency, then you have to provide calculations requested.

**Q23. Is there a strict on number of pages? Calculations can take up a lot of pages.**

Yes. Submit the answers, not how you got there. Have longer calculations on hand if requested. Extra pages may not be read.

**Q24. How many projects applied last year?**

40 projects.

**Q25. Is the 425K for one project or several?**

Can go to one project, or several.

**Q26. What is the M+V contractor?**

Funders hire contractor to perform basic monitoring and verification. Report to be posted on website.

**Q27. Monitoring starts post-occupany?**

Yes. Ideally it is completed one year after move-in.

**Q28. When do you get the last payment?**

Third payment is released after verification of installation of GIF measures. Monitoring occurs for one year post-occupancy.

**Q29. Has any one use the GIF M+V to achieve the LEED M + V credit?**

No. The GIF M+V is not as comprehensive as the LEED requirements.

**Q30. Purpose of M+V?**

To verify installation of the features and to share information about building performance to the public.