

RFP Question and Answer List

State of Ohio Standard Forms and Documents

Project Name Energy Conservation Project-
DRC: Chillicothe Corrections Institution Project Number DRC-15N001
Project Location Chillicothe, Ross County

Date posted: 1/6/2016
Date revised: 1/28/2016

Below are the questions that have been received to date for the RFP of the above-referenced project:

1. If you would like to participate in the pre-proposal meeting, the company and employee names of all those to be included must be sent to the RFP Q&A email by January 11, 2016, in accordance with Part 2 Section 2.4 of the RFP.
 - A. Send company information & all attendee's names to CCI.questions@ofcc.ohio.gov.
2. I. If possible, please provide any maps or drawings in advance of the scheduled walkthrough visits during the week of January 18th. The following are listed in order of importance.
 - Campus map with building labels
 - Fire escape plans for each building and each room (important for lighting surveys, as these are typically more up to date than construction drawings)
 - HVAC equipment listII. If possible please provide drawings of each building on campus, including:
 - Site utilities (steam, natural gas, water, electric, sewer, etc.)
 - Building mechanical drawings
 - Building plumbing drawings
 - Building electrical/lighting drawings
 - Power house mechanical, electrical and plumbing drawings
 - Exterior/fence electrical/lighting drawings
 - Modifications since initial construction
 - Any other drawings if availableIII. If possible, please provide the following information:
 - Boiler plant daily records: monthly summary with daily information is sufficient
 - Sample utility bills for electricity, natural gas and sewer from within the past six months
 - List of building square footagesIV. Is there a walkthrough day designated for water savings?
 - A. We are gathering all available plans/ drawings and plan to provide the files electronically during the pre-proposal meeting January 13, 2016.
~~We are working with the institution to gather the remaining requests.~~
The remaining requests have been added as attachments to the RFP.
There will not be a walkthrough designated for water savings, the institution does not pay water or sewage charges.
3. Is it appropriate for non- ESCO companies to have representatives attend the pre- proposal meeting on 1/13/2016.
 - A. The pre-proposal meeting is open to all interested parties.

4. Will there be live video streaming for the pre-proposal meeting to be held on Wednesday January 13, 2016?

A. There will not be any video streaming available.

5. I. Can the details of the new electric supply contract that goes into effect 12/16 be provided?

- a. Is this contract for generation only?
- b. Does this contract by-pass AEP’s transmission and distribution charges?
- c. Which electric accounts does the new contract cover?

II. Can you provide one full copy of each electric and natural gas account for one month?

III. Page 5 section 2.3 of the DRC – 15N001 states the following

“The Offeror should attempt to maximize energy savings and financial benefit through energy conservation measures and water conservation at the Site. Savings for energy conservation measures may be claimed over a period not to exceed the useful life of the equipment that is installed or modified. Savings for O&M measures may be claimed for a maximum of five years, and shall not be amortized over the term of the contract. Measures that create verifiable operational and maintenance (O&M) savings, Investigate the cause of poor water quality that reduces the serviceable life of the plumbing fixtures and investigate any water quality issues before any water savings measures are implemented.”

Question(s): Given that the response table exhibits only provide for a 10 year term

- a. How can we claim savings for energy conservation measures over a period not to exceed the useful life of the equipment? Many equipment items life is well beyond 10 years and the tables provided only include 10 years.
- b. When will the O&M data be provided? Labor, equipment repair costs, materials, purchased services, etc... listed by year with descriptions and values?
- c. Will capital cost savings be incorporated into the savings justification for this project to provide for realistic payback for non-energy savings items like poor serviceable plumbing conditions and poor water quality issues since water expenses were not provided?
- d. Will planned capital cost plans be provided?

A. Answers

I. The new electric supply contract is for generation only, there will be no impact to AEP transmission and distribution charges, or any other non-generation charges. The contract applies to the following accounts:

Utility Company	Service Address	Service ID	Account #
AEP Ohio	15802 State Route 104 Scioto Twp.	Main ^[1]	106-410-249-0-5
AEP Ohio	15802 State Route 104	Perimeter	104-134-918-0-3
AEP Ohio	15800 State Route 104 Scioto Twp.	Rear Gate	106-576-411-1-3
AEP Ohio	15433 State Route 104 Scioto Twp.	Garage/ Maintenance Bldg.	100-376-411-1-4
AEP Ohio	15802 State Route 104	Range	109-261-101-0-6
AEP Ohio	15435 State Route 104 Scioto Twp.	Hammack Hall	103-476-411-1-9

II. ~~Utility bill copies for the remaining accounts are being collected.~~

Attachment 16a has been updated to include one bill for each electric and natural gas account.

^[1] The additional high mast fixtures the institution is installing will be added to this account.

- III.
 - a. Addendum to be provided for clarification.
 - b. We are working to collect O&M data, internal labor costs will not be included and cannot count toward cost savings. ~~We plan to have this information available by Monday January 25, 2016.~~ The institution is still working to collect the data, it will be made available as soon as possible via Addendum.
 - c & d. Capital avoidance is not acceptable for cost savings.

6. How to sign-up for walkthrough days? Are pictures allowed?

- A. The procedure for the pre-proposal meeting will be used for the walkthrough days as well. Names of all attendees to participate in the walkthroughs for all three days must be sent to CCI.questions@ofcc.ohio.gov before the end of business Friday 1/15/2016. Please include in the email a list of people for each day separately.

Cell phones will be allowed for the purposes of taking photos of specific equipment or conditions within the institution. Only one phone per group is allowed. With the list of people to attend each day include who will be bringing in a cell phone, as well as the make and serial number of the phone to be used. The photos taken will be reviewed prior to exiting the institution. Be mindful when taking pictures as no inmates can be included in photos.

7. Since we could not attend yesterday's Pre-Proposal meeting, we want to know if our company may still be considered for this business opportunity and being able to participate starting with next week's walkthroughs.

- A. Pre-proposal attendance is not required to participate in the walkthroughs. However, see above for requirements to attend.

8. Will the Water and Wastewater Treatment Plant be considered as part of the scope? Will you allow ECM improvements to be considered for these two plants?

- A. Cost savings with utilities (electricity or natural gas) and/ or operations & maintenance can be included in a proposal, unless otherwise noted. If these options are available at the water and wastewater treatment plants the ECM improvements can be considered.

Additional clarification:

Water & sewer savings- no

Electric & gas savings- yes

9.

I. Is there boiler stack test data available showing O₂% and temperature at various operating loads for all boilers?

II. Are there powerhouse logs available showing daily readings of steam generation, gas use, exhaust temperatures, makeup water use, etc?

III. Can the boiler chart recorders be made available?

IV. Is there any asbestos at the facility? If yes, does the cost of the ECM need to include asbestos abatement?

V. In an effort to meet the expected 10 year term, will the evaluation team accept a steam elimination concept that reuses some radiators and steam piping? If so, are these reused radiators and steam piping a liability to the ESCO for the 10 year term?

A. Answers

I. We are gathering all available boiler operation data for the past 6 months. We plan to provide this information as soon as possible via Addendum.

II. The powerhouse logs for fuel use have already been added to the RFP as Attachment 49 16d. Additional boiler details will be provided in the boiler reports mentioned above.

Generator run time reports for January through ~~November~~ December 2015 ~~will be been added to the RFP via Addendum when all requested reports are available~~ have been added to the RFP as

Attachment 16e. Generator fuel & testing reports have also been added to the RFP as Attachment 16f. These are the available generator reports.

III. Refer to point I.

IV. The institution has been asked if there is any asbestos at the facility. ~~If there is any known asbestos the information will be shared.~~ Please refer to the General Conditions section 6.11.6 Work Stoppage Due to Hazardous Materials for more information.

CCI underwent a major asbestos abatement project in the past and is currently under contract with Ohio Penal Industries to abate any and all asbestos remaining in the facility.

V. Many of the radiators are at the end of their life and cannot be reused. The piping would require a redesign to work for a hot water system.

10. Will the pre-proposal meeting sign-in sheet be made available?

A. The pre-proposal meeting minutes and sign-in sheet has been posted to the OFCC website with the other project files under "Meeting Minutes" (by the Q&A link).

11.

I. What is the chemical cost for steam?

II. How many showerheads are there per building?

III. What is the flow rate per showerhead? GPM?

IV. What is the spend on replacement parts for segregation units for the Acorn/Metcraft pneumatic sink manifolds?

V. Section 12 Financial Requirements of the RFP state an Offeror must provide audited financial statements for the past 3 most recently completed fiscal years. Since this can be voluminous, is it acceptable to put the financial information on a CD and submit it as part of the response?

VI. Can additional walk-thru dates be established to permit more time to thoroughly audit the correctional facility?

A. Answers

I. We are working with the institution regarding this request.

II. The count of showerheads is not known.

III. Flow rate per showerhead is not known, however per the RFP no water savings are applicable to this project.

IV. Operation and maintenance costs are already being collected per question (5).

V. This is acceptable.

VI. We are discussing scheduling an additional walkthrough day with the institution.

12. Can we get a four year (on cycle) of chemical analysis of well water for all three wells and one year of chemical analysis of boiler feed make up water?

A. We are working with the institution regarding this request.