



Early Adopter case study

Ian Lane
Energy Manager





The University

The University of London is a federal University and is among the oldest, largest and most diverse universities in the UK.

Established by Royal Charter in 1836, the University is recognised globally as a world leader in Higher Education.

It consists of 19 self-governing Colleges of outstanding reputation.

Independently of the Colleges, the University has acquired and progressively developed a considerable Estates portfolio since the 1920's.

The University has a very culturally diverse student population of over 120,000 students, with a further 45,000 students studying by distance learning on the University's External System.



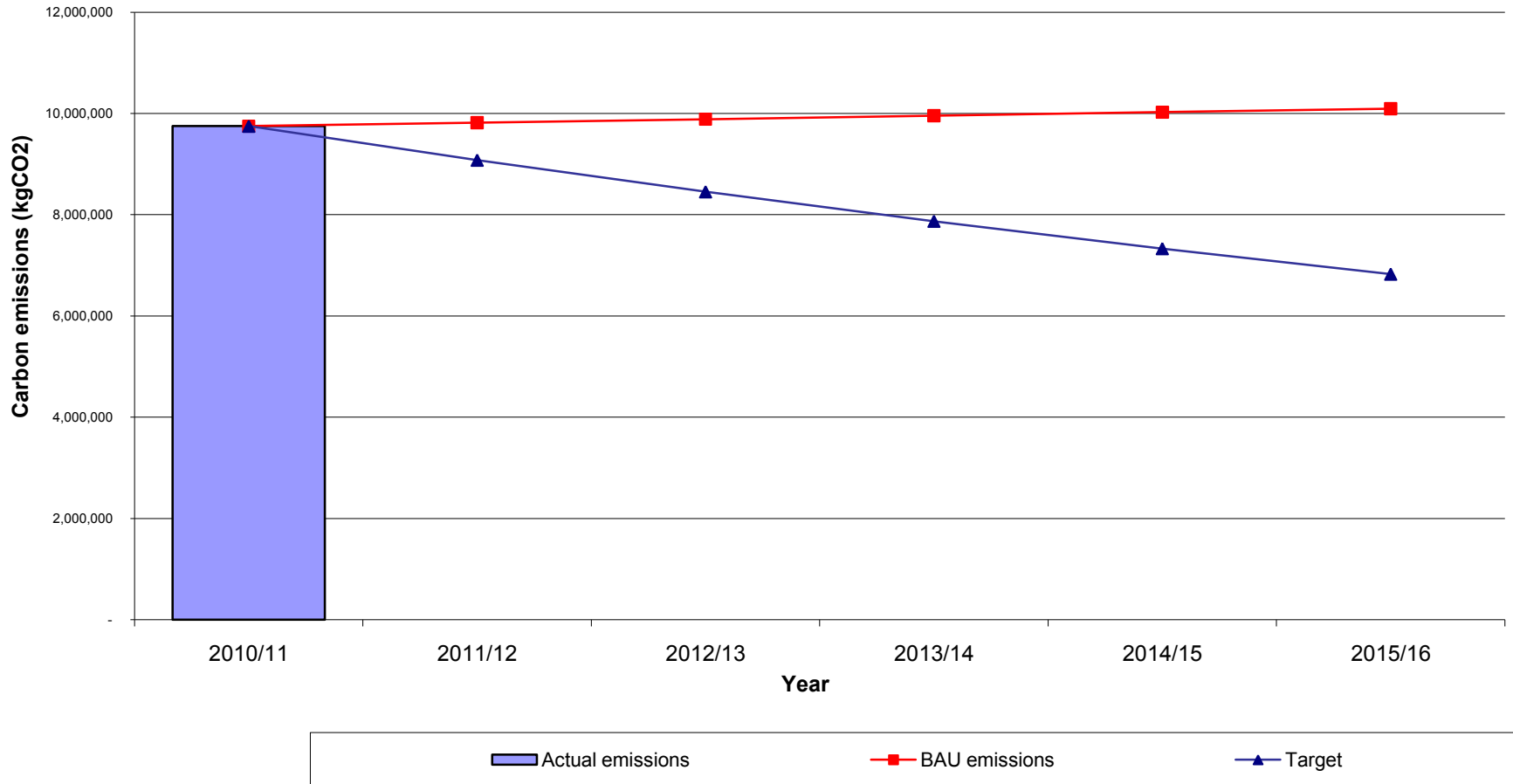
The Drivers

The University of London is committed to reducing its carbon emissions associated with its stationary sources. A joint consultation between HEFCE, Universities UK and GuildHE on developing a carbon reduction target and strategy for higher education in England has been published with key emphasis placed on the higher education sector. Universities should

1. Commit to reducing scope 1 and 2 emissions by 80 per cent by 2050 and by at least 34 per cent by 2020, against a 1990 baseline
2. Aspires to reduce scope 1 and 2 emissions by 50 per cent by 2020 and by 100 per cent by 2050, against 1990 levels
3. Commit to reducing scope 3 emissions and to improving measurement of scope 3 emissions with the intention of setting targets for these emissions in the future.



Comparison of actual emissions with BAU increases and reduction targets predicted





What we are looking for

“The University wishes to appoint a main contractor for the provision and management of Carbon Reduction Projects. This will entail providing an Investment Grade Proposal(s) on behalf of the University of London to achieve a minimum carbon saving of 20% (based on 2009/2010 energy consumption) from the organisation’s Stationary Sources”.



What are the benefits to the University

1. Significantly reduced procurement timescales
2. Works can be identified and installed in-line with our aspirations
3. Opportunities provide guaranteed carbon / financial savings
4. Value for money

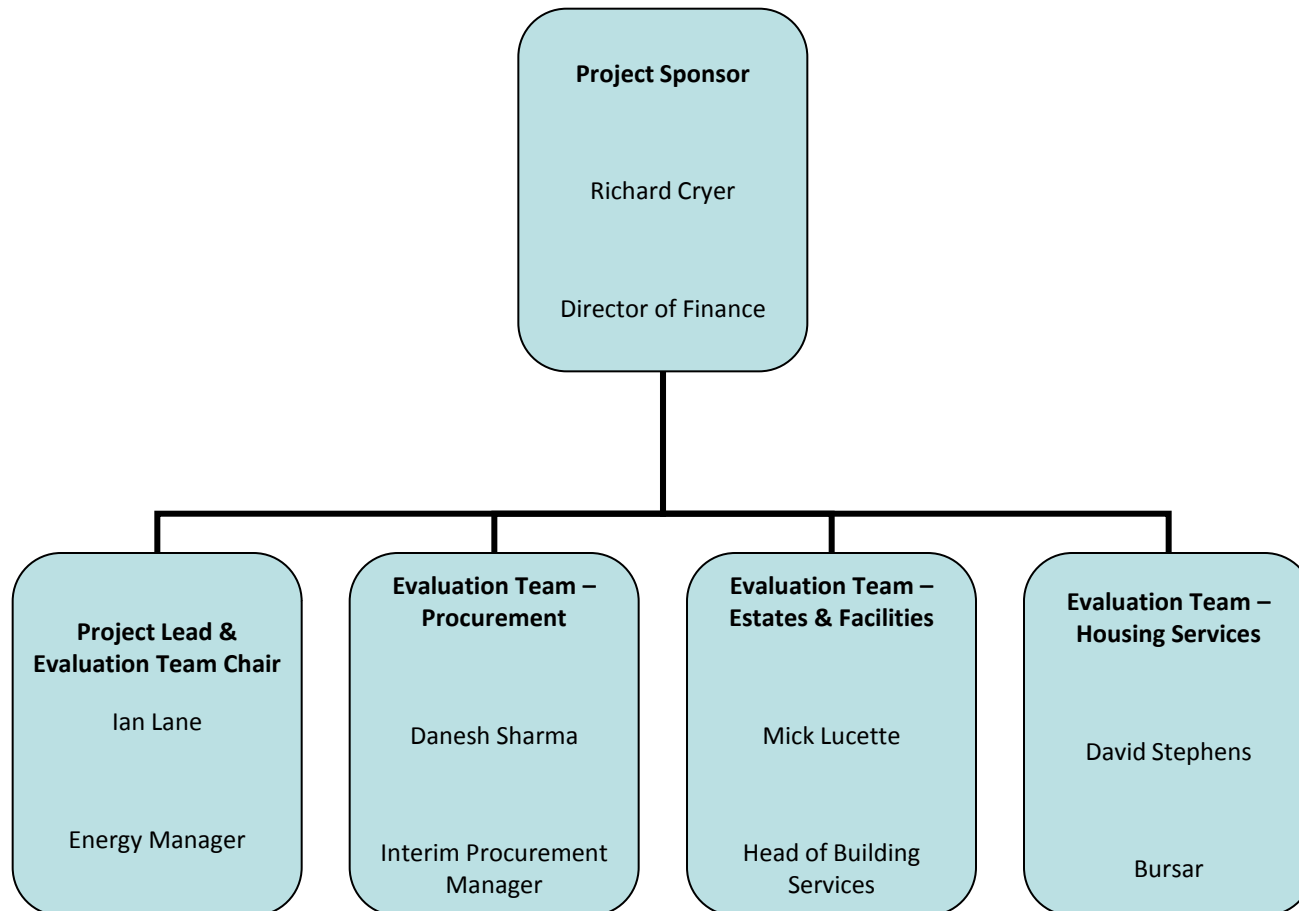


The process

Indicative Tender Timetable	
RE:FIT ITT released to tenderer's	6 th September 2010
Time allotted for site surveys	15 th & 16 th September 2010 (further details in Section 2)
Investment Grade Proposal submitted to UoL	11 th October (12 Noon)
ITT Evaluation	14 th October 2010
Presentations to UoL	25 th – 26 th October 2010 (Senate House, room location and times to be confirmed)
Preferred ESCo identified	5 th November 2010
Contract signed	19 th November 2010
Contract start	1 st December 2010



The Evaluation Panel





Tender Evaluation

Item	Priority / Weighting	Notes
To guarantee a carbon saving of 20% within 4 years	1 / 60%	Carbon savings can be 'batched' together to achieve an a minimum saving of 20%
Ease of installation	2 / 20%	University buildings are occupied throughout the year with void periods kept to a minimum
Payback period(s) excluding the cost of carbon allowances	3 / 15%	The energy tariff information will be provided by the University of London
Complete installation before August 2011	4 / 5%	Funding not secured beyond this date

Tender evaluation shall be conducted against predetermined Contract Award Criteria. The award of any Contract will be on the basis of the “Most Economically Advantageous Tender”

The “Most Economically Advantageous Tender” will be determined by evaluation of tenders against the criteria above:



What will be provided to Tenderers

- Description of buildings
- RE:FIT data sheet
- Energy profiles

Appendix 1 - REFIT Data Sheet UoL v1.xls [Compatibility Mode] - Microsoft Excel

RE:FIT
BUILDING ENERGY EFFICIENCY FOR TOMORROW

General Building Data

Building	Floor Area (m ²)	Population	Address	Post code	Building Manager Contact name	Building Manager Contact details	Building Type (ECODB 13)	Years	Lease expiry date	Date of work
Connaught Hall		207 places	36-45 Tavistock Square, London	VCH 9EX	Mr David Stephens / Miss Fiona Elder	David.Stephens@london.ac.uk / F.elder@london.ac.uk	N/A	Residential, Mixed	In negotiation	
College Hall		940 places	Milner Street, London	VCE TNZ	Mr David Stephens / Miss Fiona Elder	David.Stephens@london.ac.uk / F.elder@london.ac.uk	N/A	Residential, Mixed	N/A	
International Hall		872 places	130 Brunswick Square, London	VCR NLA	Mr David Stephens / Miss Fiona Elder	David.Stephens@london.ac.uk / F.elder@london.ac.uk	N/A	Residential, Mixed	N/A	
Lillian Pearson Hall		380 places	8-25 Talbot Square, London	V2 ITT	Mr David Stephens / Miss Fiona Elder	David.Stephens@london.ac.uk / F.elder@london.ac.uk	N/A	Residential, Postgraduate	2015	
Norford House		159 places	Brown Street, London	VHS UL	Mr David Stephens / Miss Fiona Elder	David.Stephens@london.ac.uk / F.elder@london.ac.uk	N/A	Residential, Mixed	2025	
Commonwealth Hall		421 places	111 Curlew Gardens, London	VCH 9EB	Mr David Stephens / Miss Fiona Elder	David.Stephens@london.ac.uk / F.elder@london.ac.uk	N/A	Residential, Mixed	2043	
Canterbury Hall		224 places	12-18 Curlew Gardens, London	VCH 9EE	Mr David Stephens / Miss Fiona Elder	David.Stephens@london.ac.uk / F.elder@london.ac.uk	N/A	Residential, Mixed	2037	
Hughes Parry Hall		300 places	12-26 Curlew Gardens, London	VCH 9EF	Mr David Stephens / Miss Fiona Elder	David.Stephens@london.ac.uk / F.elder@london.ac.uk	N/A	Residential, Mixed	2043	
University of London Union		Variable	Milner Street, London	VCE THY	David Yates	D.Yates@london.ac.uk	N/A	Non-Residential, Offices, Conferences/Meeting Rooms, Swimming Pool, Shops, Fitness Club, Sports Hall, Theatre	2014	
Chadon House		97 places	141 Clarendon Gardens, London	NG 3B	Kate Logsdon	Kate.Logsdon@london.ac.uk	N/A	Residential, 21 Flats Mixed	N/A	
74 - 80 Gower Street		45 places	London	VCI 6EG	Kate Logsdon	Kate.Logsdon@london.ac.uk	N/A	Residential, 24 Flats Mixed	N/A	
33 Tavistock Sq		56 places	London	VCH 9EZ	Kate Logsdon	Kate.Logsdon@london.ac.uk	N/A	Residential, Mixed	N/A	
28 Torrington Square		16 places	London	VCE TAL	Kate Logsdon	Kate.Logsdon@london.ac.uk	N/A	Residential, Second & Third Floor Mixed	N/A	
59 Torrington Square		10 places	London	VCE TAJ	Kate Logsdon	Kate.Logsdon@london.ac.uk	N/A	Residential, Second & Third Floor Mixed	N/A	
17anton Street		11 places	London	VCH 0BT	Kate Logsdon	Kate.Logsdon@london.ac.uk	N/A	Residential, Ground Floor Mixed	N/A	
Senate House		Variable	Milner St, London	VCH THU	Mick Lucette	mick.lucette@london.ac.uk	4	Non-Residential, Offices, Library, Conferences/Meeting Rooms	N/A	2007