

# **REQUEST FOR PROPOSAL**

## **Bid Addendum #I**

### **Sauk County Buildings Services**

#### ***Improved Operation and Energy Efficiency LEC***

Wednesday, November 22<sup>nd</sup>, 2017

The following information amends and modifies the original RFP document dated November 14<sup>th</sup>, 2017.

**Item 1 –**

Contractor shall acknowledge receipt of this bid addendum in their proposal to Sauk County.

**Item 2 –**

Part 1, Paragraph 5.0m Page 1, item II.

1. Questions may now be submitted up to 5pm on Monday, November 27<sup>th</sup>.
2. Proposals may be submitted electronically to Ian Crammond no later than 2pm on November 29<sup>th</sup> at the email address listed in paragraph 8.0 of Part 1. Hard copy original is to be received at the address noted on Page 1, section III of the RFP no later than 4pm on Friday, December 1<sup>st</sup>, 2017.

**Item 3 –**

Addition of Alternate # LEC2 –

Per information provided by Complete Controls during the pre-bid conference, the existing GUI software revision 3.12 is incompatible beyond Windows 7 operating system. Under this alternate, the GUI software shall be updated to the latest revision, allowing seamless use with Windows 10 operating system,

**Item 4 –**

Bid Item 3 - for correction of boiler reset and sequencing operation intentionally omits specifics of the operating sequence pending field evaluation of the existing boiler control package. It will be the contractor responsibility to determine the best method to attain the requirements noted such that the heating hot water loop does not elevated during low load conditions, allowing the boiler system to operate in the condensing range.

**Item 5 –**

Bid item 4 - Basis of design for all new VFD's shall be ABB ACH550, consistent with VFD's throughout the properties affected by the EE project. If VFD's are proposed other than this design basis, this shall be noted in the contractor proposal, and an alternate pricing provided for provision of the design basis.

**Item 6 –**

Where disconnects are required for installation of VFD's to meet the requirements of the NEC, these shall be provided integral to the VFD wherever possible. Where drives cannot be mounted locally to the equipment, local disconnects are to be provided.

**Item 7 –**

Integration of VFD's to the BMS – Contractor is to assume no more than 10 data objects are to be extracted and displayed on the GUI for each integrated VFD.

**Item 8 –**

Bid item 6 – Clarification. Methods for determining the air flow rates through the ERV's were discussed. For the 11 ERV's associated with constant volume systems, it will require the assistance of this contractor to work with the TAB contractor to determine the damper position associated with the minimum outdoor air ventilation rate. This will be the extent of the requirements for this contractor. The two units which serve variable volume units and contain both supply and exhaust fans will be set by the TAB contractor.

However, the TC contractor must verify their software such that during the transition from ERV operation to economizer operation the minimum ventilation rate is not interrupted. It is suggest that the unit be allowed to enter economizer operation with the ERV component remaining on line, and the ERV supply component transitioned off when the economizer is 50% or greater (adjustable).

**Item 9 –**

Bid Item Alternate LEC#1 – Clarification. During the pre-bid conference, the contractor raised the valid option of monitoring the Photovoltaic System (proposed to be provided under separate contract) in lieu of monitoring building demand as described in this alternate:

1. There is no 100% commitment on the part of Sauk County at this time for the photovoltaic system. This is why this item is provided as an alternate.
2. The contractor shall propose to provide this general operating sequence as described. If there are additional costs to modify the sequence PRIOR to installation to respond to the photovoltaic system output in lieu of building total demand, this shall be noted in their proposal.
3. Modification of Bid Alternate LEC1 – The demand pulse and costs associated with provision of the pulse for contractor use shall be by Sauk County. The remaining outline of this alternate shall remain as stated. References to use of computed demand level using amps / volts and power factor are hereby deleted from the RFP.

**Item#10 –**

Bid Alternate WS1 – Clarification. It has been determined by JCI (Johnson Controls, Inc.) that the points for the existing Siemens air terminal unit controllers are discoverable and available on the network. The Owner has additionally stated that they desire to retain the existing Siemens GUI interface as backup to the JCI GUI. Therefore, the requirements for this contractor have been reduced under this alternate to provision of up to 16 hours of technical support to the general requirements outlined under this bid alternate.

**Item 11 -**

General – It is the intent of Sauk County and ISD, LLC (Engineer and Commissioning Authority) to closely coordinate the requirements between the county (scheduling and building access), utilities (demand pulse) and TAB contractor to allow this project to proceed in a coordinated manner. This contractor is formally notified that there is an additional project taking place which affects the Health Care Center and West Square, which has additional Testing and Balancing (TAB) requirements, and it is our goal to optimize the TAB contractor costs through coordination of schedules. It is therefore a mandatory component of the contractor scope of services to maintain a 28 day “look ahead” schedule for their scope of work, to be maintained and updated weekly and forwarded to Sauk County and ISD for review. This contractor shall maintain a reasonable degree of flexibility of schedule to allow coordination of TAB efforts between these facilities where it is cost effective and efficient.

**Item 12 -**

In the event that Sauk County awards this contract for services, there will be a mandatory pre-construction conference during which this contractor, Sauk County and ISD, LLC will move forward with detailing means and methods to attain the goals of the scope items described in the RFP. At the discretion of the team, this may be broken into multiple meetings for continuous update and review. The outcome of these meetings will be documented and be maintained as part of the construction record. This meeting should include personnel from this contractor who will be directly responsible for the installation and programming of all software modules such that expectations and outcome are clearly understood, and that this contractor has the opportunity for input to means and methods for each item.