

DATE OF ISSUE: APRIL 30, 2018

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

**BULLETIN NO. 6**

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**

**QUESTIONS (Responses in bold text)**

1. During construction, will SCI Muncy allow lighting contractors to store materials and tools onsite in locked containers in order to lessen the daily check in procedure? **Yes, materials may be stored at the boiler plant. Certain tools may be approved, however; restricted tools must be removed from inside the secured perimeter every day.**
2. Please clarify the extent of hazardous materials ESCOs are responsible for considering the limited amount of site access available during the proposal development phase. **Bulk asbestos removal was completed under DGS project A574-19 in 1989. Asbestos could still be encountered when removing embedded items during construction. SCI Muncy would provide any abatement work with onsite licensed staff, if encountered.**
3. In Section 2-5.4 Qualifications form, on page 29 it states: "(4) .Each Key Subcontractor's Workman's Compensation Experience Modification Rating for the calendar years 2012, 2013, and 2014." Should we submit these specific years? Or should we submit the last three years, 2015, 2016, 2017? **Please submit the last three years (2015, 2016, 2017).**
4. On Page 104 of the newly updated RFQ (Amended 3-27-18), under Appendix M: GESA Contract, Exhibit 2: Assured Performance Guarantee for GESA Contract, Part 2, Project Benefits, item A states "Subject to the terms and conditions of this GESA Contract, GESA Contractor and Funding Agency agree that, upon Final Completion, Funding Agency will be deemed to achieve a total of \$ in annual increments as shown in the Maintenance Material Savings column of the Total Project Benefits table below. GESA Contractor guarantees that Funding Agency will achieve a total of \$ in Total Annual Energy Savings during the term of this Assured Performance Guarantee, for Total Project Benefits of \$ as set forth in the Total Project Benefits table below." Also on page 104, item B states: "Within thirty (30) days of the commencement of the Guarantee Term, GESA Contractor will calculate the Measured Project Benefits achieved during the Installation Period and provide the Funding Agency of written confirmation of the calculations." On page 110, under Part 6 of the GESA Contract, it also states: "During the

Installation Period, the GESA Contractor's Performance Assurance Engineer will track Measured Project Benefits. The GESA Contractor will report the Measured Project Benefits achieved during the Installation Period to the Funding Agency within 90 days of the commencement of the Guarantee Term." These statements imply that Guaranteed savings must include the ESCOs calculations for 1) energy, 2) O&M labor, 3) O&M material, and 4) installation period type savings. However, this conflicts with page 43 of the RFQ, under 4.3 Project Parameter, A, #12, which states: "Operating and Maintenance (O&M) costs shall not be included in cash flow or ECMs. Estimates of Operating and Maintenance cost savings may be listed for informational purposes only;" Please clarify if ESCOs should also plan to include 1) O&M labor, 2) O&M material and 3) installation period type savings when calculating "guaranteed" savings for this project, which can then be utilized to fund additional ECMs and scopes-of-work. **Do not include O&M labor nor the installation period type savings. Do include O&M material savings.**

5. Appendix T, core Energy Conservation Measures, under Facility Mechanical/Thermal Building Systems, item 2 states to develop Variable Refrigerant Flow Systems for three buildings including the Dietary Building. During one of our site inspections we asked the HVAC shop personnel what exactly was required for this particular ECM at the Dietary Building as there were not a significant number of window Air Conditioners installed compared to the other two buildings (Admin. and Education) that were mentioned in the Core Measure Scope request. The HVAC shop personnel's response to us was that there was nothing to be done at the Dietary Building regarding any possible Variable Flow Refrigeration HVAC system scope item. Can you please confirm this to be the case and that the Dietary Building Variable Flow Refrigeration System can be removed from the Core Measures list? **ESCOs should include all ECMs in their proposals with an explanation of the savings or why it doesn't qualify as an ECM.**
6. In Bulletin #4, DGS's responses to multiple questions states: "Drawings are available at the site." We attempted to review drawings at the site, but they were unavailable during our site inspections. Could a new site inspection date and time please be arranged so all ESCOs could return to inspect the drawings (only)? **No additional site visits will be granted.**



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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)**