

RFP 16-22049 Q & A Round 2

Q1: (translated from French): I would like to draw your attention to point 2.9 (A., B., E., and F.) of the document entitled Statement of Requirements.

It indicates that the information posted must include the work order history, the open work orders, the priority of work orders and the incidents associated with operation and maintenance that have occurred in the building.

Point 2.10 of the same document asks that the proposed solution include measures for ensuring that performance is monitored and followed up on for operation and maintenance service providers, in relation to:

- Recording all work orders / recommendations issued
- Data on work orders, including date and time stamping both the receipt and execution of service requests.
- The frequency of service requests, the time frame for providing acknowledgements of receipt and the time frame for providing the service.

Although our team is capable of proposing a comprehensive solution from an energy standpoint, the elements addressed by these points relate more to operation and maintenance software and should, in our opinion, be managed by using appropriate maintenance software. In fact, the system that we hope to propose cannot record the operations conducted by operation and maintenance teams on its own without manual entry. Could you please clarify your expectations with regard to work orders and service requests in the ideal solution, as related to the goal of improving energy performance?

A1: The function of Building Maintenance Service Performance Monitoring is required as stated in 2.10. Please note that these requirements are related **only** to work orders generated by the analytics system.

Q2: (translated from French): In terms of energy management, two possibilities are foreseeable: it is possible to envision a more global vision, allowing energy management for the entire site (the building) without itemizing its components, or a more detailed vision, focused more at the equipment level. This second option would obviously require the addition of several sub-meters (if not already present) and additional points of control to be able to gather and log information on a specific piece of equipment's operation and consumption. A significant cost difference can be observed between the two types of solutions. We would therefore like to know more about your preferred strategy and the degree of detail you would like in this regard.

A2: Energy management is at the building level, but energy saving (opportunity) calculations should be at the equipment level.

Q3: could you please give us the appropriate contacts to get the cost estimation for the energy meter as per below:

2.4 Energy Metering Data Collection

The Bidder shall provide a solution to capture and analyze energy meter data on a real-time basis. The energy meter data shall include all of the following (if present in the building): electrical power, natural gas, steam, hot water, and chilled water. This real time energy consumption data shall be stored, analyzed, trended and presented in easily understandable real-time dashboards accessible to PSPC stakeholders. The energy metering data collection shall be at an interval of 15 minutes or less.

If such energy meter data are available through a database owned by PSPC (for the buildings connected to Confederation Heights and Cliff Central Heating and Cooling Plants), the Bidder needs to consider the cost for connection to this database. Otherwise, the Bidder shall arrange integration of energy meters to the BAS and include the integration cost in the total pricing. NRC and PSPC shall provide the appropriate contacts to get cost estimation for such energy meters integration during the RFP response phase.

A3: Assume \$10K for energy meters integration as a separate cost item.

Q4: Can you provide current site facilities design plans, available telecom facilities availability or riser routing.

A4: The Energy Audit documents are the only information source during the bidding process.

Regarding Appendix A, Section 2.1:

Q5: Can you provide targeted buildings BAS name, version and maintenance & service provider along with the list of equipment to be monitored and associated unit quantities.

A5: The Energy Audit documents are the only information source during the bidding process.

Q6: By Building can you provide the current BAS point counts and meta data like AHU, ATU, Pumps, Exhaust Fans, Cooling Towers, Chillers, Boilers, utility meters, lighting controls and miscellaneous. Please provide an asset register and building system typology (for each system).

A6: The Energy Audit documents are the only information source during the bidding process.

Q7: Can you provide on a per building basis (or as granular as possible) trailing monthly consumption (12 months ideally) and costs of utilities electricity , water, natural gas and any other like steam and oil(if any).

A7: The Energy Audit documents are the only information source during the bidding process.

Q8: Can you confirm the names of the local utilities providing the utilities identified in Question 4 to each specific building including any aggregators or resellers.

A8: Steam, chilled water, and electricity are not supplied directly by local utilities.

Q9: Can you provide on a per building and per system, meter basis the maintenance and repair costs (ideally 12 months) and the number of incidents per month (ideally trailing 12 months).

A9: The Energy Audit documents are the only information source during the bidding process.

Q10: Is it within this scope of the RFP to interface with access control systems, escalators, elevators, fire systems, security or other building centric systems?

A10: No.

Q11: In verify powering requirement, is there a base building electrical contractor we are to work with? If yes, please provide a name and contact information.

A11: No.

Regarding Appendix A, Section 2.3:

Q12: Are all BAS systems able to accommodate data collection every one (1) minute and if not are intervals of 5, 10 or 15 minute suitable.

A12: NRC to evaluate according to requirements.

Q13: Can you provide any details or confirmation that wireless DAS/LTE signal (at least 3 bars) is available at the location of the BAS, meters or all the anticipated interconnections points. Is the DAS owned and managed by the property or managed and owned by a Telecom Service Provider.

A13: Cannot confirm the signal strength. LTE has to be used.

Q14: Can you confirm the availability (for our use) on a per building basis of electrical outlets 120V AC service within 6 meters of the BAS if not what is the nearest location.

A14: Cannot confirm.

Regarding Appendix A, Section 2.4:

Q15: For each building can you provide make, model any specifications for any metering available for electrical, natural gas, steam, hot water, and chilled water.

A15: The Energy Audit documents are the only information source during the bidding process.

Q16: For properties that do not have any metering that would measure items outlined in Question 2.4 , would the NRC consider this in scope to provide such metering within this RFP suite of services?

A16: Assume \$10K for energy meters integration as a separate cost item.

Regarding Appendix A, Section 2.7:

Q17: By building can you provide any work order management systems owned by the government or provided by your facilities manager.

A17: No work order management system is available to use.

Q18: Is it within this RFP scope to interface and exchange work order details, status etc. with a 3rd party work order management system?

A18: NRC to evaluate according to requirements.

Regarding Appendix A, Section 2.8:

Q19: Can you provide the anticipated or expected costs savings for the buildings identified in this RFP?

A19: No.

Regarding Appendix A, Section 2.13:

Q20: Can you indicate which portions of PSPC's security and privacy policies are specifically applicable?

A20: No specific requirement. However, the solution cannot contravene any of the policy statements.

Regarding Appendix A, Section 2.15:

Q21: Can you provide your network wiring standards?

A21: There is no connection to any existing IT networks. The connection to the BAS is the contractor's responsibility,

Q22: Can work be performed during business hours? In what instance(s) is after hours required?

A22: Yes, during work hours.

Q23: While on site, will security guards be required and provided by each site?

A23: Depending on the security clearance status of the contractor.

East Memorial Bldg. Specific:

Q24: What is the make, version and model number for the Johnson Controls system on the in this Building?

A24: The Energy Audit documents are the only information source during the bidding process.

Q25: Is this Johnson Controls system currently able to communicate BACNET over I.P?

A25: The Energy Audit documents are the only information source during the bidding process.

Library and Archives Bldg.:

Q26: On page 19 in the facility energy feasibility study it indicates many pieces of equipment that are currently not on the BAS system. Is the addition of such equipment currently not on the BAS system to the BAS system outside the scope of this RFP?

A26: The Energy Audit documents are the only information source during the bidding process.

Q27: The feasibility study on this building indicates the BAS system is a Siemens Apogee brand system. Can you provide the make, version, and model number for the system controller?

A27: The Energy Audit documents are the only information source during the bidding process.

Q28: Is this Siemens brand control system currently able to communicate BACNET over I.P?

A28: The Energy Audit documents are the only information source during the bidding process.

Specific to both buildings:

Q29: Can you provide the number of BACNET points available for both systems?

A29: The Energy Audit documents are the only information source during the bidding process.

Q30: Can you provide an exported copy of the BacNET points from the BAS system to show which points are available on each of the two systems?

A30: The Energy Audit documents are the only information source during the bidding process.