



ADDENDUM #1
Boulder County Building Services
Building Energy Assessments
RFP # 7016-19

February 19, 2019

The attached addendum supersedes the original Information and Specifications regarding RFP # 7016-19 where it adds to, deletes from, clarifies or otherwise modifies. All other conditions and any previous addendums shall remain unchanged.

1. Question: Do to the nature of some of the buildings on your list (Justice Center, Jail, Sheriff, Courthouse) are we going to be limited to the times we can do our site inspections? Are we going to need to plan to do any of them after hours? Will you require us to do background checks on our employees before visiting any of these locations, or do they need to get badged before visiting? Also, we could send 2-3 employees to do inspections simultaneously. Will this be an issue for the City of Boulder for escort purposes?

ANSWER: Site inspections can take place during normal week day business hours. It is Boulder County's intention to escort consultant through buildings. Assume no background checks will be required. We can accommodate escorts for 2-3 employees.

2. Per Section 2.5.2 (Service Provider Responsibilities, see below) it is required to conduct a site visit and to assess the need for RCx before providing a proposal.
 - a. Will there be an opportunity to conduct "a preliminary site visit to scope and price the assessment and conduct a quick evaluation to determine if there are any possible RCx opportunities for the building"?
 - b. Are you looking for RCx pricing that this time, if we deem it to be necessary for each facility?

ANSWER: We are not requesting detailed Retro Commissioning pricing at this time.

3. Will you accept proposals for individual buildings or must the proposal cover all 5 buildings?

ANSWER: We are requesting a price for each building.

4. Will the City award the energy assessments on a per building basis or for all 5 buildings together?

ANSWER: The County intends to award all the work to one consultant.

5. Is the City aware if these buildings are in compliance with the one time lighting upgrade requirement? If this is not known, has there been any LED lighting upgrades completed in the last 5 years?

ANSWER: The County has some LED lighting upgrades. The purpose of assessment will be to identify other opportunities.

6. Has the City vetted if any of the exemption criteria apply to these buildings? (example Energy Star Certified or 15% energy improvement over 2015 baseline year etc.)

ANSWER: The County does not plan to go for exemption.

7. How many electric and gas meters serve each building?

ANSWER: They all have just one each, except the Justice Center which has two electric meters currently.

8. Is the City able to provide a summary of annual utility cost for each building?

ANSWER: The County has this information.

9. Please clarify the "Addendum Acknowledgement(s)" checklist item. Do addendums include the contract language and audit scope?

ANSWER: Yes.

10. The following questions pertain to the BAS at each building

- a. Does the BAS have the capability to store a large quantity of trends?
- b. Are there any memory or data volume limitations?
- c. In what form are the trends stored (ie SQL database, CSV files, etc.)?
- d. Are there trends currently setup for key points?

- e. For the energy audit work, what is the expectation for the extent of trend analysis – ie observing a sample of trends from the BAS interface, full review of key equipment points analyzed in a separate spreadsheet or software tool, etc.? More complete trend analysis would be expected with the RCx option.

ANSWER: Essentially the answer is yes. There are trends, there is a lot of data, a lot of capacity, simple and complex interfaces. We are requesting an assessment (description, existing conditions, strengths, areas to consider, etc), narrative of the current system after meeting with our inhouse controls programmers and observing practices. We do not expect a full analysis of all points, functions and trend analysis with this proposal.

11. For the “Measure key operation parameters” task - Please clarify the extent of the measurements expected. Are actual airflow and lighting measurements onsite expected? Or should observations be made based on data available on the BAS?

ANSWER: Observations per data available on BAS.

12. For the “Launch trends on BAS” task –
 - a. Does the BAS have the capability to store a large quantity of trends?
 - b. Are there any memory or data volume limitations?
 - c. In what form are the trends stored (ie SQL database, CSV files, etc.)?
 - d. Are there trends currently setup for key points?
 - e. For the energy audit work, what is the expectation for the extent of trend analysis – ie observing a sample of trends from the BAS interface, full review of key equipment points analyzed in a separate spreadsheet or software tool, etc.? More complete trend analysis would be expected with the RCx option.

ANSWER: See 10 above.

13. For the capital measure recommendations, is there a dollar value threshold that is considered a capital measure?

ANSWER: No.

14. The Boulder ordinance requires an assessment of the lighting to determine compliance with the 2017 COBECC. As part of this work, should we anticipate calculating current lighting power densities by space and evaluating controls to determine compliance? What level of detail is expected on the lighting deficiency description, ie general summary of items not in compliance or specific list of needed changes in certain spaces?

ANSWER: General Summary of items needed, not an in-depth lighting density evaluation at this time.

15. For the equipment inventory mentioned in the Level 2 Report section, is it sufficient to have general descriptions of the equipment, capacities, etc.?

ANSWER: Yes. We have a list of all equipment in our Work Order/

16. For the RCx option, is sampling acceptable for equipment with large quantities?

ANSWER: Sure.

17. What are the current Energy Star scores for the buildings?

ANSWER: Some of the buildings have not received scores in Energy Star either because they are not a rated use or an aspect of the operations in that building fell outside the Energy Star parameters. Below is the latest information:

Portfolio Manager ID	Property Name	Energy Current Date	ENERGY STAR Score	Site EUI (kBtu/ft ²)	Source EUI (kBtu/ft ²)
5017260	Dtwn Main Courthouse	02/28/2018	Not Available	107.0	206.7
5022195	Jail	02/28/2018	Not Available	100.8	219.3
5017446	Justice Center	02/28/2018	83	80.0	154.0
6352812	Recycle Center	04/30/2018	Not Available	234.8	501.3
5045419	Sheriff Headquarters	03/31/2018	Not Available	62.8	131.9

18. Does Boulder County prefer the structure of the proposals to be submitted in a specific format?

ANSWER: As per purchasing instructions in RFP. Price per building, description of work, company profile, references, etc., to allow Boulder County to select the best partner for this project and not necessarily the lowest price.

19. Can the mech/elec drawings & specs be provided in Adobe pdf format?

ANSWER: Yes

20. Will the drawings include all past modifications to the original facility, including lighting and mechanical upgrades and modifications, and controls upgrades?

ANSWER: Yes

21. Does the County intend to award all buildings to a single bidder?

ANSWER: Yes

22. Will existing rate schedules be provided with the energy use data?

ANSWER Yes

23. Will the provider of the ASHRAE Level II audits be able to also provide a bid to do the implementation work outlined in the ASHRAE Level II audit?

ANSWER: Yes

24. What building automation systems are existing to the buildings?

ANSWER: Andover at all buildings and systems.

25. What building automation systems are existing to the buildings?

ANSWER: see 24.

26. Page 7 indicates that inhouse technicians will be available to assist in gathering data from the BMS. Will Boulder County also make remote read-only access available to the selected Vendor for data collection and monitoring?

ANSWER: Yes, all systems are internet assessible with password protection and rights.

27. Are the solar systems separately monitored? If so, what system is used and is remote read-only access available?

ANSWER: Yes, and access can be made available.

28. Page 24 based upon the listing of (1-2 trips) as the timeframe for measurement of key operation parameters, will Boulder County allow the collection of this data from the BAS system? Does Boulder County have any specific requirements that BAS data points be independently validated using measurement instrumentation at the actual piece of equipment?

ANSWER: Yes, data can be gathered from the BAS, and it is not necessary to validate devices.

29. For each building, do the tabulated light counts available include type, quantity, wattage, and associated controls?

ANSWER: There are no tabulated light counts only light specifications and lighting plans.

30. Will auditors be free to collect data alone or will they be escorted throughout the whole inspection?

ANSWER: Escorted.

31. What is the number of escorts applicable for each building?

ANSWER: We will work with the vender hired to facilitate the work as is most efficient.

32. For each building, what are the major renovations that took place in the last 5-years?

ANSWER: Too many to list here.

33. For each building, are there specific time(s) and dates for the walkthroughs/data collection?

ANSWER: No see 1.

34. Are we able to conduct walkthroughs on weekends as well?

ANSWER: Most likely if needed.

35. Is there any requirement regarding personal protective equipment while conducting the walkthroughs?

ANSWER: Not normally, but there are always safety concerns.

36. Is the June 1st deadline firm, or flexible if there is possibility for an extension?

ANSWER: Firm, but if extension approved by City of Boulder then County of Boulder would be flexible.

Submittal Instructions:

Submittals are due at the Administrative Services Information Desk or email box (preferred) listed below, for time and date recording on or before **2:00 p.m. Mountain Time on February 22, 2019.**

Your response can be submitted in the following ways. Please note that email responses to this solicitation are preferred, but are limited to a maximum of 25MB capacity. NO ZIP FILES ALLOWED. Electronic Submittals must be received in the email box listed below. Submittals sent to any other box will NOT be forwarded or accepted. This email box is only accessed on the due date of your questions or proposals. Please use the Delivery Receipt option to verify receipt of your email. It is the sole responsibility of the proposer to ensure their documents are received before the deadline specified above. Boulder County does not accept responsibility under any circumstance for delayed or failed email or mailed submittals.

Email purchasing@bouldercounty.org; identified as RFP # 7016-19 in the subject line.

-OR-

US Mail One (1) unbound copy of your submittal, printed double-sided, 11 point, on at least 50% post-consumer, recycled paper must be submitted in a sealed envelope, clearly marked as **RFP # 7016-19**, to the **Administrative Services Information Desk located at 1325 Pearl Street, Boulder, CO 80302.**

All proposals must be received and time and date recorded at the Administrative Services Information Desk by the above due date and time. Sole responsibility rests with the Offeror to see that their bid is received on time at the stated location(s). Any bid received after due date and time will be returned to the bidder. No exceptions will be made.

The Board of County Commissioners reserve the right to reject any and all bids, to waive any informalities or irregularities therein, and to accept the bid that, in the opinion of the Board, is in the best interest of the Board and of the County of Boulder, State of Colorado.



**RECEIPT OF LETTER
ACKNOWLEDGMENT**

February 19, 2019

Dear Vendor:

This is an acknowledgment of receipt of Addendum #1 for RFP #7016-19, Building Energy Assessments.

In an effort to keep you informed, we would appreciate your acknowledgment of receipt of the preceding addendum. Please sign this acknowledgment and email it back to purchasing@bouldercounty.org as soon as possible. If you have any questions, or problems with transmittal, please call us at 303-441-3525.

Thank you for your cooperation in this matter. This information is time and date sensitive; an immediate response is requested.

Sincerely,

Boulder County Purchasing

Signed by: _____ Date: _____

Name of Company _____

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