

DATE OF ISSUE: MAY 5, 2017

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

BULLETIN NO. 2
on

Project No. GESA 2017-1 – REQUEST FOR QUOTES FOR A GUARANTEED ENERGY SAVINGS PROJECT AT: DEPT. OF GENERAL SERVICES, CAPITOL COMPLEX, HARRISBURG, PENNSYLVANIA, Department of General Services, Energy & Resource Management, 401 North Street, Room 403, Harrisburg, Pennsylvania, 17120.

PROPOSAL SUBMISSION DEADLINE, THURSDAY JUNE 1, 2017
TIME OF OPENING: 2:00 PM

QUESTIONS/ANSWERS

1. Will graduated (increasing) annual payments be acceptable or are only flat payments over the life of the term acceptable?

Answer: Flat payments are required for this project.

2. Is there an energy consultant involved in this project?

Answer: No, there will not be a consultant on this project.

3. During the pre-quote conference, there was mention that a previous Guaranteed Energy Savings Agreement (GESA) Investment Grade Audit report may be made available, including energy conservation measure lighting line by lines and chilled water plant scope. Can DGS provide any previous Capitol Complex IGA reports?

Answer: DGS has the lighting line by line information from a previous IGA however, it is only available for the North Office Building and East Wing Building. This information can be found by going to our website: www.dgs.pa.gov State Government > Facilities & Space Management > Energy Savings Programs and then clicking on "2017-1 Capitol Complex" under "Current Projects".

4. To aid our team on building walkthroughs, can fire escape or plot plans be made available for the Capitol East Wing, Capitol East Wing Parking Garage, North Office Building, Health & Welfare, Central Plant, Maintenance Tunnels and Labor & Industry Building, if available?

Answer: Yes, we are currently working on scanning these plans and will add them to our website when they become available electronically.

5. During the pre-quote conference, there was mention of certain areas that should and should not be included in the lighting project scope. Could DGS clarify the lighting scope?

Answer: All interior and *attached* exterior lighting, for all buildings within this project, is included in the lighting project scope.

6. During the pre-quote conference, there was mention of certain buildings that should and should not be included in the window film project scope. Could DGS clarify which buildings are included in the desired window film project scope?

Answer: The 2 buildings that are included in the window film project scope are the Health & Welfare Building and the Labor & Industry Building. The remaining buildings are not included in the window film project scope.

7. During the pre-quote conference, there was mention that only 4 copies of Volume 1 and Volume 2 shall be submitted. However, the RFQ requires 6 copies. Which is correct?

Answer: Please submit 4 hard copies (and one electronic copy) of Volume 1 and Volume 2.

8. Can DGS provide the following information? Chiller plant logs (at least 1 day for each season – winter, summer, spring & fall), district chilled water plans and as-builts for the variable primary conversion, mechanical drawings for Finance and Labor & Industry buildings and elevation drawings for the L&I Building.

Answer: DGS acknowledges this request and is currently gathering any available information. Once the information is obtained, it will be posted on the website www.dgs.pa.gov State Government > Facilities & Space Management > Energy Savings Programs click on "2017-1 Capitol Complex" under "Current Projects".

9. During the pre-quote conference survey, there was mention of certain buildings that should and should not be included in the building envelope project scope. Could DGS clarify which buildings should be included in the desired building envelope scope?

Answer: The Health & Welfare Building, Labor & Industry Building, East Wing Building & North Office Building should all be included in the building envelope project scope.

10. During the pre-quote conference survey, there was mention that the Rachel Carson building recently received window film upgrades. To standardize or select a proven product, could DGS share the specifications of the product(s) used?

Answer: Unfortunately, no. The Rachel Carson window film upgrades occurred approximately 10 years ago, and DGS is assuming that there have been vast product improvements over that length of time.

11. Can DGS provide stipulated lighting hours of operation?

Answer: The standard hours of operation within the Capitol Complex are 6 am – 6 pm. The lights located in the East Wing Garage, tunnels and stairwells are on 24/7 for safety & security purposes.

RFQ CHANGES

1. On page 23 of the RFQ document, Section 2.4, please replace point A with the following:
 - A. The Quote shall consist of 3 **separate parts and shall be submitted in separately sealed envelopes or packages clearly labeled as:**

Volume I	Technical Submission (4 copies and 1 CD (or flash drive))
Volume II	ECM/Cost Submission (4 copies and 1 CD (or flash drive))
Volume III	Small Diverse Business Submission (1 copy)

2. On page 27 of the RFQ document, please remove the following (Found in 2-5.4 A1a of Part Two) as Contractors have already been qualified via the ITQ contract document.
 - a. Offeror’s experience on at least five (5) GESA projects completed over the last ten (10) years with a total construction cost greater than \$5 million each.
 - (1).For each project, include date(s), scope, location, owner, owner contact information, capital costs at Quote stage and final contract, energy and operational savings proposed and actually achieved subject to M&V, including an explanation for past projects not meeting the targeted energy savings and any legal action taken by the Owner to ensure replacement of equipment or otherwise achieve the guaranteed savings. Complete and/or incomplete projects may be submitted. Discuss status of project and if completed as originally scheduled. Demonstrate the Offeror’s ability to plan and complete all phases of the project within budget, including the ability to reconcile accounts for adjusting windfall/shortfalls in project cash flow.

 - (2).Responses must be limited to ONLY those projects that have been managed directly by the specific branch, division or office who will be specifically assigned to this project.



Rebecca Tomlinson, RFQ Coordinator
ENERGY & RESOURCE MANAGEMENT OFFICE

PLEASE ACKNOWLEDGE RECEIPT OF BULLETIN BY EMAIL RESPONSE TO BECKY TOMLINSON AT retomlinso@pa.gov