

DATE OF ISSUE: APRIL 25, 2018

DEPARTMENT OF GENERAL SERVICES  
ENERGY AND RESOURCE MANAGEMENT OFFICE  
401 NORTH STREET HARRISBURG, PENNSYLVANIA

**BULLETIN NO. 5**

on

Project No. GESA 2017-2 – REQUEST FOR QUOTES FOR A GUARANTEED ENERGY SAVINGS PROJECT AT: DEPT. OF CORRECTIONS, SCI MUNCY, MUNCY, PENNSYLVANIA, Department of General Services, Energy & Resource Management, 401 North Street, Room 403, Harrisburg, Pennsylvania, 17120.

**QUOTE SUBMISSION DEADLINE: THURSDAY MAY 3, 2018**

**TIME OF OPENING: 2:00 PM**

**RFQ CHANGES**

1. **DELETE** answer to Question 13 of Bulletin #4 in its entirety.

**QUESTIONS (Responses in bold text)**

1. On page 2 of the Notice to Offerors, the "Quote Period" states "60 days allowed from Quote Submission Deadline until Notice of Selection." However, on page 23 of the RFQ, under Section 2.2 Quote Submission, it states "For this RFQ, the Quote Submission, as submitted, must remain valid for 180 calendar days after the Quote Submission Deadline." Please clarify the quote submission period, and how many days ESCO proposals need to be valid? **The Commonwealth is allowed up to 60 days from the Quote Submission Deadline to issue a Notice of Selection. Quotes submissions are valid for 180 days from the Quote Submission Deadline.**
2. In Bulletin #4, DGS's response to question #13, which relates to Warranty Services, states: "All construction for 1 year after construction plus performance for length of payback period. Article 8.2 of Attachment M will remain as written." Please confirm that DGS requires ESCOs to include the costs associated with providing full warranty services on all newly installed equipment and systems for the full twenty (20) year repayment term. Note, this approach requires the allocation of project energy savings to address post-construction services, which results in less capital improvements being implemented. Please confirm if this is the Commonwealth's intention. **Article 8.2 of Attachment M remains as written. For warranty information, see language regarding warranties as discussed throughout the RFQ and its Appendices.**
3. In an effort to get the best value and most creative ideas regarding ECMs at SCI Muncy we have had 14 different subcontractors provide scopes and pricing for SCI Muncy. Listing all our subcontractors and their qualifications and personnel will far exceed the 8 suggested pages for the Subcontractor section of the proposal. How would you like us to proceed regarding our subcontractor qualifications? **Submit quotes as required by the RFQ. The 8 pages are "suggested".**

4. Will SCI Muncy allow wireless systems to be used in any part of the facility for DDC controls? **No.**
5. Can the proposed, new Energy Management System (EMS) implementation and upgrades use the state's network to connect the buildings with proposed EMS system? Will the proposed, new Energy Management System (EMS) implementation and upgrades be required to provide a separate network? **Yes, a separate network is recommended.**
6. In Bulletin 3 - Q.3 – "Natural gas is under a fixed price contract through October 2019 for \$2.759 per dekatherm.". Should the fixed price (\$2.759) be added to the Baseline Summary on page 9 of Bulletin #2 or is it already included in the baseline? **The provided baseline data indicates the average total natural gas cost for the most recent 12 months is \$3.24 per MCF. During that period, the gas commodity component of that costs was \$1.87 per dekatherm, or approximately \$1.93 per MCF (assuming a standard conversion of 1030 Btu/cubic foot). The current fixed price of \$2.759 per dekatherm, or \$2.84 per MCF represents an increased cost of \$0.91 per MCF. We recommend setting the natural gas price at \$4.15 ( \$3.24 + \$0.91).**
7. In an effort to keep the project budget neutral but still address critical items in "Appendix T" would the Agency be agreeable to replacing only the leaking sections of the West Loop Steam and Condensate piping runs rather than replacing the entire underground piping with new steam and condensate pipe? **The Funding Agency prefers that the entire Western Loop would be replaced due to the age of the piping.**
8. What is an estimate of the visitors/day at the site? **The average inmate visitors per visiting day is approximately 50.**
9. With limited ability to visit all buildings, can you provide how many cells are in each of the buildings? **Prototypical housing units J & S are 126 cells each. Older style housing varies greatly. A copy of the housing unit bed report attached at the end of this bulletin.**
10. Are there any assumed hours of operation for the lighting? Cells? Corridors? Offices? **The assumed hours of operation are 0730 – 1530. Extended afternoon hours may be approved in specific designated areas.**
11. "Conversion of interior lighting shall be limited to occupied buildings" – Can we get a designation of which buildings are not occupied? **Currently, all buildings are occupied.**
12. What is the annual usage/cost of the diesel for the Generators utilized for emergency power? **The large generators had 22 hour of run time in 2017, burning 990 gallons of diesel fuel. The small generators had 63 hours of run time in 2017, burning 945 gallons of diesel fuel.**
13. On previous PA DOC projects, we have had as many as 10-12 PA DOC escorts available during the normal dayshift Monday–Friday, to accompany our work crews, will that many escorts be available on a daily basis at SCI Muncy? **No**
14. On previous PA DOC projects, we were not charged for escort time by DOC if the escorts were provided during the normal daylight shift Monday-Friday, will that be the case at SCI Muncy. **Yes**

15. If some of our work needs to be done after normal daylight working hours or on weekends will we be charged by PA DOC for escorts working overtime and what would the applicable overtime rate be? **The Funding Agency, PA DOC, would have to charge for overtime to manage costs. The average overtime hourly rate is estimated at \$45.00 per hour.**
16. Our bonding Surety is asking for a 'non-Draft' version of "Appendix C – Construction Bid Bond". Can you supply that? **Yes; a copy is attached at the end of this bulletin.**



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Rebecca Tomlinson, RFQ Coordinator  
Energy & Resource Management Office

**PLEASE ACKNOWLEDGE RECEIPT OF THIS BULLETIN BY EMAIL RESPONSE TO BECKY TOMLINSON AT [retomlinso@pa.gov](mailto:retomlinso@pa.gov)**

**SCI MUNCY - Daily Bed Availability Report for**

**4/25/18**

Housing Unit	Type of Housing Unit	Pod Floor Section	Bed Capacity	Population	Beds lost to Z Codes	Beds Offline Closed (Useable)	Beds Unserviceable (Long-Term)	Available Beds
A	RTU	A	37	20	8	0	0	9
	RTU	B	46	29	7	0	0	10
B	GP	A	96	95	0	0	0	1
	GP	B	128	123	0	0	0	5
C	TC	A	24	24	0	0	0	0
	TC	B	49	49	0	0	0	0
E	GP	A	23	22	1	0	0	0
	GP	B	44	38	6	0	0	0
	GP	C	20	20	0	0	0	0
G	GP	A	16	16	0	0	0	0
	GP	B	38	37	0	0	0	1
I	TC	A	20	20	0	0	0	0
	TC	C	25	25	0	0	0	0
J	GP	A	126	121	5	0	0	0
	GP	B	126	124	2	0	0	0
L	GP	A	76	75	0	0	0	1
	GP	B	76	75	0	0	0	1
M	GP	A	42	37	5	0	0	0
	GP	B	52	48	4	0	0	0
<b>General Population Sub Totals</b>			<b>1064</b>	<b>998</b>	<b>38</b>	<b>0</b>	<b>0</b>	<b>28</b>
<b>Diagnostic and Classification Center</b>								
S	DCC	A	126	125	0	0	0	1
	DCC	B	126	126	0	0	0	0
H	DCC	A	29	29	0	0	0	0
	DCC	B	46	46	0	0	0	0
<b>DCC Population Sub Totals</b>			<b>327</b>	<b>326</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>
<b>Specialized Housing Units (YAO, YOU, SRTU, ITU, MHU, RHU, Infirmary, Isolation Wards, POC, etc...)</b>								
F	YAO	B	12	5	0	0	0	7
	YOU	C	9	1	0	0	4	4
K	ITU	A	13	12	0	0	0	1
	SRTU	B	17	6	0	7	0	4
	SRTU	C	2	1	0	0	0	1
	GP	C	10	5	0	0	0	5
Infirmary	WARD	10-A	18	14	0	0	0	4
POC Cells	POC	10-B	4	1	0	0	0	3
Inf: Long Term	WARD	10-C	17	16	0	0	0	1
Isolation Cells	ISO	10-C	2	0	0	0	0	2
Q	MHU	A	12	6	0	0	0	6
R	RHU	A	37	10	0	0	0	27
	DTU		7	1	0	0	0	6
	BMU	B	24	11	0	0	0	13
	RHU	C	48	12	0	0	0	36
	DTU	D	32	13	0	0	0	19
<b>Specialized Housing Sub Totals</b>			<b>264</b>	<b>114</b>	<b>0</b>	<b>7</b>	<b>4</b>	<b>139</b>
<b>Grand Totals</b>			<b>1655</b>	<b>1438</b>	<b>38</b>	<b>7</b>	<b>4</b>	<b>168</b>
<b>MUN - TOTAL AVAILABLE BEDS</b>								<b>168</b>
<b>Permanently Assigned - Not at Facility</b>								
ATA				0				
Temp Transfers Out				0				
Outside Hospital				0				
County Housed (Full Custody)				0				
<b>Total -</b>				<b>0</b>				
<b>Total Population</b>				<b>1438</b>				
<b>Comments:</b> FC - YOU Unit - 4 beds - The 4 unserviceable beds are located on the exterior wall and not permitted for YOU housing absent exigent circumstances due to PREA and ACA standards.								

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF GENERAL SERVICES  
GSBPSAS-147 (2009 Ed.)

Bond No. \_\_\_\_\_

**CONSTRUCTION BID BOND**  
(Please Complete All Blanks)

KNOW ALL MEN BY PRESENTS, that we, \_\_\_\_\_ (hereinafter called the "Principal") as Principal and \_\_\_\_\_ a corporation duly organized under the laws of the State of \_\_\_\_\_ (hereinafter called the "Surety") as Surety, are held and firmly bound unto The Department of General Services, Harrisburg, Pennsylvania (hereinafter called the "Obligee"), in the sum of Ten (10%) Percent of the ECM/Cost Submittal Amount for the payment of which sum, well and truly to be made, we, the said Principal, and the said Surety, bind ourselves, our heirs, our administrators, successors, and assigns, jointly and severally firmly by these presents.

Sealed with our seals and dated this \_\_\_\_\_ day of \_\_\_\_\_ A.D.

Two Thousand and \_\_\_\_\_.

WHEREAS the Principal has submitted a bid upon Contract No. \_\_\_\_\_ For \_\_\_\_\_

NOW, THEREFORE, the conditions of these obligations are such that if the Principal shall not withdraw its bid prior to the expiration of the award period after the opening of the bids; and shall comply with all requirements set forth in the "Quote" and the "Instructions to Bidders;" and if the said contract be awarded to the Principal and the Principal shall, within such time as may be specified, enter into the contract in writing, and give bond, with Surety acceptable to the Obligee, covering the faithful performance of the said contract and payment of claims for labor, material, and equipment rental, all of which shall be supplied on the forms as specified by said Obligee; or if the Principal shall fail to do so, pay to the Obligee the lesser of the following amounts: 1) the amount of this bond as herein above set forth, or 2) the difference between the amount specified in the Principal's bid and such larger amount for which the Obligee may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be void; otherwise to remain in full force and effect.

**WITNESS (OR ATTEST IF A CORPORATION)**

**PRINCIPAL**

\_\_\_\_\_  
\_\_\_\_\_

**(CORPORATE SEAL)**

**SURETY**

\_\_\_\_\_