

Request for Proposal

State of Ohio Standard Forms and Documents

**Project DRC-140087
Energy Conservation Project
Marion Correctional Institution
Marion, Marion County**

ADDENDUM #1

September 19, 2014

Item	Page	Section	Change
1	all		Eliminate double page numbers, with the exception of Attachment 4 – General Conditions of the Contract
2	2	T of C	Delete Attachment 4a and Attachment 16
3	5	2.3	<p>Eliminate current bullets and replace with:</p> <ul style="list-style-type: none"> • Insulation in the building structure and systems within the building; • Storm windows and doors, multiglazed windows and doors, and heat absorbing or heat reflective glazed and coated window and door systems; installation of additional glazing; reductions in glass area; and other window and door system modifications that reduce energy consumption and operating costs; • Automatic energy control systems; • Heating, ventilating, or air conditioning systems; • Caulking and weather stripping; • Lighting fixtures to increase the energy efficiency of the lighting system without increasing the overall illumination of a building unless the increase in illumination is necessary to conform to the applicable state or local building code for the proposed lighting system; • Energy recovery systems; • Cogeneration systems that produce steam or forms of energy such as heat, as well as electricity, for use primarily within a building or complex of buildings; • Trigeneration systems that produce heat and cooling, as well as electricity, for use primarily within a building or complex of buildings; • Systems that harvest renewable energy from solar, wind, water, biomass, bio-gas, or geothermal sources, for use primarily within a building or complex of buildings; • Retro-commissioning or recommissioning energy-related systems to verify that they are installed and calibrated to optimize energy and operational performance within a building or complex of buildings; • Consolidation, virtualization, and optimization of computer servers, data storage devices, or other information technology hardware and infrastructure; • Water conservation measures such as: <ul style="list-style-type: none"> • Water-conserving fixtures, appliances, or equipment, or the substitution of nonwater-using fixtures, appliances, or equipment; • Water-conserving, landscape irrigation equipment; • Landscaping measures that reduces storm water runoff demand and capture and hold applied water and rainfall, including landscape contouring such as the use of a berm, swale, or terrace and including the use of a soil amendment, including compost, that increases the water-holding capacity of the soil; • Rainwater harvesting equipment or equipment to make use of water collected as part of a storm water system installed for water quality control; • Equipment for recycling or reuse of water originating on the premises or from another source, including treated, municipal effluent; • Equipment needed to capture water for nonpotable uses from any nonconventional, alternate source, including air conditioning condensate or gray

Item	Page	Section	Change
			<p>water;</p> <ul style="list-style-type: none"> Measures that create verifiable operational and maintenance (O&M) savings, Any other modification, installation, or remodeling approved by OFCC as an energy conservation measure. <p>After the bullets: <u>Savings for energy conservation measures may be claimed over a period not to exceed the useful life of the equipment that is installed or modified. Savings for O&M measures may be claimed for a maximum of five years, and shall not be amortized over the term of the contract.</u></p>
4	6	2.6	<p>Eliminate bullet points; replace with:</p> <ul style="list-style-type: none"> Access the OFCC web site at http://ofcc.ohio.gov Select the "Opportunities" tab Select the "Best Value RFQs/RFPs" tab Find the project number in the list
5	6	2.8	a notice will be <u>posted on the web</u> and sent...
6	8	2.16	<u>RFP RPF</u>
7	8	2.22	<u>2.22 2.21</u>
8	11	3.7.2	<u>40 15</u> points
9	11	3.7.3	<u>30 35</u> points
10	12	3.7.3	Add bullet: " <u>Creativity and innovation</u> "
11	12	3.7.4	<p><u>Estimated Cost and Savings (20 30 points). Points will be awarded based upon the relative value of the Project to the State over a ten year payback cycle 15 year period.</u></p> <p><u>Points will be calculated as follows:</u> <u>20 points will be awarded to the proposal with the highest total savings over the 15 year period. Other competing proposals will be awarded points based upon their relative savings compared to the proposal with the highest savings.</u></p> <p><u>Example: Proposal 1 = \$2,000,000 savings = highest savings = 20 points</u> <u>Proposal 2 = \$1,000,000 savings; \$1,000,000/\$2,000,000 x 20 points = 10 points</u> <u>10 points will be awarded to the proposal with the highest cumulative cash flow over the 15 year period. Cumulative cash flow will be calculated by subtracting a proposal's total costs from its total savings over the 15 year period. Other competing proposals will be awarded points based upon their relative cumulative cash flow compared to the proposal with the highest cumulative cash flow.</u></p> <p><u>Example:</u> <u>Proposal 2 = \$1,000,000 savings - \$800,000 cost = \$200,000 cash flow = highest = 10 points</u> <u>Proposal 1 = \$2,000,000 savings - \$1,900,000 cost = \$100,000 cash flow;</u> <u>\$100,000/\$200,000 x 10 points = 5 points</u> <u>Proposal 1 total = 20 (total savings points) + 5 (cash flow points) = 25 points</u> <u>Proposal 2 total = 10 (total savings points) + 10 (cash flow points) = 20 points</u></p> <p><u>A Cost and Savings Summary Form is included as Attachment 10 of this RFP. On this form the Offeror shall submit estimates that are within 10% of final numbers that the Offeror shall guarantee if awarded the contract. Evaluation points will be calculated initially based upon these estimated numbers submitted on the Cost and Savings Summary Form.</u></p> <p><u>As a condition precedent to contract award for the selected Offeror, the Offeror shall submit a final Cost and Savings Summary Form, and cost and savings points shall be recalculated based upon final guaranteed cost and savings. See Part Four of this</u></p>

Item	Page	Section	Change
			RFP for more information.
12	12	3.7.5	Eliminate this section
13	15	4.1	Notice of <u>Intent to Award</u> (5 instances)
14	15	4.3	<p><u>Cost and Savings Adjustments.</u></p> <p><u>From the date of the Notice of Intent to Award, the selected Offeror will have 30 days to submit a final Cost and Savings Summary Form (Attachment 10) with guaranteed cost and savings amounts. Submission of final guaranteed amounts that are not within 10% of the estimates submitted on the initial Cost and Savings Summary Form may be considered a condition of noncompliance under section 4.1 above.</u></p> <p><u>The state will recalculate cost and savings evaluation points based upon submission of the final Cost and Savings Summary Form. If this recalculation changes the potential outcome of the award, the State reserves the right to proceed with the award of the Capital contract, cancel the Notice of Intent to Award and consider award of the Contract to the next highest scoring Offeror, reissue the Request for Proposals, or cancel the Request for Proposals, at the State's sole discretion.</u></p> <p><u>If the Contract is awarded within 90 days of the Proposal deadline, 60 days of receipt of the Offeror's final Cost and Savings Summary Form, any increases in material, labor, financing costs and subcontract costs must be borne by the Offeror without alteration of the Proposal.</u></p> <p><u>If the Contract is not awarded within 90 days of the Proposal deadline 60 days of receipt of the Offeror's final Cost and Savings Summary Form due to delays on the part of the State, ...</u></p> <p><u>If the Contract is not awarded within 90 days of the Proposal deadline 60 days of receipt of the Offeror's final Cost and Savings Summary Form due to delays on the part of the Offeror, ...</u></p>
15	15	4.4	Add new first bullet: <u>Final Cost and Savings Summary Form (Attachment 10).</u>
16	17	Att. 1	<p>Offeror Profile and Information Form (Attachments 6 and 7)</p> <p>Personnel Profile Summaries (Attachment 8)</p> <p>Technical Approach (including Attachment 9)</p> <p>Cost and Savings Summary (Guaranteed Savings), Contractor Certification (Attachment 10)</p>
17	20	6.	an educational environment and campus setting occupied by a diverse student population a correctional environment
18	20	7.	Project Schedule. The Offeror must provide detailed high-level Project schedule The Project schedule should <u>may</u> be delivered as a Gantt chart. (eliminate the rest of the section)
19	20	9.	<p>Add before Items:</p> <p><u>Items 1 and 2 shall be estimated to within 10% of final amounts that will be guaranteed and included in the Contract.</u></p> <p>Item 1 – Guaranteed minimum average annual energy savings <u>Estimated Total Cost Savings</u>. Deleted last sentence. Maintenance savings...</p> <p>Item 2 – Fixed total installation payments <u>Estimated Total Cost of ECMs and Services</u>. O.R.C. Section 3345.64 <u>156.04</u></p>
20	21	10.	... in the amount of the energy savings listed on its <u>final Cost and Savings Summary Form</u> ...
21	22	Att. 3	Replace Gas Consumption table with new table.
22	83	Att. 5 5.1	Delete fourth paragraph, beginning with "The Services Agreement will replace ..."
23	83	5.2	g. "... NOAA average for <u>Columbus, Ohio</u> ."

Item	Page	Section	Change
			j. Simple payback period, based on energy cost savings only (do not include operations and maintenance savings) Final paragraph: Cost and Savings Summary and Certification <u>Form</u> (2 instances). Do not include the cost of the Service Agreement in the projections.
24	84	5.3	Delete current wording and replace with: <u>An operational and maintenance (O&M) saving measure may be claimed as a separate, stand-alone ECM or as part of another ECM. O&M savings can be claimed for a period not to exceed five years, using Attachments 9 and 10.</u>
25	84	5.4	Delete this section
26	84	5.5	Renumber 5-5 5.4; Financing Rates and Fees; assume that: <ul style="list-style-type: none"> • The Owner will procure 40 <u>15</u> year project financing...; • <u>The OFCC fee is 3.0%;</u> • <u>The Ohio Air Quality Development Authority (OAQDA) fee is 2.0%</u>
27	84	5.6	Renumber 5-6 5.5; delete first paragraph; delete Steps 1 through 5; add: <u>For the purposes of the energy guarantee, calculations of energy cost savings are based upon the utility rates paid during the guarantee year, or the baseline utility rates provided in Attachment 3, whichever produces the higher cost savings.</u>
28	85	Att. 6	Eliminate years with company
29	86	A1	Offeror's
30	86	A3	With their <u>its</u> own forces
31	87	14	and
32	87	15	Add semicolon
33	87	16	Remove item 16 and renumber 17 as 16
34	87	D	Offeror's
35	87	D	Eliminate section on Management: Identify
36	91	Att. 9	Warranty Period _____ (add underline space) Parts and Labor _____ <u>Parts only _____</u> Sewer Reduction-Consumption
37	93	Att. 10	Delete current version and replace with new attachment
38	100	Att. 13	Contracting Authority = Ohio Facilities Construction Commission
39	101	Att. 13	Department = replace DAS with OFCC
40	102	Att. 13	Owner = Department of Rehabilitation and Correction
41	104	Att. 13	Eliminate State Architect and SAO
42	105	Att. 14a	ATTACHMENT 7 – OFFEROR REFERENCE FORM <u>ATTACHMENT 14a - PERFORMANCE CONTRACT</u>
43	127	Att. 15a	Article 22 Title: <u>DRUG FREE SAFETY</u>
44	132	Att. 15c 1A	indicating <u>indicating</u>
45	134	4A	Make second "A" a "B"
46	154	Att. 16	Eliminate Attachment 16