



**State of Rhode Island
Department of Administration / Division of Purchases
One Capitol Hill, Providence, Rhode Island 02908-5855
Tel: (401) 574-8100 Fax: (401) 574-8387**

ADDENDUM # 5

BID # 7449681

**BID TITLE: PASTORE CENTER ENERGY FACILITY OPERATION
AND MAINTENANCE**

OPENING DATE AND TIME: 7/20/12 @ 11:30AM

THIS ADDENDUM CHANGES BID OPENING TO 8/10/2012 AT 10AM.

THIS ADDENDUM ANSWERS ALL QUESTIONS SENT IN BY EMAIL.

NO FURTHER QUESTIONS WILL BE TAKEN PERTAINING TO THIS BID.



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Q1. Cap on Liability. The RFP contains 2 caps, one for liquidated damages amounting to \$3 M/year and another for \$3 M. It is not clear if the liquidated damages cap is to stand alone from the overall cap of \$3M. Please clarify the State of RI's intent in regards to these caps. Is there a total cap of \$3M/year, or are there two separate caps?

A1. the limits are separate for liquidated damages and limits for liability as liquidated damages may result without negligence on the part of the contractor while liability results from negligence on the part of the contractor for which an "injury" whether bodily or to property results. I draw this conclusion from (i) of paragraph 3 in which proceeds of insurance shall not serve to reduce aggregate liability of the contractor.

Q2. Indemnification. Although indemnification is mutual and negligence based, JCI's obligation is not limited to 3rd party claims. JCI requires mutual indemnification, will this present a problem?

A2. See above.

Q3. One-sided Waiver of Subrogation. JCI can agree to a mutual waiver of subrogation. We assume this doesn't present a problem?

A3. One sided waiver of Subrogation The language was written in this fashion to preclude the workers compensation carrier for the contractor from seeking recovery from the state for an injury that occurred within a building and on land owned by the state on equipment that we also own that may have occurred through no negligence on the part of the state. The language does not preclude an injured worker from seeking recovery for damages for which the state was negligent and if successful the compensation carrier will receive recovery from the proceeds obtained by the injured party.



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Q4. Termination for Convenience. JCI does not have a right to terminate this agreement for convenience. Will this be something that can be added to the contract?

A4. Yes

Q5. Adjustments to Price. JCI needs to guarantee that it is able to adjust its price under this RFP. RI is requiring fixed pricing on work. JCI needs to be able to adjust pricing when needed, for a) customer's failure to make capital improvements; b) changes in scope or service, in addition to the cost increases covered in exhibit 8.

A5. If the scope or operating parameters change as determined by DOA-FM , reimbursement of extra services will be negotiated.

Q6. HazMat. JCI will need to include JCI's standard HazMat provisions (including its waste water treatment language). We don't see this as an issue, since we believe the State of RI has the same concerns that we do with regard to the disposal of waste water, however there is currently no language in the State of RI's contract that governs this issue.

A6. JCI's language can be reviewed by DOA Legal. I believe the contractor intends to respond to what was requested which was consistent with the hazardous chemical right to know act.



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Q7. Repairs JCI is requesting a list of documented repairs that have been completed since the inception of the Noresco contract.

A7. Dollar value of the repairs has previously been provided and projected O & M budget is attached.

Q8. Equipment List: We had anticipated receiving a complete equipment list including Manufacturer name, model number, age and quantity of boilers, gas turbines, steam turbines, feed water pumps, compressors, radiators, electrical switchgear, control systems and other components. When will this list be forthcoming?

A8. Description of operation has been provided and the plant was made available for vendor to assimilate an equipment list. None will be provided.

Q9. Annual Subcontract costs (water treatment, generators, boilers, Solar turbine PMs, etc.) Please provide a list of approved subcontractor names along with the required Service Levels and Scope of Work

A9. Dollar value of the repairs has previously been provided and projected O & M budget is attached.

Q10. Capital Improvements. We assume that exhibit 7 requiring the contractor's need to submit a Capital Plan to the State means that the cost of any Capital Improvements would be born by the state. Is this an accurate assumption? What are the anticipated repairs and capital over the next 5 years? What has been spent on capital improvements over the past 5 years?

A10. Attached is the latest Capital Project Plan in O & M budget.



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Q11. Regulatory Compliance: To whom may we direct regulatory compliance questions within the state i.e, staffing requirements, remote monitoring, emergency response?.

A11. All questions must be sent to purchasing.

Q12. CMMS : what system is in use? JCI requests all available CMMS records, including PM and demand work orders scheduled and completed.

A12. CMMS system is LAND and JCI should contact CEM Service Group, Ottsville PA.

Q13. Data Trends: JCI requests past data of electricity and steam produced to understand the trends, as well as historical failure(incident) reports of the plant to determine actual reliability, etc.

A13. Attached is the data requested.

Q14. Steam Output: Exhibit 9 - Product Specifications, part 2 and Exhibit 2 - Performance Guarantees, section 1d (Firm Capacity Capability Guarantee), refer to different steam outputs. Exhibit 9 refers to product output at low and medium pressure steam versus Exhibit 2 refers to High pressure. Please clarify whether high pressure steam production is required?

A14. Med pressure and low pressure are all that are required for the Campus operation.



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Q15. Safety Training: Are there any formalized safety training programs in place? Please provide an overview.

A15. Safety Training is the responsibility of the proposed contractor. Business Continuity Plan : The contractor appears to have confused safety with continued operations in a disaster. Section 2.2 b speaks of the obligation of the contractor to establish and maintain safety procedures for the facility and for protection of employees of the contractor, owner and all other persons in the facility. Safety policies are intended to prevent or mitigate incidents and injuries while a business continuity plan is to respond when events have occurred from which the entity or enterprise must respond in order to continue to operate. Not with standing this difference in meaning, the contractor should have a business continuity plan as well as safety policies in order that operations may continue when events potentially affecting the power plant do occur. This may not only be to events that affect the plant itself but may also apply to incidents that occur within the community that may also affect the operation of the power plant (e.g. pandemic or a hurricane) both of which could affect the staffing and operation of the plant for which the contractor is responsible. So the contractor must have a safety program and they should also have a business continuity plan ensuring the continued operation of the facility when events affecting the plant, the campus or greater community occur.

Q16. Pre-Hire Screening: What is the policy for background checks, credit checks, drug testing and medical testing?

A16. Pre-Hire Screening is the responsibility of the proposed contractor.

Q17. Pre-Hire Screening Standards: Please describe expected standards for background check and drug testing for employees that will be hired?

A17. Pre-Hire Screening is the responsibility of the proposed contractor.



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Q18. Other: Are there any other unique requirements not included as part of background check/drug test process?

A18. Pre-Hire Screening is the responsibility of the proposed contractor.

Q19. Timing: When will the State upload to the Purchasing website the answers to all questions submitted? Will any follow up questions be permitted after the walk through on 6/21/12?

Q20.. Will our suppliers be allowed to visit the site to get firm pricing?

A19-A20. There were three plant tours. Access to the operation has been completed.

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

Department of Administration
 Operations and Energy Management Program
 Performance Summary for the Howard Complex
 Historical Performance Review



	July-04	July-05	July-06	July-07	July-08	July-09	July-10
	to						
	July-04	July-05	July-06	July-07	July-08	July-09	July-10
I. FOSSIL FUELS							
A. #2 Oil (Gallons)	1,937,820	1,900,365	759,859	164,661	0	17,710	23,061
Average Cost (\$/Gal.)	\$1.41	\$1.78	\$1.78	\$3.40	\$0.00	\$2.55	\$2.55
Total Cost	\$2,741,657	\$3,448,303	\$1,350,801	\$559,711	\$0	\$45,161	\$58,806
MMBTU	267,419	262,250	104,861	22,723	0	2,444	3,192
\$/MMBTU	\$10.25	\$12.88	\$12.88	\$24.63	\$0.00	\$18.48	\$18.48
B. #6 Oil (Gallons)	0	0	0	0	0	0	0
Average Cost (\$/Gal.)	0	0	0	0	0	0	0
Total Cost	0	0	0	0	0	0	0
MMBTU	0	0	0	0	0	0	0
\$/MMBTU	0	0	0	0	0	0	0
C. Natural Gas (MCF)	762,724	762,927	917,563	1,050,075	1,222,884	1,197,135	1,163,641
Average Cost (\$/MCF)	\$9.83	\$13.34	\$12.46	\$12.43	\$11.11	\$7.54	\$8.26
Total Cost	\$7,495,662	10,178,417	\$11,428,498	\$13,055,509	\$13,590,221	\$9,029,883	\$9,615,117
MMBTU	783,317	782,503	938,667	1,074,227	1,251,010	1,228,261	1,228,261
\$/MMBTU	\$9.57	\$13.01	\$12.18	\$12.15	\$10.86	\$7.35	\$7.83
D. Total Fossil Fuels	1,050,736	1,044,754	1,043,528	1,096,950	1,251,010	1,230,705	1,231,443
MMBTU	\$9.74	\$13.04	\$12.25	\$12.41	\$10.86	\$7.37	\$7.86
\$/MMBTU	\$10,237,319	13,626,720	\$12,779,299	\$13,615,220	\$13,590,221	\$9,075,044	\$9,673,923
Total Cost	0.4038	0.3836	0.4070	0.4028	0.4593	0.4519	0.4521
MMBTU/sq	\$3,992	5.003	\$4,984	\$4,999	\$4,990	\$3,332	3,552
\$/sq.ft							
II. ELECTRICITY							
A. Purchased Electricity (KWH)	6,181,059	8,252,822	7,327,485	6,109,042	7,089,631	8,357,951	6,920,919
Purchased MMBTU	21,096	21,270	19,984	20,236	18,937	20,393	18,427
Purchased KW	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Pur. KWH Cost	\$713,396	1,012,560	\$996,827	\$841,058	\$1,120,574	\$1,150,370	\$816,619
Demand Cost	N/A						
TOTAL COST	\$713,396	\$1,012,560	\$996,827	\$841,058	\$1,120,574	\$1,150,370	\$816,619
\$/KWH	\$0.1154	\$0.1227	\$0.1360	\$0.1377	\$0.1581	\$0.1376	\$0.1180
\$/MMBTU	\$33.82	297	\$11.80	\$0.14	\$27.36	\$28.09	\$19.94
\$/KW	N/A						
B. GENERATED ELECTRICITY	28,773,443	28,264,784	29,055,258	27,754,007	31,387,593	29,092,746	29,985,782
Generated KWH	98,204	96,468	99,166	94,724	107,126	99,294	102,376
Generated MMBtu	34,954,502	36,517,706	36,382,743	33,863,049	38,477,224	37,450,697	36,916,701
TOTAL KWH	119,300	124,635	124,174	115,575	131,323	127,819	125,997
TOTAL Electrical MMBtu	0.0491	0.0481	0.0511	0.0446	0.0507	0.0494	0.0487
MMBTU/sq	\$0.2596	\$0.3910	\$0.4102	\$0.3248	\$0.4327	\$0.4443	\$0.3154
Purchased \$/sq.ft							
III. TOTAL ENERGY	1,170,036	1,169,388	1,167,702	1,212,525	1,382,333	1,358,524	1,357,440
MMBTU	\$9.36	\$12.52	\$11.80	\$11.92	\$10.64	\$7.53	\$7.73
\$/MMBTU	\$10,950,716	\$14,639,280	\$13,776,126	\$14,456,278	\$14,710,795	\$10,225,413	\$10,490,542
Total Cost	0.4589	0.4317	0.4581	0.4474	0.5010	0.5012	0.5008
MMBTU/sq	\$4.29	\$5.39	\$5.32	\$5.32	\$5.42	\$3.78	\$3.87
\$/sq.ft							
IV. Steam Production	568,735,221	560,596,049	562,745,000	608,531,854	697,179,000	689,052,000	646,842,000
Steam lbs.	0.234	0.206	0.219	0.223	0.256	0.253	0.237
MSteam/sqft	\$18.00	\$24.31	\$22.17	\$13.17	\$12.79	\$14.96	\$14.96
\$/MLbs.	64,924	63,995	64,240	69,467	79,587	78,659	73,840
Ave Steam lb/hr							



MHRH - Central Plant
September 20, 2011

Period 1-Jul-03 thru 30-Jun-04 Back up for Percentage of Days w/ no Interruption

Date FY 04	Summary of Outages				Total Loss Time	Comments
	Scheduled Electric	Scheduled Steam	Unscheduled Electric	Unscheduled Steam		
7/16/2003	2.0	2.0			2.0	Input from Hugh
7/20/2003	8.0	8.0			8.0	Input from Hugh
10/15/2003				4.0	4.0	Input from Hugh
12/7/2003				3.0	3.0	Input from Hugh
1/1/2004						CTG trip
1/2/2004						CTG trip
1/8/2004				4.0	4.0	Steam and power due to oil spill/leak
2/14/2004			0.3	0.3	0.3	CTG trip due to ground fault on campus
2/19/2004						CTG 6 trip high T5 CTG 5 not avail due to nzzles out for cleaning at Solar
2/17/2004						CTG 6 trip due to low gas psi
3/1/2004			0.5	0.5	0.5	CTG 6 breaker trip Turbine on line then shut down due to faults on the feeders to campus
3/2/2004				1.5	1.5	Secured steam due to blown expansion joints
3/28/2004		5.0			5.0	Blank flange removal to 400 psi sys new system S/D Temp boilers provided steam
4/28/2004		9.0			9.0	Repair to PRV 400/100 disconnect 100 psi between BR 3 and Steam to new side only Temp boilers provided steam
May						no outages
June						no outages
7/15/2004						CTG trip due to gas comp trip (voltage sag)
7/29/2004			7.0		7.0	Steam secured to Inlake center only. Expansion joint installation

FY 04	365.00 Days	10.0	31.0	0.8	13.3	44.3 Total Hrs.
	99.49% operation					1.8458 Days outage total

Period 1-Jul-04 thru 30-Jun-05 Back up for Percentage of Days w/ no Interruption

Date FY 05	Summary of Outages				Total Loss Time	Comments
	Scheduled Electric	Scheduled Steam	Unscheduled Electric	Unscheduled Steam		
8/4/2004			2	2	2	Gas compress trip CTG trip Utility feeder trip steam and elect
8/10/2004			3		3	Secured steam to Inlake Center only for expansion joint installation
12/22/2004			4			Steam line repair to manhole 8
1/23/2005			0.1	8	8	Steam at reduced pressure for 8 hours outage caused by utility trip
7/18/2005			0.1	0.8	0.8	Problem w/ breaker 11 and thunderstorms utility loss

FY 05	365.00 Days	0.0	7.0	2.0	2.0	11.8 Total Hrs.
	99.87% operation					0.4917 Days outage total

Period 1-Jul-05 thru 30-Jun-06 Back up for Percentage of Days w/ no Interruption

Date FY 06	Summary of Outages				Total Loss Time	Comments
	Scheduled Electric	Scheduled Steam	Unscheduled Electric	Unscheduled Steam		
7/18/2005			0.5		0.50	Problem w/ breaker 11 and thunderstorms
8/13/2005			3	3	3.00	Ground fault distribution
8/19/2005			3		3.00	Ground fault distribution tracing A feeder
8/21/2005			0.5		0.50	Ground fault distribution tracing A feeder
8/21/2005			0.5		0.50	Ground fault distribution tracing A feeder
10/25/2005			2	2	2.00	Loss of Utility
11/7/2005			0.5	1	1.00	Loss of Utility ground fault on utility
8/20/2006			1	1	1.00	Loss of utility
8/21/2006			1	1	1.00	Loss of utility
8/30/2006			1	2	2.00	Loss of utility

FY 06	365.00 Days	0.0	0.0	0.0	0.0	14.5 Total Hrs.
	99.83% operation					0.6042 Days outage total

Period 1-Jul-06 thru 30-Jun-07 Back up for Percentage of Days w/ no Interruption

Date FY 07	Summary of Outages				Total Loss Time	
	Scheduled Electric	Unscheduled Steam	Scheduled Electric	Unscheduled Steam		
7/18/2006	0	0	0.2	1.5	1.50	Loss of utility
8/2/2006	0	0	0.3	1.1	1.10	Loss of utility
03/01/07	0	0	0.5	0	0.50	Distribution ground fault

FY 07	365.00 Days	0.0	0.0	0.0	0.0	3.1 Total Hrs.
	99.96% operation					3.1 Hrs. outage total 0.1292 Days outage total

Period 1-Jul-07 thru 30-Jun-08 Back up for Percentage of Days w/ no Interruption

Date FY 08	Summary of Outages				Total Loss Time	
	Scheduled Electric	Unscheduled Steam	Scheduled Electric	Unscheduled Steam		
7/8/2007	0	0	0.9	1	1.00	Distribution ground fault
8/19/2007	0	0	0.1	1.5	1.50	Utility ground fault loss of utility transformer
12/25/07	0	0	0.4	0.8	0.80	Loss of utility
4/24/2008	0	0	2.2	2.2	2.20	Loss of instrument air and loss of utility
5/13/2008	0	216	0	0	0.00	Scheduled steam outage (DA tie in) Rental Boilers
6/9/2008	0	0	0.3	0.8	0.80	Loss of utility
08/24/08	0	0	0.1	1.75	1.75	Loss of utility

FY 08	365.00 Days	0.0	216.0	4.0	8.1	8.1 Total Hrs.
	99.91% operation					8.1 Hrs. outage total 0.3354 Days outage total

Period 1-Jul-08 thru 30-Jun-09 Back up for Percentage of Days w/ no Interruption

Date FY 09	Summary of Outages				Total Loss Time	
	Scheduled Electric	Unscheduled Steam	Scheduled Electric	Unscheduled Steam		
7/5/2008	0	0	0	4.5	4.50	Loss of Utility
7/23/2008	0	0	3	1.7	3.00	Loss of Utility
10/26/08	0	0	2.6	0	2.60	Distribution system ground fault. Turbines off line utility on.

FY 09	365.00 Days	0.0	0.0	5.6	6.2	10.1 Total Hrs.
	99.88% operation					10.1 Hrs. outage total 0.4208 Days outage total

Period 1-Jul-09 thru 30-Jun-10 Back up for Percentage of Days w/ no Interruption

Date FY 10	Summary of Outages				Total Loss Time	
	Scheduled Electric	Unscheduled Steam	Scheduled Electric	Unscheduled Steam		
7/2/2009	0	0	0	2	2.00	Lighting strike to the facility
10/24/2009	0	0	0.1	1.6	1.60	Loss of Utility
03/30/10	0	0	1	2.3	2.30	Flooding causes loss of utility and facility
06/28/10	0	0	0.1	1.3	1.30	Loss of gas compressor

FY 10	365.00 Days	0.0	0.0	1.2	7.2	7.2 Total Hrs.
	99.92% operation					7.2 Hrs. outage total 0.3 Days outage total

Period 1-Jul-10 thru 30-Jun-11 Back up for Percentage of Days w/ no Interruption

Date FY 11	Summary of Outages				Total Loss Time	
	Scheduled Electric	Unscheduled Steam	Scheduled Electric	Unscheduled Steam		
7/9/2010	0	0	0.1	2	2.00	Ground fault campus distribution
7/10/2010	0	0	0.2	1.8	1.60	Ground fault campus distribution
05/31/11	0	0	0.1	0.35	0.35	Ground fault campus distribution
					0.00	

FY 11	365.00 Days	0.0	0.0	0.4	4.0	4.0 Total Hrs.
	99.95% operation					4.0 Hrs. outage total 0.1048 Days outage total

Period 1-Jul-11 thru 30-Jun-12 Back up for Percentage of Days w/ no Interruption

Date FY 11	Summary of Outages				Total Loss Time	
	Scheduled Electric	Unscheduled Steam	Scheduled Electric	Unscheduled Steam		
7/27/2011	0	0	0.1	1.1	1.20	Ground fault campus distribution
11/17/2011	0	0	0.9	1.4	1.40	Loss of Utility
06/16/12	0	0	0	4	4.00	Emergency repair feed water line
06/28/12	0	6	0	0	6.00	scheduled repair and upgrade feed water lines

FY 11	366.00 Days	0.0	6.0	1.0	6.5	12.6 Total Hrs.
	99.86% operation					12.6 Hrs. outage total 0.525 Days outage total

Project Name: Pastore
Location: Cranston, RI

Project Description: CCGT-Solar
Operations Mode: Combined Cycle

Operation Scenario		JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
OPERATING HOURS	8000												
PLANT CAPACITY (MW)	10												

Internal		JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
MARGIN													
INFLATION	1.50%												
FEE	\$0												

Cost Area	TOTAL	% TOTAL	MONTHS											
			JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
ROUTINE O&M	655,000	100.0%	\$77,500	\$52,500	\$52,500	\$52,500	\$52,500	\$52,500	\$52,500	\$52,500	\$52,500	\$52,500	\$52,500	\$52,500
Section SG		0.0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SOLAR ESA	0	0.0%												
TOTAL O&M	655,000	0.0%	\$77,500	\$52,500	\$52,500	\$52,500	\$52,500	\$52,500	\$52,500	\$52,500	\$52,500	\$52,500	\$52,500	
TOTAL O&M w/FEE	655,000													

PRE-OPERATIONAL

OM Breakdown	TOTAL	% TOTAL
FIXED COMPONENT	655,000	100.0%
VARIABLE COMPONENT	0	0.0%
TOTAL	655,000	100%

Escalation	YEAR													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
TOTAL O&M w/FEE	655,000	664,825	674,797	684,919	695,193	705,621	716,205	726,948	737,853	748,920	760,154	771,557	783,130	794,877
FEE BREAKDOWN	149,415	151,656	153,931	156,240	158,584	160,962	163,377	165,827	168,315	170,840	173,402	176,003	178,643	181,323