



RETURN BIDS TO:

RETOURNER LES SOUMISSIONS À:

**Bid Receiving - PWGSC / Réception des soumissions
- TPSGC**

11 LaurierSt./ 11, rue Laurier

Place du Portage, Phase III

Core 0B2 / Noyau 0B2

Gatineau

Québec

K1A 0S5

Bid Fax: (819) 997-9776

SOLICITATION AMENDMENT

MODIFICATION DE L'INVITATION

The referenced document is hereby revised; unless otherwise indicated, all other terms and conditions of the Solicitation remain the same.

Ce document est par la présente révisé; sauf indication contraire, les modalités de l'invitation demeurent les mêmes.

Comments - Commentaires

THIS DOCUMENT CONTAINS SECURITY
REQUIREMENTS.

Vendor/Firm Name and Address

**Raison sociale et adresse du
fournisseur/de l'entrepreneur**

Issuing Office - Bureau de distribution

Maintenance & Professional Consulting Services
Division (FK)

11 Laurier St./ 11, rue Laurier

3C2, Place du Portage, Phase III

Gatineau

Québec

K1A 0S5

Title - Sujet Federal Building Initiative FBI	
Solicitation No. - N° de l'invitation EP168-171843/A	Amendment No. - N° modif. 007
Client Reference No. - N° de référence du client 20171843	Date 2017-09-25
GETS Reference No. - N° de référence de SEAG PW-\$\$FK-290-72942	
File No. - N° de dossier fk289.EP168-171843	CCC No./N° CCC - FMS No./N° VME
Solicitation Closes - L'invitation prend fin at - à 02:00 PM on - le 2017-11-07	
Time Zone Fuseau horaire Eastern Daylight Saving Time EDT	
F.O.B. - F.A.B. Plant-Usine: <input type="checkbox"/> Destination: <input type="checkbox"/> Other-Autre: <input type="checkbox"/>	
Address Enquiries to: - Adresser toutes questions à: Cowell, Philip	Buyer Id - Id de l'acheteur fk289
Telephone No. - N° de téléphone (819) 420-7132 ()	FAX No. - N° de FAX (819) 956-3600
Destination - of Goods, Services, and Construction: Destination - des biens, services et construction:	

Instructions: See Herein

Instructions: Voir aux présentes

Delivery Required - Livraison exigée	Delivery Offered - Livraison proposée
Vendor/Firm Name and Address Raison sociale et adresse du fournisseur/de l'entrepreneur	
Telephone No. - N° de téléphone Facsimile No. - N° de télécopieur	
Name and title of person authorized to sign on behalf of Vendor/Firm (type or print) Nom et titre de la personne autorisée à signer au nom du fournisseur/ de l'entrepreneur (taper ou écrire en caractères d'imprimerie)	
Signature	Date

Energy Savings Program - Federal Building Initiative (FBI) Program
C.D. Howe Building, Ottawa, Ontario
EP-168-171843

This solicitation amendment 007 is issued to update the Contracting Authority and to answer questions raised from the industry.

Delete: GI 3 in its entirety

Insert: The new revised GI 3

The Contracting Authority is:

Philip Cowell
Supply Specialist
Facility Maintenance Services Division
Public Works and Government Services Canada
Place du Portage, Phase III, 3C2,
11 rue Laurier, Gatineau, Quebec K1A 0S5
Telephone: 819-420-7132
Facsimile : 819-956-3600
e-mail: philip.cowell@pwgsc-tpsgc.gc.ca

The Contracting Authority is responsible for the management of this Request for Proposal or any resulting Contract. The Contracting Authority must authorize any changes, in writing. The Contractor is not to perform work in excess of or outside the scope of this Request for Proposal/resulting Contract based on verbal or written requests or instructions from any government personnel other than the aforementioned Contracting Authority officer.

Delete: SC 2.1 in its entirety

Insert: The new revised SC 2.1

The Contracting Authority is:

Philip Cowell
Supply Specialist
Facility Maintenance Services Division
Public Works and Government Services Canada
Place du Portage, Phase III, 3C2,
11 rue Laurier, Gatineau, Quebec K1A 0S5
Telephone: 819-420-7132
Facsimile : 819-956-3600
e-mail: philip.cowell@pwgsc-tpsgc.gc.ca

The Contracting Authority is responsible for the management of this Request for Proposal or any resulting Contract. The Contracting Authority must authorize any changes, in writing. The Contractor is not to perform work in excess of or outside the scope of this Request for

Proposal/resulting Contract based on verbal or written requests or instructions from any government personnel other than the aforementioned Contracting Authority officer.

Questions and responses:

Q1 During the CD Howe visit, we had requested clarification regarding page 3 of Annex A –Lighting. Will PWGSC consider changes to the original lighting systems?

R1 The statement in Annex A is incorrect. Any changes to existing lighting systems to reduce energy use and GHG emissions may be proposed.

Q2 If a portion of an HVAC is modified/replaced, is the ESCo required to bring the system up to code?

R2 If an HVAC system is substantially modified beyond the simple replacement of system components or addition of additional system controls, then the modified/replaced system would be expected to meet current codes and standards.

Q3 What are the GHG emissions per GJ of steam supplied by the Cliff District heating plant?

R3 Cliff Street Steam Emissions are 0.0892 kg CO₂e/MJ

Q4 What are the GHG emissions per GJ of chilled water supplied by the Cliff District heating plant?

R4 Cliff Street Chilled Water Emissions are 0.0478 kg CO₂e/MJ

Q5 Is O&M included in the Steam rate? Chilled water rate?

R5 Yes

Q6 What is the anticipated low water temperature of the future modified Cliff District Heating plant?

R6 ESAP is specifying a 95 °C supply temperature. 70 °C supply temperature is the long range objective for space heating (however, this is not viable without major retrofit to some of the existing buildings....so, PSPC buildings that are undergoing a major are being designed to use 70 °C supply temperature).

Q7 What is the anticipated date at which the Cliff District Heating plant will be converted to hot water?

R7 The date has not been fixed, but the expected timeframe is 2021/22

Q8 When can we expect to receive the inventory list of available HVAC and Controls drawings?

R8 See attached drawings list. Bidders should determine what drawings they would require reproduced, and we will provide these to the bidder. Highlight the requested drawing on the supplied spreadsheet and return to Amalia Maquiling.

Q9 What is the emissions of GHG per GJ of Steam Supplied?

R9 See Question 3

Q10 What is the emissions of GHG per GJ of Chilled Water Supplied?

R10 See Question 4

Q11 What is the range of temperature for the low temperature water that would be supplied from the future central plant?

R11 See Question 6

Q12 We will need the terms of the chilled water contract from the central plant?

R12 There is no existing contract for chilled water plant. The CHCP and Building are both owned by PSPC, and both assets are managed in conjunction with other assets on the Chilled water and steam loops.

Q13 Please provide the drawings list, so we can ask the numeric copy needed for ventilations, floors, plumbing, etc...

R13 See attached drawings list. Bidders should determine what drawings they would require reproduced, and we will provide these to the bidder. Highlight the requested drawing on the supplied spreadsheet and return to Amalia Maquiling.

Q14 The measure of Steam to hot water efficiency gain will reduce GHG emissions, will this be part of our 20% GHG reduction if we have the hot water strategy inside the building or do we need to reduce at least 20% of energy consumption in the building to reach min 20% minimum GHG emission ?

R14 The mandatory requirement for the reduction of 20% in greenhouse gas emissions are to be from energy conservation measures within the building. The 20% GHG emission reductions will be assessed from the chosen, and substantiated, baseline energy use of the building, using current GHG emission conversions provided in the RFP documents.

Q15 Please provide copies of electric invoices to confirm the global adjustment class?

R15 See attached document.

Q16 What are the acceptable strategies for peak shaving strategy for this building (Generators diesel or natural gas, battery pack, cogeneration and or Controls strategy on VSD)? Please advise.

R16 Bidders are free to propose any measures that are in compliance with the stated conditions of the RFP document. Bidders are reminded that changes that affect client equipment or programs are not assessed during the bid assessment. Changes to Client operations may be considered in the final program of work, but it is not possible to evaluate these changes during the solicitation.

Q17 Please provide the Asbestos inventory or characterization?

R17 See attached document.

Q18 Please confirm how the Gje Steam is generate, based on the information provided? (Page 1of 12 Annex A) We consider that is on steam meter at 1267 kpa (180psi) with a fixed assumed return temperature. What is the rate in KJ or Btu of energy per pound of steam charged by the central plant?

R18 Bidders should not consider the relative efficiency of the CHCP in addressing this solicitation. Emission rates for steam and chilled water have been provided for the CHCP, as well as marginal rates for savings.

Q19 Please confirm how the Gje chilled water is generate, based on information provided (Page 2 of 12 Annex A) we consider that is with flow meter and fixed Delta T of 8.9 °C with no relation to the exact energy rejected on the loop.

R19 Bidders should not consider the relative efficiency of the CHCP in addressing this solicitation. Emission rates for steam and chilled water have been provided for the CHCP, as well as marginal rates for savings.

Q20 Please provide the Steam trap inventory or steam trap audit?

R20 [No steam trap inventory is available for C.D. Howe.](#)

Q21 Please provide any Energy feasibility studies and M&V reports of the precedent project?

R21 No previous FBI Project has been completed at the C.D. Howe Building. The most recent Energy Audit Report for the building has been posted.

Q22 Please provide your Tenant Leases, so we can understand the retail chargeback?

R22 Retail tenants are not part of the scope of the project, and should be excluded from any consideration for this project.

Q23 What is the percentage of unshared electric consumption? (Actual main 4 meters in energy data provided)

R23 See attached [breakdown of meters](#).

Q24 Please provide the list of server and CRAC units?

R24 A prepared list of server and CRAC units is not available.

Q25 Optional Site Visit (GI 12.2) – please advise what areas (if any) are off limits for the optional site visit.

R25 Only tenant spaces are off limits. A sample tenant space can be requested to be made available, in order to ascertain details on lighting etc. at the Bidder's request.

Q26 Optional Site Visit (GI 12.2) – please confirm that up to 2 days can be requested for the optional site visit.

R26 Correct.

Q27 Natural Gas Baseline (Appendix I, pg 6) – please advise if the building uses Natural Gas, and if so the consumption. To clarify, this inquiry is for the Pearkes Bldg as NGas rates were provided in the RFP, but no NGas utility was made available.

R27 Not applicable to the C.D. Howe Building

Q28 GHG Emission Factors (Appendix L) - please provide GHG Emission Factors for the Chilled Water and Steam delivered to the building.

R28 See Question 3 and 4.

Q29 GHG Reductions (GI 1) – please confirm the 20% reduction of GHG applies to the baseline of services delivered to building, and not to the Cliff CHCP generation or distribution upstream of the building.

R29 Correct. The 20% reduction of GHG applies to the baseline of services delivered to building.

Q30 Electricity Rate (Appendix C) – Please confirm the Global Adjustment is paid under a Class A Customer rate. Alternatively, please provide a sample invoice.

R30 See response on question 15 and the attached invoices.

Q31 Electrical Demand Data (Addendum 3) – please provide interval data for electrical usage (15 min intervals preferred, for 12 month period).

R31 See attached readings of electricity consumption.

Q32 General Statement of Work (Appendix A) – please confirm converting the building to low temperature hot water heating systems is not a requirement of the project.

R32 Correct. Bidders are only to ensure that all proposed measures are compatible with the proposed fuel switch for heating, and will not be impacted by this change. The Bidders are not required to retrofit system to accommodate the fuel switch if they are not part of the proposed program of measures.

Q33 Can drawings for the facility be provided (specifically the mechanical and electrical) before the site visits are completed?

R33 No drawing inventories for the building are available. Bidders should note what drawings they would like reproduced as part of their initial site visit, and PSPC/BGIS will have these provided.

Q34 Can floor plan schematics be provided (PDF) before the site visits are completed?

R34 See attached PDF Files.

Q35 Is there a sub-metering plan (single line diagram) for the metering/sub-metering of the commercial spaces that describes how each space is supplied with electricity? Steam? Chilled Water?

R35 Yes. Single Line Drawings have been requested, and will be posted.

Q36 Is there data available for the other sub-meters that are throughout the office facility with a single-line diagram to outline how they are used?

R36 See attached document.

Q37 Can PSPC provide the greenhouse gas emission factors for the various utilities used by the facility?
R37 GHG emission factors have been provided in Appendix "L" of the RFP Document. Cliff Street Steam Emissions are 0.0892 kg CO₂e/MJ, and Cliff Street Chilled Water Emissions are 0.0478 kg CO₂e/MJ

Q38 Can PSPC provide the technical specifications for the intended future conversion of the steam supply to hot water?
R38 See Q6.

Q39 What is the green-house gas emission rate to be used for steam sold to the building?
R39 See Q3 or Q37

Q40 What is the green-house gas emission rate to be used for cold water sold to the building?
R40 See Q4 or Q37

Q41 A comparison of the energy rates listed in Appendix C of the request for proposal with the bills provided for the year 2016-2017 has lead us to notice differences of 0.36 \$/eGJ and 0.68 \$/eGJ for cold water and steam, respectively. Is there a particular reason for these differences?
R41 Savings rates listed in Appendix C include current year rates, adjust for fiscal year 2017-18.

Q42 It is mentioned that as part of a modernization effort, the systems within the Cliff CHCP will be converted to produce low-temperature hot water (LTHW) instead of steam. At what temperature will the LTHW enter the clients' buildings?
R42 ESAP is specifying a 95 °C supply temperature. 70 °C supply temperature is the long range objective for space heating (however, this is not viable without major retrofit to some of the existing buildings....so, PSPC buildings that are undergoing a major are being designed to use 70 °C supply temperature).

Q43 If possible, please provide as-built architectural, mechanical and electrical drawings of the building.
R43 No drawing inventory document is available for this building. ESCo's should determine during their site visits what drawings they would require reproduced, and we will provide these to the bidder.

Q44 It is mentioned within the request for proposal that « due to the nature of the project, the RFP evaluation will place emphasis on the ESCo's capabilities with respect to laboratory facilities » (section 4.1.1). However, the G.R. Pearkes building does not comprise of any laboratories; please clarify.

R44 The reference to laboratory facilities is incorrect. Please replace the following sentence in PRE 4.1.1: *“...due to the nature of the project, the RFP evaluation will place emphasis on the ESCo's capabilities with respect to laboratory facilities.”*

with

“...due to the nature of the project, the RFP evaluation will place emphasis on the ESCo's capabilities with respect to office buildings with inside gross areas greater than 20,000 m².”

Q45 In the interest of understanding the manner energy is billed, please provide a copy of the contract of agreement held between PWGSC and the Cliff Central Heating and Cooling Plant.

R45 There is no existing contract for Cliff Central Heating and Cooling Plant. The CHCP and Building are both owned by PSPC, and both assets are managed in conjunction with other assets on the Chilled water and steam loops.

Q46 If possible, please provide a copy of the most recent building condition report.

R46 See attached document.

Q47 There are differences between the English and French version regarding the **electricity rates – Appendix C.**

In the French version, the average global rate is specified : 0.135 \$/kwh and there's no mention of the Regulatory and dept retirement rates, which is the case in the english version.

3. Les tarifs à la signature du présent contrat sont les suivants.

3.1. Électricité : Tarif relatif à la demande et à la consommation

Prix de gros des produits de base

Les économies d'électricité seront affectées au projet au tarif du marché de gros particulier qui s'applique à l'installation qui est visée par la facturation, y compris tous frais de rajustement global et de marché de gros. Aux fins de l'établissement des économies d'énergie que requiert la présentation des réponses à la présente demande de propositions, les ESE doivent utiliser un prix moyen basé sur le THEO (tarif horaire de l'énergie en Ontario), comprenant le rajustement global, de 0,135 \$/kWh.

Livraison

Réseau de transport	2,9089 \$/kW
Connexion au réseau	1,9423 \$/kW
Frais variables et autres frais d'Hydro Ottawa	2,8578 \$/kW
Ajustement provisoire du tarif – rajustement global – clients non rattachés au PBI	-0,0019 \$/kWh
Frais de service de basse tension	0,02813 \$/kW

In the English version, there's no mention of the average global rate.

3. The rates at the time of signing of this Contract are:

3.1. Electricity: Rate for Demand and Consumption:

Wholesale Commodity Price:

Electricity savings will be assigned to the project at the specific Wholesale Market Rate applicable for the facility being billed, inclusive of all Global Adjustment and Wholesale Market Charges.

Aucune mention du taux
moyen de 0.135 \$/kWh

Delivery:

Transmission Network:	\$2.9089/kW
Transmission Connection:	\$1.9423/kW
Hydro Ottawa Variable and Other Charges:	\$2.8578/kW
Rate Rider for Global Adjustment – Non RPP Customers:	-\$0.0019/kWh
Low Voltage Services Charge:	\$0.02813/kW
Regulatory	\$0.0068/kWh
Debt Retirement	\$0.00694/kWh

R47 The English version is correct. Global Adjustment for the facility can be determined from the Q30.

No other changes apply.