

## Energy Performance Contract

RFP 2017-022

### Second Round of Questions Post NUMC Site Visit

The following questions were submitted after the site visit held on October 3, 2017. This is the second round of questions and answers. Please note there will be a third set of questions and answers posted shortly.

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1. Does NHCC have a list of equipment and systems they wish to upgrade/replace?

Answer: All equipment and systems should be considered as to whether or not an upgrade/replacement will provide favorable results in achieving the goals of the RFP.

2. Are there existing energy audits (even preliminary audits) or energy master plan/studies that were performed in the past 5 years?

Answer: No.

3. Request the availability of all Boiler/Chiller/Cooling Tower and large equipment maintenance and performance information and/or logs?

Answer: These will not be made available.

4. Is there steam metering data available?

Answer: There is no steam metering at either campus.

5. Is there an existing capital improvement plan available for review?

Answer: There is no long term document available for review. NHCC is currently developing several capital projects. These include:

- a. NUMC
  - i. Replacing six (6) air handling units at NUMC that serve the operating rooms, central supply, and some general support spaces
  - ii. Upgrading Dynamic Care Building elevator controls
  - iii. Building a new MRI suite
  - iv. Renovating part of the 7<sup>th</sup> floor inpatient care unit
  - v. Apartment building renovations and MEP upgrades
- b. A. Holly Patterson
  - i. Cooling tower installation
  - ii. Replacing one emergency generator
  - iii. Replacing the air handling unit and chiller serving the kitchen
  - iv. Replacing the kitchen roof
  - v. Replacing the unit 41 roof
  - vi. Upgrading elevator controls

6. Provide any information on what roof/windows are identified as needing replacement.

Answer:

At the NUMC campus, the following roofs should be considered for replacement: Buildings B, E, F, G, J, Q, R, S, Power Plant, Maintenance Building, Apartments A, C, F, G, H, and J.

At the NUMC campus, window replacements should be considered in all buildings including the DCB.

At the AHP campus, roof replacements should be considered on all buildings except the kitchen/laundry roof and the A building first floor roof.

At the AHP campus, window replacements should be considered on all buildings in the nursing home (A, B, D, and C-way).

7. Does the hospital have a steam trap maintenance plan and accounting in place?

Answer: No.

8. Can you provide information on building occupancy schedules?

Answer:

a. NUMC

i. Administrative, business, and clinic areas are typically occupied Monday to Friday during normal business hours estimated to be 8:00 AM – 6:00 PM.

ii. Inpatient areas are 24/7.

b. AHP

i. Administrative and business areas are typically occupied Monday to Friday during normal business hours estimated to be 8:00 AM – 6:00 PM.

ii. Dialysis is occupied Monday to Saturday from 6:00 AM to 12:00 AM.

iii. Resident areas are 24/7.

9. Are there any existing lighting line by lines or recent audits for any facilities?

Answer: Several drawings were provided at the NUMC site visit. There are no audits.

10. Are there any building drawings available indicating the existing electrical service and the location of gas services and/or oil tanks? If so, please provide these.

Answer: Several drawings were provided at the NUMC site visit. See question 43 for fuel oil tank info.

11. Network Computer counts by type and location?

Answer: There are currently 2,854 computers in use at NHCC facilities.

12. Are existing mechanical equipment schedules and/or plans available? If so, please provide these.

Answer: Several drawings were provided at the NUMC and AHP site visits.

13. Are mechanical flow diagrams/building or site distribution plans available? If so please provide these.

Answer: Several drawings were provided at the NUMC and AHP site visits.

14. Is an electrical one-line diagram available for the sites? If so please provide these

Answer: Several drawings were provided at the NUMC and AHP site visits.

15. Is a full site plan with all included buildings available? If so please provide.

Answer: Several drawings were provided at the NUMC and AHP site visits.

16. Please provide the last 2 years' worth of utility bills including water and sewer, natural gas, electric and any fuel oil or propane if applicable.

- a. Please provide breakdown of any existing sub-meters currently in use on site and identification of what systems are recorded by them as well as any previously recorded data.

Answer: Two years worth of utility bills were provided at the NUMC and AHP site visits. There are no sub meters on any utility.

17. Please provide emergency generator locations and size.

Answer: See below by location.

- a. NUMC
  1. 1500 KW located in power plant
  2. 1500 KW located in power plant
  3. 1500 KW located outside just east of the Dynamic Care Building
  4. 430 KW located in the basement of the Dynamic Care Building
- b. AHP
  1. 125 KW located in "A" building basement
  2. 250 KW located in "B" building basement
  3. 150 KW located in "D" building basement
  4. 150 KW located outside the boiler plant

18. Are there any existing air and water balancing reports available? If so please provide these.

Answer: No.

19. Please provide a general list of existing (if any) known indoor air quality and/or comfort issues with identification of their location (building, floor, system, etc.).

Answer: There are IAQ and comfort concerns through all facilities due to the age of the equipment, increased heat loads placed inside the facilities, and strict requirements on pressure relationships, temperature and humidity requirements, and air changes per hour requirements. Areas for consideration include patient rooms, procedure areas, diagnostic and treatment spaces, support spaces, and resident spaces.

20. Please provide any information available on existing hazardous materials (surveys, reports, etc.).

Answer: Asbestos spray on fire proofing was used in the construction of the Dynamic Care Building and is present above ceilings in areas that have not been renovated. Additionally, asbestos insulation was used on most pipe and fitting insulation in all buildings.

21. Is it assumed that existing ventilation systems are not adequately meeting code minimum standards (comfort-IAQ)? If so, please identify how many systems are expected to be affected and some reference to how much of the project will require ventilation review (total SF or # of systems, etc.).

Answer: All systems should be reviewed with the exception of the Emergency Department and the Primary Care Center both of which are located on the first floor of the Dynamic Care Building.

22. Please verify that the expected project term is 18 years. There is reference to multiple project terms within the RFP.

Answer: NHCC will evaluate proposals of any term, although the minimum term is expected to be about 18 years.

23. Who is the NHCC engineer of record and are they to be the responsible for all design work for the project?

Answer: There have been several engineering firms engaged in work at NHCC over the last ten years. Bidders are not required to work with any specific engineering firm.

24. The RFP describes state aid inclusion. Please clarify?

Answer: State aid is meant to describe any funding that may be available for proposed projects through New York State, the New York Department of Health, NYSERDA, or any other possible funding.

25. NHCC contract T & C's are attached. Will NHCC contracts be utilized for this energy performance contract or standard ESCO performance contract agreements be utilized as with other article 9 projects?

Answer: NHCC anticipates that the final agreement will incorporate provisions of both standard ESCO performance contract/Article 9 agreements and standard NHCC contracts.

26. The RFP on page 5 II. Current Expectations, states "It is currently planned that NHCC will purchase, finance, and own any new equipment installed as a result of this project." Whom will be the entity holding the financial obligation under this scenario? Will Nassau County be required to sign off or sponsor the NHCC for this to be approved?

Answer: As a result of the project, should NHCC purchase, finance, and own the equipment, NHCC will be the entity holding the financial obligation. Please note that under "Current Expectations" the RFP also states "NHCC reserves the right to consider its options relative to the purchase, finance, and ownership of any new equipment installed" and "Proposer may wish to propose alternative

arrangements (as long as they are permitted under New York State laws and regulations) for acquisitions, financing, and ownership of such equipment.”

27. The RFP on page 9 Project Parameters, states “List estimate of available rebates – do not factor in State Aid determinations. Subtract estimated rebates from Total Project Cost to determine Net Project Cost upon which lease payments are based. State Aid – in determining State Aid, subtract any non-aidable project costs – i.e. ineligible lighting measures, vending machine controls, computer power management, software, re-caulking, etc. List total value of non-aidable costs.” Please clarify what Aid is described herein. Does the hospital expect aid for this project? If so, at what ratio and how is it determined?

Answer: Disregard the language “do not factor in State Aid determinations.” We do not expect aid for this project solely for implementing a construction / capital project. We do expect that ESCOs will pursue all available rebates, incentives, grants, and any other opportunities available to help fund projects under this proposal. Provide a list and estimate of any such rebates/ funding.

28. The RFP on page 16 Project Phases, RFP Phase, states “The estimated cost and cost savings must be submitted as part of the written proposal in the format specified in Section K, and Form 2 (Appendix II). Failure to include the same may be grounds for rejection of the proposal”. Please clarify the level of accuracy and commitment desired for the “estimated cost and cost savings” numbers, as well as incentives, considering no other site visit will be allowed to be develop the measures, and be binding for 180 days (per page 19 Section I. Proposal Evaluation Procedure).

Answer: Due to the impracticality of numerous coordinated site visits with all proposers, there will be only one site visit to each campus. Proposers should use this visit and the documents provided to develop as thorough a proposal as possible, identifying all possible energy projects and responding to all aspects of the RFP. When evaluating proposals, it is understood by NHCC that only one visit to each campus will have taken place, and that no metering, additional study, field measurements, or data collection will have taken place. If a contract is awarded to an ESCO, that firm will then provide a comprehensive energy audit and propose a project to NHCC in the form of a Comprehensive Audit Report. It is during the Comprehensive Energy Audit and Report phase that the most detailed and accurate information is expected to be provided as this will be the basis of moving forward with an Energy Performance Contract. See page 16 through 18 detailing the RFP phase and subsequent phases which include CEA phase (post selection of ESCO), Installation Phase, and Service Phase.

29. In the RFP on page 21, Proposal Format and Required Information section requires a “Proposer Certification of Qualification and Credentials”. Is there a template that we should be following/using?

Answer: This requirement will be satisfied by completing and signing the “Proposer’s Checklist” (at the end of the RFP document), together with the additional required forms including, but not limited to, Form 2 (“Presentation of Completed Energy Conservation Projects”) for 3 past projects (see RFP page 22).

30. In the RFP on page 24, Project Qualifications Criteria and Required Documentation requires a proposer signature form, provide as section F-12. Is there a template that we should be following/using?

Answer: This requirement will be satisfied by completing and signing the "Proposer's Checklist" (at the end of the RFP document), together with the additional required forms including, but not limited to, Form 2 ("Presentation of Completed Energy Conservation Projects") for 3 past projects (see RFP page 22).

31. Would NUMC grant a 3-week extension for the submission of the proposal? Given the potential size of the project, number of ECMs and potential bundling of capital improvements, we feel and extension would aid in providing a detailed, all-encompassing proposal.

Answer: Additional time was added to the RFP process and proposals are now due on December 20 as noted in RFP 2017-022 Amendment 1.

32. Can you confirm that NHCC's fiscal year runs from January through December?

Answer: Yes

33. We would like to clarify if the bill set received during the site visit covers just the main NUMC campus?

Answer: The bill set received during the NUMC site visit included electric, water, fuel, gas, and thermal billing. The electric, water, fuel, and gas billing covers the NUMC main campus only. Note that the thermal billing covers both the NUMC campus and the Nassau County Correctional Center. The Correctional Center reimburses Nassau Health Care Corporation for their portion (31.785%) of the thermal bill. AHP billing was provided at the AHP site visit.

34. Will there be any scheduled visit for the A. Holly Patterson Extended Care Facility and, if so, can energy bills be provided prior to the visit?

Answer: Utility billing for AHP was provided at the Nov. 9 site visit.

35. In the absence of site visit and energy bills for A. Holly Patterson, does NHCC expect ESCOs to include the A Holly Patterson buildings in their proposal?

Answer: Utility billing for AHP was provided at the Nov. 9 site visit. We expect ESCOs to include AHP buildings in their proposal.

36. Are the assets in the boiler and chiller plant owned by NUMC and operated by Suez?

Answer: Yes.

37. Please provide copies of mechanical, electrical, and plumbing drawings of AHP.

Answer: Copies of drawings were provided at the AHP walk through.

38. Are proposers supposed to include with their proposals a security bond? If so, what would be the percentage amount?

Answer: A security bond is not required with the proposal; it will be required at the time the selected proposer and NHCC enter into a contract.

39. On page 6 of the RFP, it mentions findings identified in NHCC's audit report. Will a copy of that report be provided?

Answer: This is referencing the Comprehensive Energy Audit that the awarded ESCO will eventually perform.

40. Is the steam and electricity utility data which was provided during the hospital visit only for the hospital or is the jail usage included? If so, is there a breakdown of monthly usages by hospital and jail?

Answer: The bill set received during the NUMC site visit included electric, water, fuel, gas, and thermal billing. The electric, water, fuel, and gas billing covers the NUMC main campus only. Note that the thermal billing covers both the NUMC campus and the Nassau County Correctional Center. The Correctional Center reimburses Nassau Health Care Corporation for their portion (31.785%) of the thermal bill.

41. Can a copy of shared services agreements between NUMC and the Nassau County Correctional Center be provided?

Answer: With regards to utilities, see the answer to question 50 above. The only other agreement between NUMC and NCCC is an agreement to provide medical services in the correction facility. This contract has no impact on energy related projects.

42. Can you provide information on building occupancy schedules? i.e. number of people and hours per year per building for full time staff, outpatients, inpatients, visitors.

Answer:

- a. NUMC
  - i. Administrative, business, and clinic areas are typically occupied Monday to Friday during normal business hours estimated to be 8:00 AM – 6:00 PM.
  - ii. Inpatient areas are 24/7.
  - iii. There are approximately 22,000 inpatient admissions per year with an average daily census of 350 inpatients.
  - iv. There are over 200,000 outpatient visits per year.
- b. AHP
  - i. Administrative and business areas are typically occupied Monday to Friday during normal business hours estimated to be 8:00 AM – 6:00 PM.
  - ii. Dialysis is occupied Monday to Saturday from 6:00 AM to 12:00 AM.
  - iii. There are approximately 450 – 500 residents in the nursing home year round.

43. Are there any building drawings available indicating the location of gas services and/or oil tanks? If so, please provide these.

Answer: These drawings are not available at this time.

For your information, there are five fuel oil tanks on the NUMC campus; two (2) 20,000 gallon diesel UST under the parking lot just north of the cooling towers, one (1) 500 gallon diesel above ground storage tank in the maintenance building, one (1) 8,000 gallon diesel UST located next to the emergency generator enclosure next to the "S" building, one (1) 2,500 gallon diesel UST between the dynamic care building and Perimeter Road West / Parking Lot 1.

There are six (6) fuel oil tanks on the AHP campus; two(2) 25,000 gallon #2 fuel oil UST to the east of the power plant, three (1) 1,000 gallon diesel UST located near the power plant generator, one (1) 2,500 gallon diesel UST located in the east courtyard for the B/C generator, one (1) 1,000 gallon diesel UST located in the east courtyard for the A generator, one (1) 1,000 gallon diesel UST located just north of the D building for the D generator.

44. Are there mechanical flow diagrams/building or site distribution plans available? Are there steam distribution drawings showing pressures and chilled water distribution drawings?

Answer: There was a NUMC campus steam distribution drawing included in the documents distributed at the NUMC site visit. A chilled water system drawing is not available. For your information, there are 24" mains that run parallel to the steam mains in the west tunnel from the powerhouse into the dynamic care building with a branch in the tunnel adjacent to the "A" building basement that serves the outer buildings A, B, E, Q, R and S. Additionally, there is another branch off the 24" main pipes in the tunnel in the "B" building basement that serves the "B" building second floor air conditioning units.

45. Are there floor plans showing indoor water distribution and plumbing fixtures (bathrooms, showers, kitchens, cafeterias, other water uses)?

Answer: These are not available at this time.

46. Are there drawings for the nursing home: site, water/electric/gas distribution, mechanical, plumbing, HVAC, equipment schedules etc.?

Answer: Available drawings were provided at the AHP site visit.