



County of Greenville

"... At Your Service"

Greenville County Procurement Services Division
301 University Ridge, Suite 100
Greenville, SC 29601-3660
Energy Efficiency Project Manager
RFP# 12-11/11/09

Questions and Answers Issued November 19, 2009

NOTICE TO VENDORS:

The following revisions, additions, and clarifications are hereby made part of the Contract Documents for the above-referenced project and shall be taken into account in the preparation of all proposals and the execution of all work. Responders shall acknowledge receipt of the Questions and Answers in their proposals.

The following questions were submitted for RFP# 12-11/11/09:

- Q1) Must a contractor be NAESCO accredited? If yes, what type of NAESCO accreditation is the County requiring?
A1) The appropriate one for this type work. NAESCO accreditation is preferred.
- Q2) Was the Pre-Proposal meeting held Thursday, October 29, 2009 mandatory?
A2) No.
- Q3) For each building on the list provided, will the basic information be included in order to bid on the audited as to:
1) number of floors
2) approximate square footage
3) type of use of the building
4) specialty areas within the building such as an extensive kitchen/ lunch room, laundry facilities, locker rooms, swimming pool, extensive food storage, IT centers, etc.
5) Will blue prints be made available for these buildings?
A3) Number of floors.
- County Square: 2
 - Family Court: 2
 - Health Department: 5
 - Courthouse: 3
 - Law Enforcement & Detention 2: 3
 - Detention 1: 4
 - Vehicle Service: 1

Approximate square footage: These are the major facilities where project work is slated.
Square footages of all facilities listed should be compiled at time of actual energy audit.

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- County Square: 293,423
 - Family Court: 26,643
 - Health Department: 71,297
 - Courthouse: 134,271
 - Law Enforcement & Detention 2: 139,913
 - Detention 1: 177,866
 - Vehicle Service: 20,277

Type of use of the building. Aside from Courts, Detention and Fleet Maintenance, most are office in nature.

Specialty areas within the building such as an extensive kitchen/ lunch room, laundry facilities, locker rooms, swimming pool, extensive food storage, IT centers, etc. Detention 1 has laundry, locker, kitchen and food storage.

Will blue prints be made available for these buildings? There are blue prints for most of the major buildings: County Square, Family Court, Health Dept, Courthouse, and Detention Center. However, there are none for the others. The prints will be accessible to the vendor awarded the contract. Electrical, Lighting and some Mechanical pertaining to current projects are available from Purchasing.

- Q4) In the list of buildings, will the electric utility company's billing statements be made available for review? It is preferred if at least 2 years of monthly billing is provided for each of the buildings. Also, it will be important to know the type of metering is done on each of the buildings (Demand metering, stand by metering, standard use metering, etc).
- A4) It is contractor responsibility to compile billing at time of audit.
- Q5) Page 41, it states "Bidding of all Mechanical and Electrical projects in conjunction with the Procurement Services Division". Please define any specific County of Greenville procurement guidelines required by the selected company during the design phase and prior to implementing the scopes of work in Section IV, if any.
- A5) The vendor receiving the contract will work with the Procurement Services Division if there is a need to bid out any part of this project. The contractor will follow the Greenville County Procurement Ordinance.
- Q6) Page 42 references "certification" of short and long term energy savings. Is the term certification of short and long term energy savings specific to the ARRA requirements, or is the County seeking a "Monitoring and Verification" service to include annualize energy savings reports?
- A6) This would be in accordance with ARRA and DOE grant requirements, but this would include an accounting of annualized savings as well.

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- Q7) Based on Addendum 2 to establish cost as a part of the selection criteria: It is presumed that the audit expenses of the buildings within the RFP are to be included. We would plan to provide a preliminary audit which would include a recommended list of long term improvements and potential energy savings measures along with and Energy Conservation Master Plan. Will this meet the expectations of the RFP and expectations of County of Greenville?
- A7) The contractor proposal should specify the Audit scope being proposed.
- Q8) Would it be acceptable to use the 100 page limit as defined to respond to the RFP and required content and provide an additional appendix section to illustrate Energy related Audit samples and other relevant sample reports typical for this type of project?
- A8) Any relevant sample reports shall be part of the 100 page limit.
- Q9) Which specific shift will be available for lighting retrofit work in the LEC/Detention Center buildings?
- A9) All shifts may be available as required per the direction of the Detention Center administration staff.
- Q10) Can the County of Greenville confirm the estimated burn hours for each building such that projected energy savings can be provided as a part of the proposal response?
- A10) Detention facilities operate 24 / 7, with reduced usage at night. Most other facilities operate approximately 6:00 AM to 6:00 PM. This is an estimate.
- Q11) What are the current billing rates for utilities?
- A11) The contractor will be responsible to compile billing rates at the time of audit.
- Q12) How often will meetings be scheduled with the County's Energy Management Team and can these meetings be teleconferenced?
- A12) There will be monthly meetings as a general rule, however, frequency could be greater depending on County Energy Team information needs. There will not be teleconferences.
- Q13) Please define "daily detailed cleanup..." from page 42 of RFP.
- A13) To include, though not limited to, sweeping, vacuuming, dusting, wiping down, tool & supply removal, damage repair, and any other measures deemed appropriate by County representatives determined for continued operations of County offices.
- Q14) How many main electrical distribution panels are located in each major building?
- A14) The drawings made available on a CD may be purchased at the Procurement Services Division and will provide this information.
- Q15) What are the secondary load panels?
- A15) See answer to Q14.
- Q16) At the Detention Center, the plans show approximately 68 VAV boxes, will you require those to be converted to DDC?
- A16) Responses should specify scope of DDC upgrades being proposed.

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- Q17) How many faucets and showers are in the Detention Center (Building 1) and LEC (Building 2) and what is the male/female/transient occupancy?
A17) Building 1: 67 showers / 336 sinks. Building 2: 59 showers / 155 sinks. These are estimates only. Occupancy for Bldg. 1: average 400. Occupancy for Bldg. 2: average 550.
- Q18) Can one 200 ton chiller at the Detention Center carry the load in the summer?
A18) No. Scope of project includes replacement of both chillers.
- Q19) Is one domestic hot water heater in the Detention Center sufficient to carry the hot water load?
A19) No. Scope of project includes replacement of both Detention 1 domestic hot water heaters.
- Q20) Is the Johnson Controls MS-NAE-5510 still located in the Greenville Courthouse?
A20) No.
- Q21) Will the Greenville County Square Sections 6, 7, 8, and 2 levels on east end be included in the retrofit? If so, please provide equipment list and drawings.
A21) VAV replacements impact only Phase 1 VAV boxes.
- Q22) Please provide control drawings for Siemens system at Greenville County Square and the Honeywell system at the Courthouse.
A22) Control drawings are not available from the County.
- Q23) What are we to use to replace the existing fixtures? Do we match the same style, quality, number of fixtures?
A23) This will be determined from the lighting assessments conducted by the successful contractor. Energy efficiency and power consumption reduction is required.
- Q24) Do we need to provide an alternate price for all buildings?
A24) Vendors shall follow the pricing format included in Addendum #2.
- Q25) What are the hot water usage rates of the showers at the LEC and Detention Center?
A25) If not specified in mechanical blue print specifications, rates are unknown.
- Q26) Is there a certain time that inmates take showers and do they take them at the same time?
A26) No.
- Q27) What is the design hot water temperature for the LEC and Detention Center?
A27) 110 to 112 degrees at the shower head, unless other temperature is specified by the appropriate authority.
- Q28) What are the operating hours for the lights in all the subject buildings?
A28) See answer to question #10.

Q29) What are the specifications for the (12) 250 watt metal halide (decorative center lights) at Family Court?

A29) Bulb ED28
ANSI CODE - M58
BASE – MOGUL SCREW (E39)
WATTAGE – 175
INITIAL LUMENS (HOR) – 19100
INITIAL LUMENS (VERT) – 20800
COLOR TEMPTURE – 4200K
COLOR RENDERING INDEX – 65
RATED LIFE (HOR) – 6000 HOURS
RATED LIFE (VERT) – 10000 HOURS
PRODUCT CODE – 26434
DESCRIPTION – MVR250/U/CP

Q30) What are the specifications for the (111) 100w mercury and (71) mercury lighting at the LEC/Detention Building 1?

A30) BULB – ED23.5
ANSI CODE – H38
BASE – MOGUL SCREW (E39)
WATTAGE – 100
INITIAL LUMENS – 4000
COLOR TEMPERATURE – 3900K
COLOR RENDERING INDEX – 50
RATED LIFE (MIN) – 24000 HOURS
PRODUCT CODE – 26437
DESCRIPTION – HR100DX38/CP
BULB – ED28
ANSI CODE – H37
BASE – MOGUL SCREW E39
WATTAGE – 250
LUMENS – 12,500
COLOR TEMPTURE – 4000K
COLOR RENDERING INDEX – 45
RATED LIFE – 24,000 HOURS
PRODUCT CODE – 69448 DESCRIPTIONS – MVO250-6944

Q31) Please confirm the ballast/lamp combination at the Health Department.

A31) LAMP – F34CWRSWMECO 23010
BALLAST – 277 VOLT 60HZ ADVANCE BALLAST V-2S40-1-TP

Q32) Please confirm the ballast/lamp combination at the Vehicle Service Center.

A32) 1. LAMP – F34CWRSWMECO 23010
BALLAST – B234SR120M-A TWO TUBE 120V 60 HZ UNIVERSAL BALLAST

2. LAMP – F96T12CWWMECO 27186
BALLAST – B260I120M-A 120 VOLT 60 HZ UNIVERSAL BALLAST

3. LAMP – F96T12CWHOWMEC 16495
BALLAST – B295SRUNVHP 120 VOLT 60 HZ UNIVERSAL BALLAST

- Q33) Please confirm that F40T12 lamps are not F34T12 lamps at the LEC/Detention Center 1.
A33) F34T12 is the current lamps being used at the Detention Center. These are equivalent to a F40T12 F34CWRSWMECO 23010 GE.
- Q34) What KW (power rate) rate can we use to determine energy savings?
A34) Vendor responsible for this information.
- Q35) What type, and what applications are the 111ea 175 watt mercury vapor fixtures in the Detention Center #1, and the same questions for the 27ea that are in Detention #2?
A35) The total fixtures were found to be:
 - 117 exterior wall packs.
 - 45 interior surface mount 2' x 2'.
 - Total: 162 175 watt fixtures.
- Q37) Please confirm if the Request For Pricing is to be considered:
 - a. Purely consulting/measurement and audit/reporting services/design, or
 - b. All the above services under a “construction manager at-risk” contract, with full design, material supply, installation and commissioning of all works under the grant.
A37) Total Project Management as specified in the RFP.
- Q38) Is the proposal to be limited to specific items of Addendum No. 2 or open to address all energy related items under and surrounding plans shown in scans 20091029-0001.jpg through 20091029-0092.jpg?
A38) Proposal is for total project management of all EEGCB projects.
- Q39) Will additional energy related items to be proposed by the resposdee, which may fall under the grant criteria and funding limitations, be considered positive under the scoring of the proposal?
A39) Proposals should specify scope of all work proposed.
- Q40) Please define and differentiate between the following terms:
 - a. Retrofit/refixture of lighting fixtures
 - b. Contractor/construction manager
A40)
 - a. Refixture: Replacement of entire fixture.
Retrofit: Retrofit of existing fixture.
 - b. Consult Purchasing.

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- Q41) Confirm that Addendum No. 2 eliminates the requirement in paragraph e, page 42 of the RFP, that the contractor be NAESCO accredited. Will other trade certifications and affiliations be positively counted in the scoring process? (AGC, AIA, ASME)
- A41) Please see answer to Q1. Proposals may list all trade certifications.
- Q42) Are the 67 buildings listed in Addendum No. 4 to be included in the consulting services of this RFP?
- A42) The Comprehensive Energy Audit is to encompass all County owned facilities.
- Q43) Will proposed construction efficiencies, resulting in less disruption of county operations be positively scored on the proposal?
- A43) All work will be scheduled in accordance with RFP specifications to minimize impact to County operations.
- Q44) Will LEED scoring be considered in rating the proposal?
- A44) LEED accreditation is preferred. The evaluation criteria for this RFP is included in the document.
- Q45) Can we assume that all wiring and conduit existing can be reused, unless the electrical demand changes?
- A45) All work will comply with code.
- Q46) Detention Center Scope:
- a. Define "building one" as related to "detention center" as shown on DMJM/Craig, Gaulden & Davis drawings.
 - b. Define "building two" as shown on the J.E. Serrine Co. drawings.
- A46) a. Detention Center Building #1
b. Detention Center Building #2
- Q47) Recycling and Waste Removal:
- a. Recycling:
We assume all replaced equipment and materials to be recycled by Greenville County Waste Stream Plant are to be placed in an on-site area for further disposition by others. Is this assumption correct?
 - b. We assume that non-recycling materials will be removed to a predetermined on-site location, where Greenville County Sanitation Services will be retained by Greenville County for removal. Is this assumption correct?
 - c. We assume that hazardous materials are to be removed and segregated to an on-site area and stored for further disposition by others. Is this assumption correct?

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- A47) a. No, Contractor is responsible for all.
b. No, Contractor is responsible for all.
c. No, Contractor is responsible for all.
- Q48) County Square, Phase 1, "CAV" boxes, are under DDC Controller. ADD-2 lists same boxes as "VAV." Please advise which is correct.
- A48) Envirotec bypass VAV boxes to be replaced and DDC installed.
- Q49) Can we assume existing wiring and conduit may be reused, unless changes are to be made in electrical demand due to replaced equipment?
- A49) Same response as Q47.
- Q50) "Retrofit County Square": Is the 7.5 ton air conditioning system for the EMS storage room a packaged or split system?
- A50) Proposal should specify type system being proposed.
- Q51) Can more clarification be given to the statement on page 40, Section C.

Project is: Retrofit of County Square:

"Replace Phase I Bypass Constant Air Volume boxes under DDC controllers to include installation of Variable Speed Drives on Phase I Air Handling Units. "

There are 64 VAV boxes listed in Addendum 2. Are these the terminal boxes County of Greenville is referring to?

- A51) All Envirotec bypass VAV Boxes located in Phase 1 of County Square.
- Q52) Does County of Greenville want retrofit DDC controls installed for all 64 boxes, or does County of Greenville want all 64 VAV boxes replaced completely with new DDC VAV boxes, or does County of Greenville want just specific boxes retrofitted or replaced? If so, which boxes need to be replaced?
- A52) See above. Replacement of all, with DDC installed.
- Q53) The scope calls for installation of VFD's on the air handling units. Do we need to install VFD's on supply fans only or on both the supply fans and return fans?
To maintain building pressurization a VFD will be necessary on the return fan as well as additional controls?
- A53) This is a mechanical engineering question. Proposal should specify scope of work being proposed.
- Q54) Does County of Greenville want DDC controls installed on the air handling units or do they want to simply control duct static pressure using the VFD PID loop? (The published scope does not specifically call for DDC for the air handling units)
- A54) Proposal should specify scope of work included in the RFP.

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- Q55) What is the size of the storage tank and quantity at the LEC? (Either physical size or capacity in gallons)
- A55) Regarding the two domestic hot water heat exchangers, the following specifications were identified:
- Tank size: 60" x 120", 150 PSI
 - Heating Element: 12" x 48", 75 SE Heating Surface Min.
 - Capacity: 1229 GPH
 - 40 degrees to 140 degrees w/136 GPM 210 degree water
- Q56) What is the size of the flue vent for the two decommissioned boilers at the LEC?
- A56) 20" and 18"
- Q57) Can you confirm that AC-4 is the 25 ton unit serving the front of the Courthouse?
- A57) Yes. Note: All units are Gas Packs.
- Q58) Can you confirm that this unit has 7 VAV boxes? Do those boxes have heat?
- A58) Yes. No auxiliary heat.
- Q59) Can you confirm that AC-1 is the other 25 ton unit and is operating as a single zone?
- A59) Yes.
- Q60) Is this unit to be broken into zones as part of the project?
- A60) Potential for rezoning exists with areas served by units 1, 3 & 5. May require assessment of mechanical engineer.
- Q61) Is there electrical capacity available at the Family Courthouse?
- A61) May require assessment of electrical engineer.

END OF QUESTIONS AND ANSWERS