



**State of Rhode Island  
Department of Administration / Division of Purchases  
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**Solicitation Information  
January 14, 2013**

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| <b>ADDENDUM # 10</b> |
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**RFQ #7458202  
Title: ENERGY PERFORMANCE CONTRACTING SERVICES (ESCO) RIC  
Bid Opening: Tuesday January 22, 2013**

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**Notice to Vendors:**

**SEE ATTACHED ANSWERS TO QUESTIONS AND ADDITIONAL INFORMATION**

**No further questions will be answered.**

**Thomas Bovis  
Interdepartmental Project Manager**

*Interested parties should monitor this website, on a regular basis, for any additional information that may be posted.*

# Disk Based Bidding Information

## File Format

All disk based bid files are ZIP files that you can open using the **WinZip 8.1** software. The ZIP file will contain one or more files based on the type of Bid/RFP.

## Downloading the Disk Based Bid

Bids that have a file for download are marked with a "D" in the Info field of the bid search results. The "D" will be an active link to the WinZip file until the bid reaches its opening date. Clicking on the active "D" link will allow you to open or save the ZIP file associated with the bid. Opening the WinZip file will download a copy to your computer's temporary directory.

## Opening the Disk Based Bid

Once downloaded, you can open the ZIP file with Winzip and view the Microsoft Office files contained within the WinZip file. Immediately save (extract) the individual files to an appropriate directory on your computer, such as "Desktop" or "My Documents".

## Completing the Disk Based Bid

Once the Microsoft Office files are properly saved, open the individual files and enter the required information in the appropriate fields. Save each file again to capture the new information you entered.

## Submitting the Disk Based Bid

Save the completed files to a CD or diskette. Label the CD or diskette with the Bid/RFP number and bidder's name (company name, not contract name). Submit as instructed in the Bid or RFP solicitation document.

QUESTIONS AND ANSWERS TO DATE:

**General:**

- 1) We would like to install lighting and temperature loggers in Horace Mann and Browne Halls for up to 2 weeks. From Addendum No. 6 it appears this will be permitted. What are the guidelines for installing and retrieving loggers? We would like to install when we visit on Weds Dec 12<sup>th</sup>.

We anticipate installing lighting and temperature loggers in the following locations.

Horace Mann – 1 or 2 Classrooms, Computer Lab, Corridor, Basement Office, Tower Office

Browne Hall – Office in Police Station, Corridor, Lounge, 1 Suite Common Room

[Answer: Installation of loggers allowed per prior addendum](#)

- 2) Are the controls riser diagrams, sequences, etc. available for bidders?

[Answer: Information is available on the building drawings posted in addendum 9](#)

- 3) What is the number of students attending the college each semester full time and number of students part time corresponding to the years of supplied utility data?

[Answer: Approximately 5800 full time undergraduates, total undergraduate and graduate enrollment approximately 9000. More information about enrollment at RIC can be obtained at \[www.ric.edu/oirp\]\(http://www.ric.edu/oirp\) and click on “Enrollment”](#)

- 4) What is the number of students residing in the dormitories during each semester?

[Answer: About 1200](#)

- 5) What is the number of full time equivalent employees?

[Answer: About 900](#)

- 6) Is there a steam trap maintenance program implemented at the College? If yes, please provide the data from the maintenance program.

[Answer: No.](#)

- 7) Please provide tariff and rate information for the electric, gas, water, sewer and fuel oil utilities.

[Answer: Utility bills provided in prior addenda](#)

- 8) When will we have access to the steam vaults for the individual buildings?

[Answer: Call \(401\) 456-8262 to set up schedule.](#)

- 9) Do you have existing as-built electrical one line drawings for the campus distribution system?

[Answer: Yes, included with this addendum.](#)

10) Do you have underground site steam distribution drawings in AUTOCAD?

Answer: Yes, included with this addendum.

11) Academic schedule (summer/fall and spring). Any day and evening classes?

Answer: Class Schedule for Horace Mann as follows

Jun – Jul 2012 M-R 8am – 8:30pm, F 8am – 5pm

Jul – Aug 2012 M, W 8am – 4pm, T, R 8am – 8:30pm

Aug – Dec 2012 M, W 8am – 10pm, T, R 8am – 9pm, F 8am – 2pm, S 9am – 1pm

Jan – May 2013 M-R 8am – 9 pm, S (varies) 8:30 am – 1:30 pm

12) Census Data for each Building and Campus (we realize you have answered this but are looking for more specific numbers):

|                     | Horace Mann | Brown Hall | Total Campus |
|---------------------|-------------|------------|--------------|
| # Faculty           |             |            |              |
| #Staff FTE          |             |            |              |
| # Students          |             |            |              |
| # Visitors per year |             |            |              |

Answer: Information more specific than previously provided or answered above, is not available.

13) Do the \$\$\$ listed (as payment towards the invoices) include both the commodity and delivery charges?

Answer: See answer to #15 below.

14) Since we have found discrepancies with rates, will RIC suggest a blended rate for us to use in our savings calculations?

Answer: No. Proposers shall use their professional judgment in preparing calculations.

15) Can RIC provide at least one copy of their recent bill (we have already requested this before). If RIC does not provide, can we request it from National Grid? If National Grid cannot provide us, can they at least confirm the rate structure they are in and if RIC is buying commodity from N.Grid or from an outside vendor?

Answer: National Grid provides electric. With regard to gas, National Grid provides delivery – commodity is provided by Hess (for Steam Plant) and the remainder is from Santa Energy.

### Central Steam Plant:

1) Please provide steam logs of daily gas and water consumption as well as estimated steam production and condensate return.

Answer: Information provided in Addendum 5

- 2) What is the average amount of make-up water used in the central plant in the heating season, and the average amount for the cooling season?  
Answer: Average is part of package provided of monthly operating logs in prior addenda
- 3) What is the annual cost of boiler chemical treatment?  
Answer: Not available
- 4) What is the annual cost of chemical treatment for the chiller system?  
Answer: Not available
- 5) Repair costs of the steam distribution system for each of the last three years  
Answer: Not available
- 6) Proposed capital projects for the next three years?  
Answer: Proposers can view RIC's 2010 Master Plan at [www.ric.edu](http://www.ric.edu) to get a sense of future projects. Over the next three years the plans include: renovation and addition to Fogarty Life Science and the renovation of Gaige Hall. We will also be replacing our main campus electrical transformer and some of the campus feeders. Other underground infrastructure improvements are anticipated, as well as roadway and parking lot improvements. Finally, we will be replacing the roof at the Murray Center and window replacements are proposed at Roberts Hall and Henry Barnard School.
- 7) How many days were the central plant turned off during each of the last three years? During which months were the plant turned off?  
Answer: MSP shuts down in August for several days each year.
- 8) Please provide a one-line diagram for the electric system of the central plant  
Answer: An updated one line diagram is not available.
- 9) How much of the Willard (*Whipple*) Building is air conditioned? How much of the building area is heated.  
Answer: The entire building has heating and AC
- 10) How much of the central steam plant is being controlled by pneumatics (what pieces of equipment)?  
Answer: Feed water valves, Boilers #3 and # 4, as well as 2 feed valves on DA Tank.
- 11) How much of the central steam plant is being controlled by the Siemens DDC system (what pieces of equipment)?  
Answer: None.
- 12) Is there a front end located in the steam plant? If so, what is its primary use; can it monitor campus temperatures and steam pressures?  
Answer: No, the Siemens front end is in the Physical Plant building. We do not monitor steam temp and pressure.

13) How many absorption chillers are on the campus?

Answer: [See answer below](#)

14) Where are the absorption chiller locations and sizes?

Answer:

| Building             | Tons |
|----------------------|------|
| Gaige – East         | 112  |
| Gaige – West         | 112  |
| Horace Mann          | 121  |
| Whipple              | 110  |
| Fogarty Life Science | 400  |

15) Records of underground steam and condensate piping repairs in the last several years; locations, lengths, cost?

Answer: [Not available at this time](#)

16) Are there steam, fuel, condensate return, and heating and cooling degree day data available for August 2010? It was missing from the steam summary provided by RIC.

Answer: [August data included with this addendum](#)

### **Horace Mann:**

1) What are the wattages of the exterior light fixtures at Horace Mann?

Answer:

[Patio area:](#)

[1 – 150 watt MH](#)

[1 – 70 watt HPS](#)

[1 – 18 watt LED flood](#)

[Lower door:](#)

[1 – 70 watt HPS](#)

[East side entrance:](#)

[1 – 150 watt MH](#)

[North side facing Donovan:](#)

[3 – 50 watt HPS \(under canopies\)](#)

[3 – 70 watt HPS \(wallpacks\)](#)

[Lights on cooling tower:](#)

[2 – 250 watt MH](#)

[Walkway poles:](#)

[150 watt HPS](#)

2) What are the occupancy schedules for Horace Mann?

Classrooms

Offices

Computer Labs

Common Areas (entrance & Exit Vestibules, Corridors)

Answer: Office hrs.6:30am-10pm m-f, Computer lab 6am-5pm m-f, Classrooms only by scheduled class

- 3) Can the College provide a sequence of operations for the following pieces of equipment:
- AHU (what are the night setback parameters, if any)
  - Heat Exchanger and associated pumps (is there a hot water reset, if so what are the parameters)
  - Cooling Tower and Absorption Chiller (including their associated pumps)

Answer: Night set back 55 degrees

- 4) How much of the pneumatics is remaining in the building?

Answer: None

- 5) What is the time schedule and setpoints for the fan coil units?

Answer: 6:30 am – 10pm heating 68 to 70; cooling 74

- 6) What is the time schedule and setpoints for Air handler 2?

Answer: 6:30am -10pm

- 7) How many full time equivalent employees are at the facility?

Answer: Data not available, see response in addendum 6

- 8) How many students are in the building on an average day?

Answer: Data not available, see response in addendum 6

- 9) What is the operating schedule of the building?

Answer: Office hrs.6:30am-10pm m-f, Computer lab 6am-5pm m-f, Classrooms only by scheduled class

- 10) What months are the cooling system enabled? When is the heating system enabled?

Answer: May thru Oct. =AC, Nov thru Apr. = heating

- 11) What are the operating schedules for the existing HVAC equipment?

Answer: Steam Absorber by building schedule

- 12) How much of the building is air conditioned?

Answer: Close to the entire build has AC

- 13) Please provide the control points list for the equipment attached to the energy management system and the existing sequences of operation. These should be available on the as built control drawings (please provide if available).

Answer: Not available

- 14) Please provide mechanical and electric drawings for the building.

Answer: Building plans provided in addendum 9

15) Please provide a one-line diagram for the building electric system.

Answer: Building plans provided in addendum 9

16) What is the age of the roof and is there a warranty on the roofing system?

Answer: Classroom and computer lab roof was installed in 1994 with a twenty year warranty. Office tower roof was installed in 1998 with a twenty year warranty.

17) Are the fan coil units and unit ventilators supplied with chilled water during the cooling season?

Answer: Yes 2 pipe system

**Rose Butler Browne Residence Hall:**

1) What are the wattages of the exterior light fixtures at Browne?

Answer: Unknown at this time, assume 150 watt MH

2) What are the occupancy schedules for Browne?

Public Safety

Common Areas (Entrance & Exit Vestibules, Corridors)

Lounges

Answer: Building is occupied 24/7

3) How much of the building is being controlled off of pneumatics (what pieces of equipment)? Answer: Three valves

4) How much of the building is being controlled off of the Siemens DDC system (what pieces of equipment)?

Answer: DDC system controls the suite unit vents by the room sensors. The dorm rooms are controlled with outside air temp controlling the base board heat.

5) The convectors in the Hallways and dorm rooms have pneumatic valves, how are these being controlled (many of them appear to have abandoned pneumatic thermostats)?

Answer: They are not used

6) The hot water pumps in the mechanical room has a pneumatic 3-way valve, could you explain how it operates, and if there is a hot water reset schedule, what are the parameters. Answer: Answer not available at this time.

7) What is the time schedule and setpoints for the unit vents?

Answer: 24/7, heating 70, cooling 74

8) What is the time schedule and setpoints for the H &V unit in the mechanical room?

Answer: No controls just an exhaust fan with a temperature sensor.

9) How many full time equivalent employees are at the facility?

Answer: See response in addendum 6

- 10) How many students are in the building on an average day during each semester and during the summer months?  
Answer: During fall and spring semesters the building is typically full with 156 students. The summer ranges between 110- 150 students for summer programs.
- 11) What is the operating schedule of the building?  
Answer: 24/7
- 12) What months are the cooling system enabled? When is the heating system enabled?  
Answer: Cooling – May to October, Heating – November to April
- 13) What are the operating schedules for the existing HVAC equipment?  
Answer: On the above months 24/ 7
- 14) Please provide the control points list for the equipment attached to the energy management system and the existing sequences of operation. These should be available on the as built control drawings (please provide if available).  
Answer: No current as-builts. Old controls have been replaced with new electronics as control devices have failed.
- 15) Please provide mechanical and electric drawings for the building.  
Answer: Building plans provided in addendum 9
- 16) Please provide a one-line diagram for the building electric system.  
Answer: Building plans provided in addendum 9
- 17) What is the age of the roof and is there a warranty on the roofing system?  
Answer: one section of roof is two years old, other is new (summer 2012)