



CITY OF ATLANTA

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Mayor

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DEPARTMENT OF PROCUREMENT
Adam L. Smith, Esq., CPPO, CPPB, CPPM, CPP
CIPC, CISCC, CIGPM
Chief Procurement Officer
asmith@atlantaga.gov

June 29, 2015

Dear Potential Proponents:

Re: FC-8047, Energy Service Performance Initiatives

Attached is one (1) copy of **Addendum Number 5**, which is hereby made a part of the above-referenced project.

For additional information, please contact Krista A. Morrison, Esq., at (404) 865-8709 or by email at kamorrison@atlantaga.gov.

Sincerely,

Adam L. Smith

ALS/kam



FC-8047, Energy Service Performance Initiatives

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ADDENDUM NO. 5

This Addendum No. 5 forms a part of the Request for Proposals and modifies the original solicitation package and any prior Addenda as noted below and is issued to incorporate the following:

- **A total of 62 Questions and Answers** (see pages 9-60);
- **75 Attachments, available on a separate USB Flash Drive:** A USB Flash Drive containing the attachments to this Addendum will be available from the City of Atlanta Department of Procurement's Bid Room, 55 Trinity Avenue S.W., City Hall South, Suite 1900, Atlanta, Georgia 30303-0307. Proponents are limited to one (1) USB Flash Drive per company. A list of the attachments on the USB Flash Drive can be found on pages 6-8 of this document;
- **Clarification Regarding the Intent of this Solicitation:** Please see page 4 of this document; and
- **Extending Deadline to Submit Proposals:** The last date to submit Proposals shall be Wednesday, July 22, 2015 by 2:00 p.m., ET.

The Proposal due date HAS been modified and Proposals are due on Wednesday, July 22, 2015 and should be time stamped in no later than 2:00 P.M. EST and delivered to the address listed below:

Adam L. Smith, Esq., CPPO, CPPB, CPPM,
CPP, CIPC, CISCC, CIGPM
Chief Procurement Officer
Department of Procurement
55 Trinity Avenue, S. W.
City Hall South, Suite 1900
Atlanta, Georgia 30303

****All other pertinent information is to remain unchanged****

Acknowledgment of Addendum No. 5

Proponents must sign below and return this form with Proposal response to the Department of Procurement.

Proponents must sign below and return this form with Proposal to the Department of Procurement, 55 Trinity Avenue, City Hall South, Suite 1900, Atlanta, Georgia 30303 as acknowledgment of receipt of this Addendum.

This is to acknowledge receipt of **FC-8047, Energy Service Performance Initiatives Addendum No. 5** on this the _____ day of _____, 20__.

Legal Company Name of Proponent

Signature of Authorized Representative

Printed Name

Title

Date

Clarification Regarding the Intent of this Solicitation

The City intends to negotiate with the selected Energy Service Provider(s) as outlined in the Anticipated Award Phase table consistent with the cover letter to the RFP. An Energy Service Provider selected under this RFP will be required to execute an Audit Agreement and submit information pursuant to the Audit Phase described under General Procurement Information Section of Exhibit A.

The Proponent is encouraged to provide the best possible comprehensive energy management plan for the relevant sample facilities as they relate to the group to which the ESP(s) is responding. The Proponent’s Technical Approach and Cost Proposal will be evaluated for responsiveness and responsibility pursuant to Part 3; Evaluation of Proposals.

Proponents should include the following information separately within Volume III for each Group being proposed:

- Part II, 3.2.1.3 Organizational structure
- Part II, 3.2.2 Project Team Members
- Attachment B, 1.3 Project References
- Attachment B, Article 2 Preliminary Technical Audit
- Attachment B, 2.2 Project Summary
- Attachment B, 2.3 Project Work Plan/Milestones.
- Attachment B, Article 3 Financial Information

GROUP	FACILITY
Group A (Dept. of Watershed Management)	<ul style="list-style-type: none"> • Utoy Creek
Group B (General Fund)	<ul style="list-style-type: none"> • Police Annex • Municipal Court Building • Government Center Parking Deck • Grove Park • Dunbar Neighborhood Center • Georgia Hill Neighborhood Center • Adams Recreational Center • Fire Station 21 • Fire Station 34 • Chester Motor Facility • Atlanta Workforce Development
Group C (Dept. of Aviation)	<ul style="list-style-type: none"> • Hartsfield-Jackson Tech Support Campus

The Cost Proposal shall serve as the baseline for final fee negotiation with the City. However, as the City is interested in obtaining the maximum value from this contracting approach, the Preliminary Technical Proposal and Cost Proposal shall be considered non-binding to both the respondent and the City and shall be used to evaluate the respondent’s responsiveness and responsibility to this solicitation.

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The following language in Part 2 - C, Section 4 and Exhibit A, Section II does not assist the City in meeting this intent and is hereby removed:

If the Audit Report's cost and fee estimate is greater than, or guaranteed savings is less than ten percent (10%) of such amounts in ESP's Preliminary Technical Energy Audit Report, the City may terminate the Audit Agreement in accordance with the terms thereof, and shall not be obligated to pay any amount to ESP(s) in connection with this Audit Agreement.

List of Attachments

Utoy Creek	<p>35.b Discharge Monitoring Report UCWRC 2013-2014</p> <p>35.e Admin Bldg Floor Plans</p> <p>35.e Admin Bldg Piping Plans</p> <p>35.e Bar Screen Floor Plans</p> <p>35.e BPR Blower Building Floor Plan</p> <p>35.e ChillerPlantFloorPlans</p> <p>35.e Drum Screen Floor Plans</p> <p>35.e Filter Building Upper Deck Plans, North and South</p> <p>35.e Finals MCC Building Floor Plan</p> <p>35.e Grit Removal Area Foundation Plans</p> <p>35.e Oder Control Building Floor Plans</p> <p>35.e UV Building Floor Plans</p> <p>35.i. Utoy Creek WRC Energy Audit Report Updated 4-25-14</p> <p>35.J Building Areas (sq. ft.) - Warehouse and New Administration Building</p> <p>35.j Utoy Creek Hydraulic Model - October 2008</p> <p>35.k Utoy Process Flow</p> <p>35.L Dewatering ReportUCWRC 2013-2014</p>
Adams Park Recreation Center	<p>2. Adams Cross Section</p> <p>2. Adams Electrical Plan</p> <p>2. Adams Electrical Plan_2</p> <p>2. Adams Electrical Risers</p> <p>2. Adams Elevation</p> <p>2. Adams Elevation_2</p> <p>2. Adams First Floor Foundation</p> <p>2. Adams Floor Plan</p> <p>2. Adams Framing Plan</p> <p>2. Adams Grading and Construction</p> <p>2. Adams Ground Floor Foundation</p> <p>2. Adams Ground Floor Plan</p> <p>2. Adams Gym Lights</p> <p>2. Adams Gym Plan</p> <p>2. Adams Handicapped</p> <p>2. Adams Handicapped_2</p> <p>2. Adams HVAC</p> <p>2. Adams Plumbing</p> <p>2. Adams Plumbing Risers</p> <p>2. Adams Plumbing Risers_2</p> <p>2. Adams Roof</p> <p>2. Adams Site Plan</p>

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Adams Park Recreation Center	2. Adams Therapy Floor Plan
	2. Adams Wall
	2. Adams_1
	36.a Adams Park Utilities
Grove Park Recreation Center	2. grove floor1
	2. grove floor2
	37.a Grove Park Utilities
Georgia Hill Recreation Center	38.c GA HILL_01_ESize
	38.c GA HILL_02_ESize
	38.c GA HILL_03_ESize
Dunbar Recreation Center	39.f dunbar_01_FL
	39.f dunbar_02_FL
	39.f dunbar_03_FL
Atlanta Workforce Development Agency	40.e 818_01_with ParkingLot-Current_40115
	40.e 818_02_11x17
	40.e 818_03_11x17
Municipal Court	41.f MUNC_01
	41.f MUNC_02
	41.f MUNC_03
	41.f MUNC_04
	41.f MUNC_05
	41.f MUNC_G
	41.g Municipal Court
Chester Motor Facility	42.e Chester Water Consumption
Hartsfield-Jackson Technology Campus	43.m. Technical Support Campus Floor Plan
	43.o TECH CAMPUS REPAIRS-MECH
Fire Station 21	fs 21 - first floor plan
	fs 21 - rcp
	fs 21 - restroom plan
	fs 21 - roof plan
	fs 21 - second floor plan
Public Safety Annex	45.d ANNEX_01
	45.d ANNEX_02

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	45.d ANNEX_03 with Crime Lab
Fire Station 34	46.d FS_34_FloorPlan
Misc.	OEAM Water Usage and Costs

Questions and Answers

Scope of Services

- 1) Is the scope of the opportunity limited to the facilities listed in the RFP or will other buildings be included post award?

Answer: All facilities listed in Attachment A (“List of Premises”) within Exhibit A (“Scope of Services”) of the RFP are eligible for consideration in the final Guaranteed Energy Service Performance Contract (“GESPC”).

- 2) Would it be possible to receive scanned PDFs of the facility floor plans rather than photos?

Answer: See Attachments:

Facility	Attachment(s) Name
Utoy Creek	35.e Admin Bldg Floor Plans 35.e Admin Bldg Piping Plans 35.e Bar Screen Floor Plans 35.e BPR Blower Building Floor Plan 35.e ChillerPlantFloorPlans 35.e Drum Screen Floor Plans 35.e Filter Building Upper Deck Plans, North and South 35.e Finals MCC Building Floor Plan 35.e Grit Removal Area Foundation Plans 35.e Oder Control Building Floor Plans 35.e UV Building Floor Plans
Adams Park Rec Center	2. Adams Handicapped_2 2. Adams Handicapped 2. Adams Gym Lights 2. Adams Elevation_2 2. Adams First Floor Foundation 2. Adams Wall 2. Adams Floor Plan 2. Adams Electrical Plan_2 2. Adams Plumbing Risers_2 2. Adams HVAC 2. Adams Elevation 2. Adams Roof 2. Adams Ground Floor Foundation 2. Adams Ground Floor Plan 2. Adams Electrical Plan 2. Adams Gym Plan 2. Adams Electrical Risers 2. Adams_1 2. Adams Plumbing Risers 2. Adams Therapy Floor Plan 2. Adams Framing Plan

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	2. Adams Grading and Construction 2. Adams Site Plan 2. Adams Cross Section 2. Adams Plumbing
Grove Park Rec Center	2. grove floor1 2. grove floor2
Georgia Hill Rec Center	38.c GA HILL_01_ESize 38.c GA HILL_02_ESize 38.c GA HILL_03_ESize
Dunbar Rec Center	39.f dunbar_01_FL 39.f dunbar_02_FL 39.f dunbar_03_FL
Atlanta Workforce Development Agency	40.e 818_01_with ParkingLot-Current_40115 40.e 818_02_11x17 40.e 818_03_11x17
Municipal Court	41.f MUNC_01 41.f MUNC_02 41.f MUNC_03 41.f MUNC_04 41.f MUNC_05 41.f MUNC_G
Chester Motor Facility	Not Available.
Hartsfield-Jackson Technology Campus	43.m. Technical Support Campus Floor Plan
Fire Station 21	fs 21 - first floor plan fs 21 - rcp fs 21 - restroom plan fs 21 - roof plan fs 21 - second floor plan
Public Safety Annex	45.d ANNEX_01 45.d ANNEX_02 45.d ANNEX_03 with Crime Lab
Fire Station 34	46.d FS_34_FloorPlan
Government Center Parking Deck	Not Available

- 3) The RFP limits employee qualifications to 10. Our people involved in the Water/Wastewater opportunity are different and have different qualifications than those at the OEAM and airport sites. Can we provide 10 employees for each group of buildings or perhaps an overall team and some number of sector specialists.

Answer: Please provide a separate list of employee qualifications for each group for which your company provides a proposal. For example, if Company X chooses to submit a proposal for Group A and Group B facilities, Company X should provide a list of employee qualifications for Group A and a list of employee qualifications for Group B.

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- 4) Would it be possible to schedule times for the listed “plan holders” to view the City’s Energy Management Systems Network at the head end workstation?

Answer: Not at this time.

- 5) Are each of these sites connected to the City’s WAN?

Answer: No.

- 6) Could we get the translation for the abbreviations used in the Audit Report Plumbing Tables.

Answer: Abbreviations are those commonly used in the Mechanical and Electrical Design community, with the following exceptions:

L – low flow (<1-gallon)

S – standard flow (>1-gallon <1.5-gallon)

AUTO – Auto-flush

- 7) The April 6 cover letter to the RFP contains on its page 3 (PDF p 3) a chart that describes a negotiation between the City and selected ESP(s) of facility audits, and then, at the City’s discretion, a negotiation of the terms and conditions of the GESPC. Other sections of the RFP may contradict this description of a negotiation between the City and selected ESP(s) by describing an offer, or a requirement to enter into a specified agreement. See, e.g., Section 5 of Part 1 “Information and Instructions to Proponents” (PDF p 8); Section 1.2 of Part 2 “Contents of Proposals and Required Submittals” (PDF p 14); Contractor Disclosure Form (Page 7 of 7) “Declaration” (PDF p 33); Section II “SCOPE – General Procurement Information – Audit Phase” of Exhibit A “Scope of Services” (PDF p 52). Consistent with the cover letter and the expectation that a selected ESP may modify its cost, fee and guaranteed savings estimates as part of an Audit Report, will the City confirm that the ESP will have the opportunity to negotiate with the City the details of an Audit Agreement and GESPC (if any) based on the specifics of a potential Project, when and if the City decides to pursue a Project with a selected ESP, rather than be bound to the estimates submitted in its response to this RFP?

Answer: Yes, the City will negotiate with the selected ESP(s) as outlined in the Anticipated Award Phase table consistent with the cover letter to the RFP.

- 8) Exhibit A – Scope of Services, page 6 in the Anticipated Terms section in the 4th paragraph it asks for retro-commissioning to be itemized separately and benchmarked. The last sentence says this is for the Request For Proposals and the Investment Grade Audit. In the pre proposal conference, the statement was made that this was not required but desired. Was this intended to be a task in the Investment Grade Audit? Can this be set aside for the RFP?

Answer: The RFP states: “The technical audit that will be provided for the Owner in the proposal must include estimates of savings for each individual ECM, including possible retro-commissioning measures.” The respondent is encouraged to

provide the best possible comprehensive energy management plan for the proposed facilities. Retro-commissioning should be included where applicable.

- 9) The RFP talks about the respondent performing Maintenance Services. Is it the desire of the city to outsource maintenance for this project? May the respondent present cost effective plans for the city to self-perform maintenance in a reasonable manner that would not put the savings guarantees at risk?

Answer: The RFP states: “The selected ESP(s) will perform ongoing measurement and verification through follow-up monitoring, staff trainings, and any required maintenance to ensure the designed savings are being met.”

The RFP also states: “For the purposes of the RFP, an ESP is also required to possess:

...(C) technical and managerial competence to provide a full range of energy services; including conducting investment grade energy audits; providing or arranging for project financing, design engineering; providing operations and maintenance services; and verifying energy savings according to accepted industry practices...”

The respondent is encouraged to provide the best possible comprehensive energy management plan for the proposed facilities and to ensure that installed energy and water conservation measure are performing to meet the guaranteed savings.

- 10) In the Pre proposal conference there was a discussion of P&P bonds specifically related to the installation phase of the contract. Exhibit A – Scope of Services, second paragraph of page 6 discusses the a requirement for “energy savings guarantee bonds”. This was not discussed in the pre proposal conference. These bonds are relatively hard to get, expensive and not very common in the industry. Will they really be required? Is this something that may be negotiated based on the financial capabilities of the selected company? If they are going to be required, does the city have a form of bond or should the respondent submit an example for review? These guarantee bonds are also mentioned in the last paragraph of page 3 in the same Exhibit A.

Answer: The ESP shall furnish payment and performance bonds . ESP shall also furnish to Owner an energy savings guarantee bond, a bank letter of credit, or other surety instrument acceptable to Owner, and under seal of the surety, in an amount equal to the dollar value of Guaranteed Savings for the Contract Time for Verified Savings. As Verified Savings are realized each fiscal year during the Contract Time for Verified Savings, and only if such Verified Savings exceed Guaranteed Savings for such fiscal year, the value of the energy savings guarantee bond, bank letter of credit, or other surety instrument may decrease proportionately in a reasonable amount determined by Owner. The surety instrument provided for under this Section shall not be subject to Chapter 10 of Title 13 of the O.C.G.A., and specifically shall not be subject to the one-year period of limitations set forth in O.C.G.A. § 13-10-42. The surety instrument shall provide that Owner may commence legal actions on the surety instrument at any time during, and no less than two years after, the Contract Time for Verified Savings has ended.

- 11) Under Exhibit A-Scope of Services, General Procurement Information, it states that allowable savings include “Outside labor cost savings, including maintenance contracts.” Can the City confirm how any suggested changes to existing maintenance contracts will be processed under this Project?

Answer: Any proposed changes to existing maintenance contracts will be managed through the City’s Law Department.

- 12) Under Article 2 - Project- and Site-specific Technical Information, Section 2.4-Audit Information, Subsection IV. ECM Maintenance and Service, it states that “ESP(s) should also assume that it will provide services, labor, and equipment for the operation, maintenance, monitoring, repair, replacement, and adjustment to the ECMs”.

Can the City confirm which facilities are currently utilizing an external service provider that provides facility operation and maintenance services ? And can the City confirm how the successful ESP will have the authority over these providers who may have an existing operation and maintenance contract to manage and oversee the ECMs ?

Answer: The City uses a variety of external operations and maintenance services for its facilities. The City will review and negotiate all operational savings, equipment warranties and ongoing services. The respondent is encouraged to provide the best possible comprehensive energy management plan for the proposed facilities and to ensure that installed energy and water conservation measure are performing to meet the guaranteed savings.

- 13) Will the City specify a length (or term of the financing) for the project to ensure accuracy among competitors?

Answer: Per Exhibit A, pages 5-6: “In accordance with the Act, a GESPC must include a guarantee that the dollar value of Verified Savings will meet or exceed the cost of the ECMs within the Contract Time for Verified Savings, which shall be no longer than fifteen (15) years from Acceptance of the Work.

The respondent is encouraged to provide the best possible comprehensive energy management plan for the proposed facilities and to ensure that the City is getting a fair price for the service.

- 14) Will the City specify an interest rate to be applied for the RFP Response to ensure accuracy among competitors?

Answer: It is in the best interest of the energy service provider to provide the best interest rate currently available. Therefore, the respondent is encouraged to provide the best possible comprehensive energy management plan for the proposed facilities and to ensure that the City is getting a fair price for the service.

- 15) The City requests that the selected ESP carry the financing costs of the project and that the City will remit payment only after reconciliation. Sometimes Municipalities view this structure as not impacting the debt ceiling or deem it to be “off-balance sheet.” I would highly suggest your outside accountants review the structure to get a definitive ruling. Due to the conservative nature of ESP guarantees there is generally less than a 2% probability of there being a savings shortfall attributable to the ESP. Will other financing structures be considered?

Answer: The City reserves the right to review all forms of financing that are applicable. As stated on Page 3 of Exhibit A, Scope of Services, the energy service provider “shall be capable of financial responsibility for all required financing cost from the investing phase through measurement and verification phase.”

- 16) The first bullet states that “the ESP must have the capability to be financially responsible for all financing”. Is the City expecting the ESP to be the lender and/or own the debt obligation?

Answer: Yes.

- 17) The first bullet states, “the Owner’s financial Contribution will be an agreed upon portion of the monthly energy usage savings.” Does the City want a shared saving structure? Please explain repayment in more detail.

Answer: The City and the energy service provider will negotiate a repayment structure based on the guaranteed savings.

Exhibit A, Page 4: “Payments from the Owner must be linked to actual measured or agreed-to post-retrofit improvements as compared to building performance before the installation of any energy systems and service improvements.

Allowable savings include:

- Energy and water savings.
- Owner material/commodity savings, including scheduled replacement of parts.
- Outside labor cost savings, including maintenance contracts.

Savings not allowed include:

- Owner in-house labor cost.
- Owner deferred maintenance cost.”

- 18) What is the maximum capital investment the City will make for the GESPC across all three departments? Does each department have a specific maximum amount? What is it?

Answer: The City has not set a maximum capital investment for the GESPC.

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19) Has City Council approved this project? If not, will they have to? What is the process and the schedule to obtain Council approval?

Answer: Any contract that the City enters into will be voted on by the Atlanta City Council. The lead department for each Group will be responsible for presenting the agreement to the Atlanta City Council.

20) Is the City interested in seeing new innovative electricity management technologies defined by the selected vendor in the development of the project lists, especially ones that can provide a proven methodology to quantify the economic value associated with a sustainable reduction in consumption as financially quantifiable benefits to the City?

Answer: Yes. The respondent is encouraged to provide the best possible comprehensive energy management plan for the proposed facilities and to ensure that the City is maximizing its energy and water efficiency potential.

21) How will the City evaluate the prospects for introducing new innovative electricity management technologies into the process? What structure and/or mechanisms will the City of Atlanta require of the selected Energy Service Providers to identify and evaluate new technologies that could benefit the City and its efforts to reduce energy consumption, energy costs, and carbon emissions.

Answer: All approaches to energy and water management should be included in the Technical Approach. Further, it is incumbent upon the energy service provider to guarantee the performance of new technologies. The City will approve all energy conservation measures before implementation.

See Page 5 of Exhibit A, Scope of Services, in the RFP: “Any ECM for the facilities will be rigorously reviewed and accepted for the project only if approved by the Owner.”

Also see Page 15 of Part 3 in the RFP:

An Evaluation Committee, consisting of City representatives, will review the RFP submittals in accordance with the submittal requirements and the evaluation criteria set forth below. In addition to the criteria that will be evaluated and scored; please make note of the above-referenced items that will be evaluated but not scored. All evaluation factors outlined in this RFP are important and can have an impact on the overall recommendation for an award.

*An award shall be made to the most responsible and responsive offeror whose proposal is determined in writing to be the most advantageous to the City, taking into consideration the evaluation factors set forth in this RFP. **Should a Proponent not submit any portions of a Required Submittal, they will be deemed non-responsive.***

RELATIVE WEIGHT	GRADED ITEMS	SCORE
22	Project Management	
31	Technical Approach	
22	Cost Proposal	
15	OCC Programs	
10	Financial Conditions	
(100%)	TOTAL SCORE	

22) Will the City consider it an advantage or disadvantage if formal responses incorporate the professional services, as well as specifies an electricity management solution, based on a business case justification model and a performance validation methodology that the City could incorporate for each of its' designated buildings and facilities?

Answer: Proposals should include what is listed in the RFP on Page 4 of Attachment B, Article 2 (see below). Technical proposals should follow the guidelines provided in Attachment B, Article 2.

The preliminary audit is to be conducted by ESP(s) on the Premises identified in this RFP. At a minimum, the following information is required:

1. *Identification of preliminary ECMs;*
2. *Technical data and assumptions used;*
3. *Methods used to develop baseline consumption;*
4. *Detailed energy and operational cost savings calculations*
5. *Projected unit energy savings; and*
6. *Methods for calculating and documenting operational cost savings.*
 - i. *Anticipated ECMs Summary*

23) Once the project lists are defined, is there a mechanism in place that allows for the incorporation of an electricity cost reduction and carbon emissions reduction solution as an adjunct to the retro-fitting of HVAC Systems and/or new Lighting Systems?

Answer: The respondent is encouraged to provide the best possible comprehensive energy management plan for the proposed facilities and to ensure that the City is getting a fair price for the service.

24) We recognize that the City's Energy Services Performance Initiative RFP places significant emphasis on the selection of an Energy Service Provider (ESP) plan for the development of capital projects, conversely we believe there could be significant benefit for the City to identify new and innovative energy management technology solutions that provide significant reduction of electricity consumption and a quantifiable cost savings through our ability to quantify the economic value associated with a sustainable reduction in consumption. The difference in our approach is unlike the theoretical approaches that have been historically sold and attempted to be implemented (i.e. behavior modification, software programs, high efficiency lighting, and control devices) our approach is practical, measurable and sustainable. The electricity management solution will produce additional value if electricity rates increase in the future and will provide complementary benefits in facilities that undergo a retro-fit. How can a solution, as defined, become incorporated into the ESP Selection process.

Answer: Proposals should include what is listed on Page 4 of Attachment B, Article 2 (see below). Technical proposals should follow the guidelines provided in Attachment B, Article 2.

The preliminary audit is to be conducted by ESP(s) on the Premises identified in this RFP. At a minimum, the following information is required:

- 1. Identification of preliminary ECMs;*
- 2. Technical data and assumptions used;*
- 3. Methods used to develop baseline consumption;*
- 4. Detailed energy and operational cost savings calculations*
- 5. Projected unit energy savings; and*
- 6. Methods for calculating and documenting operational cost savings.*
 - i. Anticipated ECMs Summary*

All approaches to energy and water management should be included in the Technical Approach. Further, it is incumbent upon the energy service provider to guarantee the performance of new technologies.

25) The Cost proposals are to be for each of the groupings (e.g., Group A, Group B, and Group C)?

Answer: Each energy service provider will tailor a comprehensive set of energy conservation measures ("ECMs") to fit the needs of each particular facility Grouping. The scope, and therefore the savings, of each proposal will include one group: Group A, Group B, or Group C. There are no restrictions on the combination of Groups for which an energy service provider submits proposals.

26) If each of the Groups are to have Cost Proposals which include cash flows, does that mean any excess cash flow from one particular Group cannot be utilized for other ECM opportunities for another Group? In another words, comingling of excess cash flow between the groups are not allowed?

Answer: No, commingling of excess cash flow between groups is not allowed. See Answer #25.

- 27) Please clarify how cash flow/project financial documents should be developed for bidders interested in submitting a response for multiple categories.

Answer: Each energy service provider will tailor a comprehensive set of energy conservation measures (“ECMs”) to fit the needs of each particular facility Grouping. The scope, and therefore the savings, of each proposal will include one group: Group A, Group B, or Group C. There are no restrictions on the combination of Groups for which an energy service provider submits proposals.

- 28) Do proposers have the option to submit for group A, B, C, or a multiple groups and still be compliant for the RFP Response?

Answer: Each energy service provider will tailor a comprehensive set of energy conservation measures (“ECMs”) to fit the needs of each particular facility Grouping. The scope, and therefore the savings, of each proposal will include one group: Group A, Group B, or Group C. There are no restrictions on the combination of Groups for which an energy service provider submits proposals.

The respondent is encouraged to provide the best possible comprehensive energy management plan for the proposed facilities and to ensure that installed energy and water conservation measure are performing to meet the guaranteed savings. Respondents will in no way be penalized for submitting on any combination of Groups.

- 29) The RFP specifies that escalations are to be specified or was To Be Determined? Could the City provide the escalation rates?

Answer: For the sake of consistency across all proposals, please use a 2% escalation rate. This is subject to change.

- 30) What are Manufacturer, Model and Series Numbers for; Fire Alarm, Security and Building Automation Systems?

Answer: The question is unclear and we are therefore not able to answer it.

- 31) Is there a desire to condense the building automation system platforms in to a single platform?

Answer: The City is looking for the best energy/water management program available. This may or may not include condensing the building automation system platform into a single platform based on each proponent’s proposal.

- 32) Does the city have Fire Station control parameters for what would be considered for temperature/unoccupied scheduling options?

Answer: No.

- 33) Will the City of Atlanta designate more dates and times for additional walkthroughs ?

Answer: Not at this time.

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34) On what conditions will the City decline or refuse the ESCO's recommended subcontractor list?

Answer: The City reserves the right to review and make final approval of all ESP's subcontractors, products, and scopes of work.

Sample Audit Facilities:

35) Utoy Creek

a. Can the city provide recent 2 years Monthly Electric Utility use and cost? No data provided in RFP.

Answer: See Response #48a.

b. Can the city provide recent 2 years Monthly Natural Gas Utility use and cost? No data provided.

Answer: See Response #48a.

c. Can the city provide recent 2 years Monthly Water/Sewer Utility Use and Cost? No data provided.

Answer:

FY2013		
Month	Consumption	Billed
July-12	3,406	25,434.53
August-12	5,557	41,502.50
September-12	6,320	47,202.11
October-12	7,162	53,491.85
November-12	6,722	50,205.05
December-12	6,541	48,852.98
January-13	5,808	43,377.47
February-13	6,221	46,462.58
March-13	7,063	52,752.32
April-13	6,879	51,377.84
May-13	8,150	60,872.21
June-13	6,720	50,190.11
Total	76,549	571,721.55

	FY2014	
Month	Consumption	Billed
July-13	7,644	57,092.39
August-13	9,001	67,229.18
September-13	13,096	97,818.83
October-13	11,374	84,955.49
November-13	9,325	69,649.46
December-13	7,976	59,572.43
January-14	8,927	66,676.40
February-14	8,972	67,012.55
March-14	6,436	48,068.63
April-14	6,461	48,255.38
May-14	10,296	76,902.83
June-14	5,660	42,271.91
Total	105,168	785,505.48

- d. Can the city provide utility meter numbers for all utilities?

Answer:

Utoy Creek	
Georgia Power Meters	Natural Gas Meters
2331871000	2688058266
3717957002	
5874709006	

- e. Can the city provide floor plans for the facility?

Answer: See Attachments 35e.

- f. Can the city provide Influent and/or Effluent flow data for recent 2 years?

Answer: 530,000,000 gallons = (2013 + 2014)

- g. Can the city provide Anaerobic Digester Gas flow Data for recent 2 years?

Answer: We do not monitor for this.

- h. Can the city provide Sludge Waste Removal Data – both the weight and cost for recent 2 years?

Answer: 7,239,717 lbs. = (2013 + 2014) @ No Cost.

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- i. Can the city make available any recent energy studies performed at any of its WWTP's?

Answer: See Attachment "35.i Utoy Creek WRC Energy Audit Report Update 4-25-14"

- j. Can the city make available the excel spreadsheet based hydraulic model of the facility?

Answer: See Attachment "35.j Utoy Creek Hydraulic Model - October 2008"

- k. Can the city provide a process flow diagram for Utoy?

Answer: See Attachment "35.k Utoy Process Flow"

- l. Can the city provide records of the moisture content (TS %) of the 'dry cake' after centrifuge dewatering and before incineration.

Answer: See Attachment "35.L Dewatering ReportUCWRC 2013-2014"

- m. Can the city provide records of the dissolved oxygen content of the aeration basins and the blower(s) flow % or Inlet Guide Vane settings?

Answer: We do not have a report producing flow % or Inlet Guide Vane settings. Blowers work off a BNR D.O. set point of 2.5 ppm, and Most Open Valve.

- n. Please provide an annual profile of the reuse water temperatures at Utoy.

Answer: See Attachment "35.b Discharge Monitoring Report UCWRC 2013-2014".

- o. Please provide sequence of operation

Answer: See Response #35.k.

- p. Is the operation 24/7? If not please provide operating schedule.

Answer: Yes, it is a 24/7 operation.

- q. Please provide specific details of any renovations

Answer: Recent renovations include Replacement of Positive Displacement Pumps with Peristaltic Pumps, Upgrade of Continuous Emission Monitoring System (CEMS) on Incinerator, Replacement of UV disinfection system flow gate valves, Conversion of BNR Air Valve Actuators from Pneumatic to electric, roof replacements on Chemical Feed, Digester, and Incinerator Buildings.

- r. Can the lighting survey be provided for Utoy?

Answer: See Attachment “35.i Utoy Creek WRC Energy Audit Report Update 4-25-14”

- s. What are the wattages and lamp type of the exterior canopy lighting fixtures on this building?

Answer: 18 Watt compact fluorescent.

- t. How is Utoy Creek connected to Wide Area EMCS controls?

- i. Document indicates only controlled offsite by TRANE?
- ii. Indicates set points are monitored and maintained offsite (but not by whom).

Answer: Utoy Creek is not on an energy management control system.

- u. Please provide:

- i. Square footage of admin area

Answer: 21,397 square feet. See Attachment “35.J Building Areas (sq. ft.) - Warehouse and New Administration Building”

- ii. Average Daily Flow – MGD

Answer: 20 mgd

- iii. Influent BOD

Answer: 50

- iv. Influent TSS

Answer: 124

- v. Energy Spend Annual – Total plant

Answer: Not available.

- vi. Energy Spend Annual – Incineration (if sub-metered)

Answer: Not Available.

- vii. Fuel/Diesel Spend Annual - Incineration

Answer: Not Available.

viii. Natural Gas Spend Annual - Incineration

Answer: Not Available.

ix. Sand Spend Annual - Incineration

Answer: The amount of sand used is not significant. Maybe a few bags every 10 years.

x. CIP – Incinerator Related for the next 5 years

Answer: At this time, there is no CIP program for Incinerator.

xi. Incinerator Maintenance Spend Annual

Answer: +/- \$74,000.

xii. Incinerator Repairs & Replacements Spend Annual History for past 5 years

Answer: +/- \$50,000.

xiii. Incinerator Compliance Status with MACT Regulations

Answer: Stack Performance Test recently conducted. Awaiting results. Preliminary field observations were very positive.

xiv. Any CNG Currently Produced

Answer: None.

36) Adams Park Recreation Center

a. Can the City provide recent 2 years Monthly Electric Utility use and cost? Only April 2013 to March 2014 provided in RFP.

Answer: See Attachment “36.a Adams Park Utilities.”

b. Electric account 8842948009 has no information.

Answer: It appears that this account is no longer reading usage.

c. Can the city provide recent 2 years Monthly Natural Gas Utility Use and Cost? Usage data was provided for January 2012 thru December 2012. At a minimum we would like to get the coincident gas use and actual costs for the same period of electric use provided.

Answer: See Response #36.a.

- d. Can the city provide data for Natural Gas Acct # 296711165? No data provided in RFP.

Answer: It appears that this account is no longer reading usage.

- e. Can the city provide recent 2 years Water/Sewer use and Cost? No data provided.

Answer: See Response #36.a.

- f. Utility data references maintenance/community building and pool and bath house but these areas do not appear to be represented on the provided floor plans. The building description does not mention these areas otherwise so are they intended to be part of this proposal?

Answer: See Response #36a.

- g. Is the pool to be considered for the RFP Response? Who maintains the pool?

Answer: Yes. Currently, USA Management is the contracted vendor to maintain and manage the pool.

- h. Is the pool on a separate water meter?

Answer: Yes.

- i. Can the city provide an estimate of workers on a daily basis?

Answer: 3-4 City of Atlanta employees and 4 Boys and Girls Club of Metro Atlanta Employees on a daily basis (M-F). During the summer, the numbers increases due to summer camp.

- j. Can the city provide an estimate of visitors on a daily basis?

Answer: In FY15, The Center of Hope at Adams Park received 12,904 visits (not visitors). The monthly average visit is 1,434.

- k. Does this facility have an emergency generator in case power is lost?

Answer: No.

- l. Are lighting fixtures tied into the emergency generator if there is one?

Answer: Not applicable.

- m. Do any lighting fixtures have backup batteries in case power is lost?

Answer: No.

- n. What types of electronic ballast are used (instant start or program start)?

Answer: Unknown without an assessment.

- o. Typical wattage of exterior wall packs & flood fixtures?

Answer: Wall pack – 150/Floods – 65W

- p. Typical wattage of exterior pole fixtures?

Answer: 175W

- q. What are the wattages in the exterior building mounted High Pressure Sodium (HPS) lighting fixtures?

Answer: No HPS at this facility.

- r. Are the baseball fields irrigated? If so, is there a separate irrigation meter?

Answer: Not applicable.

- s. How many nights per year and for how many hours are the baseball fields used?

Answer: In 2014, the ball fields were reserved for use Sunday through Saturday during the month of May for 3-4 hours per day. The field is open on a first come, first come basis when not reserved. Open usage is not tracked by DPR.

- t. Are the showers in the locker rooms used?

Answer: No, the showers in the Recreation Center are not used.

- u. How often are the restrooms open for the ball fields?

Answer: During the season, April through October.

37) Grove Park Recreation Center

- a. Can the City provide recent 2 years Monthly Electric Utility use and cost? Only March 2013 to February 2014 provided in RFP.

Answer: See Attachment “37.a Grove Park Utilities.”

- b. January and February are listed as 2013 in RFP. Please verify if this correct or if the data is for Jan 2014 and Feb 2014 as is indicated at other sites.

Answer: See Response #37a.

- c. Can the city provide data for electricity Acct # 2675858010.

Answer: It appears that this account is no longer reading usage.

- d. Can the city provide recent 2 years Monthly Natural Gas Utility use and cost? Usage data was provided for January 2012 thru December 2012. At a minimum we would like to get the coincident gas use and actual costs for the same period of electric use provided.

Answer: See Response #37.a.

- e. Can the city provide recent 2 years Water/Sewer use and Cost? No data provided.

Answer: See Response #37.a.

- f. Can the city provide an estimate of workers on a daily basis?

Answer: There are an average of 4-5 employees at Grove Park on a daily basis. In the summer, the number increases with seasonal employees to ensure for summer camp.

- g. Can the city provide an estimate of visitors on a daily basis?

Answer: From July1, 2015- April 30, 2015, the center received 12,491 visits (not visitors) with an average monthly visit of 1,387.

- h. Does this facility have an emergency generator in case power is lost?

Answer: No.

- i. Are lighting fixtures tied into the emergency generator if there is one?

Answer: Not applicable.

- j. Do any lighting fixtures have backup batteries in case power is lost?

Answer: Unknown without an assessment.

- k. What types of electronic ballast are used (instant start or program start)?

Answer: Unknown without an assessment.

- l. Typical wattage of exterior wall packs & flood fixtures?

Answer: Unknown without an assessment.

- m. Typical wattage of exterior pole fixtures?

Answer: 150W-175W.

- n. Please provide the control as-built drawings and / or control points list for the HVAC controls.

Answer: Not available.

- o. Please provide the programmed operating periods for HVAC equipment in the building

Answer: Grove Park Recreational Center is operated by pneumatic controls and does not have programmable set points on the system.

- p. Are the baseball fields irrigated? If so, is there a separate irrigation meter?

Answer: Yes, however the irrigation is not currently being used.

- q. How many nights per year and for how many hours are the baseball fields used?

Answer: In 2014, the ball fields were reserved for use Monday through Thursday during the month of May for 2 hours per day. The field is open on a first come, first come basis when not reserved. Open usage is not tracked by DPR.

- r. Are the showers in the locker rooms used?

Answer: No.

- s. How often is the kitchen used for cooking?

Answer: Monday to Friday for afterschool and Summer Camp.

- t. How often are the computers used and are they turned off every night?

Answer: Computers in the computer lab are used daily for afterschool, summer camp and public usage. The computers are never turned off as per DIT instructions (updates and issues are addressed remotely). Staff and front desk computers are also used daily.

38) Georgia Hill Recreation Center

- a. No electric, natural gas, or water utility data provided.

Answer: See Response #48a.

- b. Please provide number of visitors and FTE per day.

Answer: An estimated 100-150 visitors per day.

- c. Please provide the control as-built drawings and / or control points list for the HVAC controls.

Answer: See Attachments:

- 38.c GA HILL_01_ESize
- 38.c GA HILL_02_ESize

- 38.c GA HILL_03_ESize

- d. Please provide the programmed operating periods for HVAC equipment in the building.

Answer: Programmed operating periods are 8:00 AM-5:00PM, otherwise the systems should be off.

- e. Please provide water/sewer consumption and costs for the site.

Answer: See Attachment "OEAM Water Usage and Costs".

- f. Please provide gas costs.

Answer: See Response #48a.

- g. How many desktop computers are on site and are they turned off nightly or controlled by power saving software?

Answer: There are approximately 75 computers on site. No, the units are not on a programmable controller.

- h. What are the wattages in the exterior building mounted Metal Halide (MH) lighting fixtures?

Answer: 125 Watt.

39) Dunbar Recreation Center

- a. Can the city provide recent 2 years Monthly Electric Utility use and cost? Only March 2013 to February 2014 provided in RFP.

Answer: See Response #48a.

- b. Electric account 179517054 has no data

Answer: It appears that this account is no longer reading usage.

- c. January and February are listed as 2013 in RFP. Please verify if this correct or if the data is for Jan 2014 and Feb 2014 as is indicated at other sites.

Answer: See Response #48a.

- d. Can the city provide recent 2 years Monthly Natural Gas Utility use and cost? Usage data was provided for January 2012 thru December 2012. At a minimum we would like to get the coincident gas use and actual costs for the same period of electric use provided.

Answer: See Response #48a.

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- e. Can the city provide recent 2 years Monthly Water and Sewer Utility use and cost?– No data provided in RFP.

Answer: See Attachment “OEAM Water Usage and Costs”.

- f. Can the city provide a floor plan for 3rd floor? It is missing from the RFP.

Answer: See Attachments:

- 39.f dunbar_01_FL
- 39.f dunbar_02_FL
- 39.f dunbar_03_FL

- g. Does this facility have an emergency generator in case power is lost?

Answer: No

- h. Are lighting fixtures tied into the emergency generator if there is one?

Answer: No emergency generator.

- i. Do any lighting fixtures have backup batteries in case power is lost?

Answer: Yes, the emergency lights do.

- j. What types of electronic ballast are used (instant start or program start)?

Answer: Instant start ballasts.

- k. Typical wattage of exterior wall packs & flood fixtures?

Answer: 75 Watts.

- l. Typical wattage of exterior pole fixtures?

Answer: 200 Watts.

- m. Please provide number of visitors and FTE per day.

Answer: 200-300 Visitors/day.

- n. How many VAV terminal units are in the building?

Answer: Approximately 37 to 40 VAV terminals.

- o. Please provide the control as-built drawings and / or control points list for the HVAC controls.

Answer: See Attachments:

- 39.f dunbar_01_FL
- 39.f dunbar_02_FL
- 39.f dunbar_03_FL

- p. Please provide the programmed operating periods for HVAC equipment in the building.

Answer: 8:00 AM to 5:00 PM

- q. Should the pool be included for the RFP Response?

Answer: Yes.

- r. Is the pool on a separate water meter?

Answer: No.

- s. Who maintains the pool?

Answer: City Staff.

- t. What are the pool water chemical costs on an annual basis?

Answer: Approximately \$18,000 to \$30,000 annually.

- u. Is the property irrigated? If yes, is it potable water or grey water?

Answer: The property is irrigated with potable water.

- v. Is there a sewer deduct meter for the pool make-up water so that sewer charges are not incurred on the pool.

Answer: No.

- w. Are the showers in the locker rooms used?

Answer: Yes.

- x. How often are the computers used in the lab and are they turned off every night?

Answer: Computers are used daily and are turned off over the weekends.

- y. How often is the kitchen used? Is it used to cook regularly?

Answer: Kitchen is used daily and on weekends. It is used when there's an event in the gym.

- z. What are the washer and dryer used for and how often?

Answer: They are used to wash towels from the pool and they are used only during the week.

40) **Atlanta Workforce Development Agency**

- a. Can the city provide recent 2 years Monthly Electric Utility use and cost? Only March 2013 to February 2014 provided in RFP.

Answer: See Response #48a.

- b. January and February are listed as 2013 in RFP. Please verify if this correct or if the data is for Jan 2014 and Feb 2014 as is indicated at other sites.

Answer: See Response #48a.

- c. Can the city provide recent 2 years Monthly Natural Gas Utility use and cost? Usage data was provided for Jan 2012 through Dec 2012 for two of the three meters numbers listed in the RFP. At a minimum we would like to get the coincident gas use and the actual costs for the same period of electric use provided and the actual cost of the gas use.

Answer: See Response #48a.

- d. Can the city provide recent 2 years Monthly Water and Sewer Utility Use and Cost? No data provided in the RFP.

Answer: See Attachment "OEAM Water Usage and Costs".

- e. Building description claims there are 4 floors but floorplans were only provided for the first and second floors.

Answer: See Attachments:

- 40.e 818_01_with ParkingLot-Current_40115
- 40.e 818_02_11x17
- 40.e 818_03_11x17

- f. Is the existing irrigation system used?

Answer: Yes; on a timer and only during the week; no weekends

g. Is the irrigation system on a separate meter?

Answer: No

h. The building has separate tenants occupying the building. Can that area be considered for the RFP Response?

Answer: Yes

i. Do the tenants pay for their portion of the utilities they use?

Answer: No.

j. Does this facility have an emergency generator in case power is lost?

Answer: No.

k. Are lighting fixtures tied into the emergency generator if there is one?

Answer: No.

l. Do any lighting fixtures have backup batteries in case power is lost?

Answer: Yes, the emergency lights.

m. What types of electronic ballast are used (instant start or program start)?

Answer: Instant start ballasts.

n. Typical wattage of exterior wall packs & flood fixtures?

Answer: 150 to 200 Watts.

o. Typical wattage of exterior pole fixtures?

Answer: 200 to 500 Watts.

p. What are the wattages and lamp type of the exterior canopy lighting fixtures on this building?

Answer: 200 Watts.

q. Please provide number of visitors and FTE per day.

Answer: Approximately 300 to 350 per day.

r. Is there a sewer deduct meter for cooling tower?

Answer: No.

- s. Please provide the control as-built drawings and / or control points list for the HVAC controls.

Answer: See Attachments:

- 40.e 818_01_with ParkingLot-Current_40115
- 40.e 818_02_11x17
- 40.e 818_03_11x17

- t. Please provide the programmed operating periods for HVAC equipment in the building

Answer: 8:00 AM to 5:00 PM.

- u. Approximately how many VAV terminal units are there installed in the building?

Answer: Approximately 75 to 85 VAV terminals throughout the facility.

- v. At the Atlanta Workforce Development Center the VAV pictures show them to be pneumatic, but indications that all are on the system. Are the VAV boxes controlled via EMS?

Answer: Yes, the VAVs are controlled via EMS.

- w. How many desktop computers are on site and are they turned off nightly or controlled by power saving software?

Answer: Approximately 400 to 450 computers. They are operational during the week.

- x. How often is the auditorium used? Typically number of occupants when used?

Answer: The auditorium is used 3 to 5 times per week. The typical number of occupants is 250 to 300.

41) **Municipal Court**

- a. Can the city provide recent 2 years Monthly Electric Utility use and cost? No data provided.

Answer: See Response #48a.

- b. Can the city provide recent 2 years Monthly Natural Gas Utility use and cost? No data provided.

Answer: See Response #48a.

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- c. Attachment A-1 indicates that the Municipal Court Building had a natural gas utility expense of \$143,973. However, it appears from our site visit that the building does not have natural gas service. Can the City check to see if the natural gas expense as listed is accurate for this building?

Answer: The building uses natural gas boilers.

- d. Can the city provide recent 2 years Water/Sewer use and cost? No data provided.

Answer: See Attachment “OEAM Water Usage and Costs”.

- e. Can the city provide utility Meter Numbers for all fuels?

Answer:

Municipal Court	
Georgia Power Meters	Natural Gas Meters
0003362703	2049772270
0003445903	
8310844009	

- f. Can the city provide the Floor Plan for the 5th floor? It is missing from the RFP.

Answer: See Attachments:

- 41.f MUNC_01
- 41.f MUNC_02
- 41.f MUNC_03
- 41.f MUNC_04
- 41.f MUNC_05
- 41.f MUNC_G

- g. Please confirm that pages 7-10 has the facility name mislabeled (top right hand corner says Georgia Hill Neighborhood Center). This page shows two AHU’s for each floor with a total of 6 floors for Municipal Court. Georgia Hill Neighborhood Center only has 3 floors. This makes me believe that there is a typo in the facility name.

Answer: The name on the drawing is incorrect. Please see Attachment “41.g Municipal Court” for a corrected version.

- h. Is there an irrigation system and is it in use?

Answer: Yes, there is an irrigation system. It is not being used.

- i. Can the city provide an estimate of workers on a daily basis?

Answer: Estimated 290 to 300 worker per day

- j. Can the city provide an estimate of visitors on a daily basis?

Answer: Estimated 1,300 to 2,000 per day

- k. Does this facility have an emergency generator in case power is lost?

Answer: Yes.

- l. Please provide the Lighting Audit as was done for the other buildings.

Answer: See Attachment "41.g Municipal Court."

- m. What are the wattages and lamp type of the exterior building mounted lighting fixtures and the exterior canopy recessed lighting fixtures on this building?

Answer: 200 Watts.

- n. Are lighting fixtures tied into the emergency generator if there is one?

Answer: No.

- o. Do any lighting fixtures have backup batteries in case power is lost?

Answer: Yes.

- p. What types of electronic ballast are used (instant start or program start)?

Answer: Instant start.

- q. Typical wattage of exterior wall packs & flood fixtures?

Answer: 200 Watts.

- r. Typical wattage of exterior pole fixtures?

Answer: 200 Watts.

- s. Please provide the control as-built drawings and / or control points list for the HVAC controls.

Answer: See attachments:

- 41.f MUNC_01
- 41.f MUNC_02
- 41.f MUNC_03

- 41.f MUNC_04
- 41.f MUNC_05
- 41.f MUNC_G

t. Please provide the programmed operating periods for HVAC equipment in the building.

Answer: 7:00 AM – 6:00 PM

u. How is fresh air controlled at the Municipal Court Building?

Answer: Control Panel.

42) Chester Motor Facility

a. Can the city provide recent 2 years Monthly Electric Utility use and cost? Only March 2013 to February 2014 provided in RFP.

Answer: See Response #48a.

b. January and February are listed as 2013 in RFP. Please verify if this correct or if the data is for Jan 2014 and Feb 2014 as is indicated at other sites.

Answer: See Response #48a.

c. Can the city provide recent 2 years Monthly Natural Gas Utility use and cost? Usage data was provided for January 2012 thru December 2012. At a minimum we would like to get the coincident gas use and actual costs for the same period of electric use provided.

Answer: See Response #48a.

d. No natural gas consumption on accounts 2040136554 and 1411073072 for January 2012-April 2012. No cost provided for any month for the two accounts.

Answer: It appears that these accounts are no longer reading usages.

e. Can the city provide recent 2 years Monthly Water and Sewer Utility use and cost? No data provided in the RFP.

Answer: See Attachment “42.e Chester Water Consumption”.

f. Can the city provide floor plans?

Answer: Floor plans are not available for this facility.

- g. Does this facility have an emergency generator in case power is lost?

Answer: No.

- h. Are lighting fixtures tied into the emergency generator if there is one?

Answer: No.

- i. Do any lighting fixtures have backup batteries in case power is lost?

Answer: No.

- j. What types of electronic ballast are used (instant start or program start)?

Answer: Not sure.

- k. Typical wattage of exterior wall packs & flood fixtures?

Answer: Not available.

- l. Typical wattage of exterior pole fixtures?

Answer: Outdoor lighting is owned and operated by Georgia Power Company.

- m. What are the wattages and lamp type of the exterior building mounted lighting fixtures on this building?

Answer: None of the exterior lights are functioning.

- n. Please provide number of visitors and FTE per shift, and the number of shifts the building is staffed.

Answer: Not available.

- o. Please provide the programmed operating periods for HVAC equipment in the building, and temperature set points

Answer: Summer: 65°F -70°F; Winter: 70°F - 76°F.

- p. What is the purpose of the grating installed over the building roof?

Answer: Not available.

- q. How often is the kitchen equipment used for cooking?

Answer: On a daily basis.

- r. Are the showers used and if so how often?

Answer: On a daily basis.

43) Hartsfield-Jackson Technology Campus

- a. Can the city provide recent 2 years Monthly Electric Utility use and cost? Only March 2013 to February 2014 provided in RFP.

Answer:

Date	Electricity (kWh)	Total Elec Cost	Natural Gas (Therms)	Natural Gas Cost	Water (CCF)	Water Cost	Sewer (CCF)	Sewer Cost	Storm Water (CCF)	Storm Water Cost	Total Utility Cost
04/13	124,680	\$8,530	0	\$0.00	2	\$35.34	1	\$16.30	0	\$0.00	\$8,582
05/13	110,400	\$7,996	0	\$0.00	0	\$30.18	0	\$6.56	0	\$0.00	\$8,032
06/13	0	\$0	0	\$0.00	1	\$32.76	1	\$16.30	0	\$0.00	\$49
07/13	120,240	\$11,022	0	\$0.00	2	\$35.34	2	\$26.04	0	\$0.00	\$11,083
08/13	0	\$280	0	\$0.00	1	\$32.76	1	\$16.30	0	\$0.00	\$329
09/13	131,160	\$24,499	0	\$0.00	0	\$30.18	0	\$6.56	0	\$0.00	\$24,536
10/13	116,520	\$11,143	0	\$0.00	1	\$32.76	1	\$16.30	0	\$0.00	\$11,192
11/13	313,320	\$19,684	0	\$0.00	1	\$32.76	1	\$16.30	0	\$0.00	\$19,734
12/13	113,520	\$10,299	0	\$0.00	2	\$35.34	1	\$16.30	0	\$0.00	\$10,351
01/14	146,400	\$11,933	0	\$0.00	0	\$30.18	0	\$6.56	0	\$0.00	\$11,970
02/14	0	\$0	0	\$0.00	1	\$32.76	1	\$16.30	0	\$0.00	\$49
03/14	103,080	\$21,564	0	\$0.00	18	\$32.76	1	\$16.30	0	\$0.00	\$21,613
04/14	111,240	\$10,550	0	\$0.00	5	\$48.60	0	\$6.56	0	\$0.00	\$10,605
05/14	116,760	\$10,783	0	\$0.00	30	\$198.20	1	\$16.30	0	\$0.00	\$10,997
06/14	149,520	\$13,459	0	\$0.00	75	\$478.98	0	\$6.56	0	\$0.00	\$13,944
07/14	137,280	\$12,860	0	\$0.00	85	\$533.42	2	\$26.04	0	\$0.00	\$13,419
08/14	139,440	\$12,888	0	\$0.00	83	\$528.26	0	\$6.56	0	\$0.00	\$13,423
09/14	141,480	\$12,832	0	\$0.00	100	\$629.40	1	\$16.30	0	\$0.00	\$13,477
10/14	120,000	\$10,879	0	\$0.00	81	\$512.36	1	\$16.30	0	\$0.00	\$11,408
11/14	105,480	\$10,246	0	\$0.00	80	\$506.20	1	\$16.30	0	\$0.00	\$10,768
12/14	95,040	\$9,762	0	\$0.00	79	\$503.62	0	\$6.56	0	\$0.00	\$10,272
01/15	104,760	\$10,366	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$10,366
02/15	111,000	\$10,709	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$10,709
03/15	95,040	\$9,960	0	\$0.00	76	\$472.56	1	\$16.30	0	\$0.00	\$10,449
YTD Total	2,706,360	\$262,244	0	\$0.00	723	\$4,804.72	17	\$309.90	0	\$0.00	\$267,357

- b. January and February are listed as 2013 in RFP. Please verify if this correct or if the data is for Jan 2014 and Feb 2014 as is indicated at other sites.

Answer: See Response #43a.

- c. Can the city provide recent 2 years Monthly Water and Sewer Utility use and cost – No data provided in RFP.

Answer: See Response #43a.

- d. Is the existing irrigation system used?

Answer: No.

- e. Is the irrigation system on a separate meter?

Answer: Yes.

- f. Is the property irrigated? If yes, is it potable water or grey water? How many sprinkler zones are there?

Answer: Only as needed, but to date there has not been irrigation in several years.

- g. Does this facility have an emergency generator in case power is lost?

Answer: No.

- h. Are lighting fixtures tied into the emergency generator, if there is one?

Answer: No emergency generator.

- i. Do any lighting fixtures have backup batteries in case power is lost?

Answer: Emergency lights have backup batteries.

- j. What types of electronic ballast are used (instant start or program start)?

Answer: Not available.

- k. Typical wattage of exterior wall packs & flood fixtures?

Answer: Not available.

- l. Typical wattage of exterior pole fixtures?

Answer: Not available.

- m. Building description mentions 5 pods but the floor plan only shows 3 pods (A, B, and C)

Answer: See Attachment "43.m. Technical Support Campus Floor Plan" for floor plans of Pods D & E.

- n. Please provide number of visitors and FTE employees per day.

Answer: Estimated 250.

- o. Please provide the control as-built drawings and / or control points list for the HVAC controls.

Answer: Not available.

- p. Please provide the programmed operating periods for HVAC equipment in the building

Answer: The original system was set up to run 24/7 maintaining set point temp. There is a night set back mode that can be utilized. AMS under S. Peek has an initiative to program the mode as part of the better buildings challenge.

- q. Approximately how many VAV terminal units are there installed in the building?

Answer: Pods A & B have six terminal units each. The center pod uses Dx- CV RTU's.

- r. Is there natural gas service available to the building or nearby?

Answer: Yes, across the street (South Loop Road).

44) **Fire Station 21**

- a. Can the city provide recent 2 years Monthly Electric Utility use and cost? Only March 2013 to February 2014 provided in RFP. January and February are listed as 2013 in RFP. Please verify if this correct or if the data is for Jan 2014 and Feb 2014 as is indicated at other sites.

Answer: See Response #48a.

- b. Can the city provide recent 2 years Monthly Natural Gas Utility use and cost? Usage data was provided for January 2012 thru December 2012. At a minimum we would like to get the coincident gas use and actual costs for the same period of electric use provided.

Answer: See Response #48a.

- c. Can the city provide recent 2 years Monthly Water and Sewer Utility Use and Cost? No data provided in the RFP.

Answer: See Attachment "OEAM Water Usage and Costs".

- d. Can the city provide floor plans?

Answer: See Attachments:

fs 21 - first floor plan

fs 21 - rcp

fs 21 - restroom plan

fs 21 - roof plan

fs 21 - second floor plan

- e. What is the typical occupancy during each shift?

Answer: Approximately 10 to 15 employees.

45) **Public Safety Annex**

- a. Please provide number of visitors and FTE employees per day.

Answer: Approximately 300 to 400 per day.

- b. Can the city provide recent 2 years Monthly Electric Utility use and cost? Only March 2013 to February 2014 provided in RFP. January and February are listed as 2013 in RFP. Please verify if this correct or if the data is for Jan 2014 and Feb 2014 as is indicated at other sites.

Answer: See Response #48a.

- c. Can the city provide recent 2 years Monthly Natural Gas Utility use and cost? Usage data was provided for January 2012 thru December 2012. At a minimum we would like to get the coincident gas use and actual costs for the same period of electric use provided.

Answer: See Response #48a.

- d. Can floor plans be provided?

Answer: See Attachments:

- 45.d ANNEX_01
- 45.d ANNEX_02
- 45.d ANNEX_03 with Crime Lab

- e. The Public Safety Annex building indicates remote monitoring of JCI system “on majority”. What is not controlled?

Answer: The storage areas and the crime lab.

- f. Please provide the control as-built drawings and / or control points list for the HVAC controls.

Answer: See Attachments:

- 45.d ANNEX_01
- 45.d ANNEX_02
- 45.d ANNEX_03 with Crime Lab

- g. Please provide the programmed operating periods for HVAC equipment in the building

Answer: 24 hours; 7 days per week.

- h. Does this facility have an emergency generator in case power is lost?

Answer: Yes.

- i. Are lighting fixtures tied into the emergency generator if there is one?

Answer: Yes.

- j. Do any lighting fixtures have backup batteries in case power is lost?

Answer: Yes.

- k. What types of electronic ballast are used (instant start or program start)?

Answer: Instant start

- l. Typical wattage of exterior wall packs & flood fixtures?

Answer: 200 Watt.

- m. What are the wattages and lamp type of the exterior bollard lighting fixtures in front of the building

Answer: 200 Watt.

- n. Typical wattage of exterior pole fixtures?

Answer: 200 Watt.

- o. How are the warehouse lights controlled?

Answer: Wall mount switch.

- p. Please provide water/sewer consumption and costs for the site. Can the city provide recent 2 years Water use and cost? No data provided.

Answer: See Attachment "OEAM Water Usage and Costs".

- q. How are the rainwater controls programmed, what are the schedules and time durations for each zone.

Answer: Rainwater controls are 5 day per week for 3 hours

- r. Is there an irrigation system and is it in use?

Answer: Yes, there is an irrigation system. No, the unit is not used.

- s. Who services/maintains the reclaimed water system?

Answer: The Department of Watershed Management.

- t. Is maintenance cost information available for the reclaimed water system?

Answer: Unknown.

46) **Fire Station 34**

- a. Can the city provide recent 2 years Monthly Electric Utility use and cost? Only March 2013 to February 2014 provided in RFP. January and February are listed as 2013 in RFP. Please verify if this correct or if the data is for Jan 2014 and Feb 2014 as is indicated at other sites.

Answer: See Response #48a.

- b. Can the city provide recent 2 years Monthly Natural Gas Utility use and cost? Usage data was provided for January 2012 thru December 2012. At a minimum we would like to get the coincident gas use and actual costs for the same period of electric use provided.

Answer: See Response #48a.

- c. Can the city provide recent 2 years Monthly Water and Sewer Utility use and cost? No data provided in the RFP.

Answer: See Attachment "OEAM Water Usage and Costs".

- d. Can the city provide floor plans?

Answer: See Attachment "46.d FS_34_FloorPlan".

- e. Does this facility have an emergency generator in case power is lost?

Answer: Yes.

- f. Are lighting fixtures tied into the emergency generator if there is one?

Answer: Yes.

- g. Do any lighting fixtures have backup batteries in case power is lost?

Answer: Yes.

- h. What types of electronic ballast are used (instant start or program start)?

Answer: Instant start.

- i. Typical wattage of exterior wall packs & flood fixtures?

Answer: 100 Watts.

- j. Typical wattage of exterior pole fixtures?

Answer: 200 Watts.

- k. What are the wattages in the exterior building mounted High Pressure Sodium (HPS) lighting fixtures?

Answer: 20 Watts.

- l. What is the typical occupancy during each shift?

Answer: 10 to 15 employees per shift. Each shift is 24 hours.

47) Government Center Parking Deck

- a. Can the city provide recent 2 years Monthly Electric Utility use and cost? No data provided.

Answer: See Response #48a.

- b. Is the art behind the glass illuminated?

Answer: No.

- c. Were the existing lighting fixtures retrofitted in the past?

Answer: No.

- d. Do any lighting fixtures have backup batteries in case power is lost?

Answer: No.

- e. What types of electronic ballast are used (instant start or program start)?

Answer: Instant start.

- f. Typical wattage of exterior wall packs & flood fixtures?

Answer: 350 Watts.

- g. Typical wattage of exterior pole fixtures?

Answer: 500 Watts.

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48) **General**

- a. Could we get electric, natural gas, water and waste water utility bills for the most recent 12 months for each facility?

Answer: See tables below for electricity and natural gas use/costs for the last 24 months.

Utoy Creek				
Date	Electricity (kWh)	Electricity Cost	Natural Gas (Therms)	Natural Gas Cost
05/13	1,780,123	\$110,678	32,368	\$29,817
06/13	1,920,219	\$125,640	66,564	\$45,932
07/13	1,931,014	\$130,436	68,773	\$46,813
08/13	1,807,124	\$125,031	72,491	\$37,973
09/13	1,869,186	\$127,045	64,142	\$33,011
10/13	1,897,506	\$119,477	78,534	\$39,341
11/13	1,547,105	\$101,285	76,480	\$38,057
12/13	1,736,854	\$111,207	45,730	\$26,200
01/14	1,701,183	\$114,172	3,695	\$19,636
02/14	1,580,063	\$107,584	100,171	\$56,397
03/14	1,428,499	\$102,019	81,180	\$55,891
04/14	1,568,526	\$108,196	79,058	\$49,642
05/14	1,708,000	\$111,291	62,730	\$39,598
06/14	1,850,829	\$132,384	70,568	\$44,789
07/14	1,742,130	\$135,550	56,778	\$36,656
08/14	1,810,048	\$144,486	0	\$0
09/14	1,763,588	\$131,825	110,642	\$63,551
10/14	1,566,556	\$113,084	61,719	\$36,632
11/14	1,438,094	\$102,226	0	\$0
12/14	1,705,370	\$114,400	0	\$0
01/15	1,765,121	\$118,878	0	\$0
02/15	1,468,438	\$104,075	0	\$0
03/15	1,485,107	\$106,648	0	\$0
04/15	0	\$0	0	\$0

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Tech Campus				
Date	Electricity (kWh)	Electricity Cost	Natural Gas (Therms)	Natural Gas Cost
05/13	110,400	\$7,996	N/A	\$0
06/13	N/A	\$0	N/A	\$0
07/13	120,240	\$11,022	N/A	\$0
08/13	0	\$280	N/A	\$0
09/13	131,160	\$24,499	N/A	\$0
10/13	116,520	\$11,143	N/A	\$0
11/13	313,320	\$19,684	N/A	\$0
12/13	113,520	\$10,299	N/A	\$0
01/14	146,400	\$11,933	N/A	\$0
02/14	N/A	\$0	N/A	\$0
03/14	103,080	\$21,564	N/A	\$0
04/14	111,240	\$10,550	N/A	\$0
05/14	116,760	\$10,783	N/A	\$0
06/14	149,520	\$13,459	N/A	\$0
07/14	137,280	\$12,860	N/A	\$0
08/14	139,440	\$12,888	N/A	\$0
09/14	141,480	\$12,832	N/A	\$0
10/14	120,000	\$10,879	N/A	\$0
11/14	105,480	\$10,246	N/A	\$0
12/14	95,040	\$9,762	N/A	\$0
01/15	104,760	\$10,366	N/A	\$0
02/15	111,000	\$10,709	N/A	\$0
03/15	95,040	\$9,960	N/A	\$0
04/15	N/A	\$0	N/A	\$0

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Public Safety Annex				
Date	Electricity (kWh)	Electricity Cost	Natural Gas (Therms)	Natural Gas Cost
05/13	149,240	\$13,802	2,426	\$4,009
06/13	226,000	\$18,640	757	\$3,290
07/13	219,040	\$18,443	994	\$3,396
08/13	236,040	\$19,100	662	\$2,500
09/13	216,680	\$18,021	584	\$2,454
10/13	206,160	\$16,311	781	\$2,534
11/13	200,600	\$16,076	1,446	\$2,789
12/13	227,040	\$17,194	10,381	\$6,301
01/14	183,920	\$15,585	9,069	\$12,173
02/14	182,000	\$15,707	9,611	\$6,845
03/14	184,880	\$15,826	8,118	\$6,990
04/14	163,400	\$14,908	5,574	\$5,144
05/14	181,760	\$15,692	3,063	\$3,756
06/14	193,800	\$17,795	1,163	\$2,827
07/14	216,480	\$18,746	370	\$2,410
08/14	221,840	\$18,896	0	\$0
09/14	208,200	\$18,830	913	\$2,835
10/14	201,160	\$16,664	206	\$1,466
11/14	156,880	\$14,727	0	\$0
12/14	181,320	\$15,796	0	\$0
01/15	169,880	\$15,466	0	\$0
02/15	144,720	\$14,468	0	\$0
03/15	164,040	\$15,331	0	\$0
04/15	0	\$0	0	\$0

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Grove Park				
Date	Electricity (kWh)	Electricity Cost	Natural Gas (Therms)	Natural Gas Cost
05/13	12,120	\$1,013	506	\$665
06/13	13,860	\$1,400	219	\$546
07/13	18,780	\$2,514	45	\$933
08/13	23,820	\$3,190	41	\$308
09/13	19,920	\$2,738	39	\$306
10/13	21,660	\$2,388	0	\$291
11/13	16,260	\$1,271	153	\$352
12/13	15,600	\$1,211	371	\$436
01/14	15,240	\$1,201	1,697	\$2,002
02/14	14,820	\$1,190	2,088	\$1,291
03/14	14,220	\$1,153	1,711	\$1,292
04/14	14,640	\$1,187	1,048	\$842
05/14	17,760	\$1,435	763	\$672
06/14	19,620	\$2,045	568	\$587
07/14	26,640	\$3,559	581	\$583
08/14	29,340	\$3,900	N/A	\$0
09/14	29,880	\$3,895	1,072	\$948
10/14	23,280	\$2,627	N/A	\$0
11/14	15,120	\$1,244	223	\$243
12/14	14,880	\$1,205	N/A	\$0
01/15	16,320	\$1,327	N/A	\$0
02/15	15,600	\$1,282	N/A	\$0
03/15	16,140	\$1,381	N/A	\$0
04/15	15,780	\$1,337	N/A	\$0

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Gov't Municipal Parking				
Date	Electricity (kWh)	Electricity Cost	Natural Gas (Therms)	Natural Gas Cost
05/13	0	\$41	N/A	\$0
06/13	N/A	\$0	N/A	\$0
07/13	0	\$21	N/A	\$0
08/13	160	\$63	N/A	\$0
09/13	160	\$43	N/A	\$0
10/13	80	\$30	N/A	\$0
11/13	160	\$42	N/A	\$0
12/13	N/A	\$0	N/A	\$0
01/14	760	\$153	N/A	\$0
02/14	1,480	\$249	N/A	\$0
03/14	1,440	\$241	N/A	\$0
04/14	1,080	\$186	N/A	\$0
05/14	960	\$167	N/A	\$0
06/14	840	\$156	N/A	\$0
07/14	280	\$65	N/A	\$0
08/14	N/A	\$0	N/A	\$0
09/14	2,880	\$505	N/A	\$0
10/14	560	\$106	N/A	\$0
11/14	N/A	\$0	N/A	\$0
12/14	4,600	\$752	N/A	\$0
01/15	720	\$134	N/A	\$0
02/15	N/A	\$0	N/A	\$0
03/15	400	\$103	N/A	\$0
04/15	N/A	\$0	N/A	\$0

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GA Hill				
Date	Electricity (kWh)	Electricity Cost	Natural Gas (Therms)	Natural Gas Cost
05/13	57,360	\$4,109	794	\$1,022
06/13	68,760	\$5,760	187	\$757
07/13	59,880	\$6,800	73	\$704
08/13	66,360	\$7,553	72	\$700
09/13	60,960	\$6,798	68	\$698
10/13	61,080	\$5,951	106	\$713
11/13	50,160	\$3,616	495	\$864
12/13	42,120	\$3,032	1,031	\$1,080
01/14	38,880	\$2,822	1,651	\$2,783
02/14	36,840	\$2,707	1,642	\$1,499
03/14	39,720	\$2,961	1,421	\$1,486
04/14	48,120	\$3,544	947	\$1,161
05/14	56,880	\$4,149	267	\$805
06/14	56,760	\$5,239	143	\$744
07/14	60,720	\$7,290	90	\$715
08/14	62,760	\$7,270	N/A	\$0
09/14	61,080	\$7,310	169	\$709
10/14	62,040	\$6,087	169	\$418
11/14	53,640	\$3,967	N/A	\$0
12/14	39,960	\$2,973	N/A	\$0
01/15	35,880	\$2,710	N/A	\$0
02/15	32,640	\$2,517	N/A	\$0
03/15	32,280	\$2,479	N/A	\$0
04/15	58,680	\$4,389	N/A	\$0

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Fire Station 34				
Date	Electricity (kWh)	Electricity Cost	Natural Gas (Therms)	Natural Gas Cost
05/13	5,360	\$827	113	\$275
06/13	7,600	\$970	93	\$268
07/13	8,120	\$975	91	\$266
08/13	9,640	\$1,074	92	\$293
09/13	8,960	\$1,018	94	\$292
10/13	6,440	\$854	95	\$293
11/13	4,760	\$774	171	\$322
12/13	5,440	\$809	801	\$573
01/14	6,320	\$860	1,322	\$1,666
02/14	5,400	\$834	1,337	\$930
03/14	5,320	\$830	1,073	\$871
04/14	5,360	\$832	358	\$441
05/14	6,800	\$898	128	\$320
06/14	8,640	\$1,053	102	\$308
07/14	9,800	\$1,136	91	\$301
08/14	9,040	\$1,073	0	\$0
09/14	10,320	\$1,139	182	\$438
10/14	6,920	\$910	87	\$293
11/14	5,520	\$845	0	\$0
12/14	7,040	\$916	0	\$0
01/15	7,160	\$932	0	\$0
02/15	6,520	\$913	0	\$0
03/15	5,960	\$886	0	\$0
04/15	0	\$0	0	\$0

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Fire Station 21				
Date	Electricity (kWh)	Electricity Cost	Natural Gas (Therms)	Natural Gas Cost
05/13	23,960	\$2,163	277	\$569
06/13	34,040	\$3,244	102	\$493
07/13	32,280	\$3,420	232	\$549
08/13	30,760	\$3,330	687	\$621
09/13	31,600	\$3,372	105	\$384
10/13	26,520	\$2,539	110	\$387
11/13	20,680	\$1,963	422	\$508
12/13	24,240	\$2,169	1,307	\$864
01/14	22,640	\$2,103	1,763	\$2,234
02/14	23,760	\$2,197	1,957	\$1,338
03/14	21,800	\$2,097	1,454	\$1,174
04/14	22,800	\$2,185	576	\$641
05/14	25,400	\$2,242	151	\$419
06/14	30,520	\$3,051	79	\$384
07/14	32,400	\$3,577	64	\$375
08/14	31,920	\$3,519	0	\$0
09/14	31,560	\$3,434	129	\$546
10/14	26,840	\$2,561	197	\$431
11/14	21,680	\$2,035	0	\$0
12/14	25,800	\$2,297	0	\$0
01/15	23,840	\$2,177	0	\$0
02/15	26,360	\$2,365	0	\$0
03/15	24,400	\$2,242	0	\$0
04/15	0	\$0	0	\$0

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Dunbar				
Date	Electricity (kWh)	Electricity Cost	Natural Gas (Therms)	Natural Gas Cost
05/13	55,560	\$5,110	729	\$855
06/13	86,400	\$8,797	217	\$633
07/13	77,282	\$10,019	56	\$559
08/13	87,600	\$11,373	58	\$695
09/13	81,960	\$10,747	63	\$696
10/13	74,400	\$8,632	74	\$700
11/13	63,242	\$5,669	769	\$971
12/13	55,920	\$5,126	2,372	\$1,610
01/14	53,520	\$4,983	3,526	\$4,407
02/14	53,400	\$5,053	3,491	\$2,418
03/14	53,640	\$5,096	2,745	\$2,261
04/14	60,240	\$5,561	1,604	\$1,504
05/14	72,120	\$6,383	738	\$1,042
06/14	74,520	\$8,131	154	\$750
07/14	110,642	\$14,178	70	\$706
08/14	99,600	\$12,692	N/A	\$0
09/14	83,880	\$11,079	106	\$1,009
10/14	76,800	\$8,736	45	\$692
11/14	56,769	\$5,230	N/A	\$0
12/14	52,333	\$4,853	N/A	\$0
01/15	52,454	\$4,867	N/A	\$0
02/15	57,132	\$5,252	N/A	\$0
03/15	56,172	\$5,178	N/A	\$0
04/15	82,094	\$6,132	N/A	\$0

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Chester Avenue				
Date	Electricity (kWh)	Electricity Cost	Natural Gas (Therms)	Natural Gas Cost
05/13	20,136	\$2,557	0	\$0
06/13	22,766	\$2,823	0	\$0
07/13	28,091	\$3,195	0	\$0
08/13	26,814	\$3,088	0	\$0
09/13	27,896	\$3,195	0	\$0
10/13	26,316	\$2,914	0	\$0
11/13	19,650	\$2,587	0	\$0
12/13	20,426	\$2,612	0	\$0
01/14	24,173	\$2,891	0	\$0
02/14	21,836	\$2,789	0	\$0
03/14	19,962	\$2,673	0	\$0
04/14	19,321	\$2,641	0	\$0
05/14	21,680	\$2,803	0	\$0
06/14	24,491	\$3,212	0	\$0
07/14	31,449	\$3,489	0	\$0
08/14	27,391	\$3,188	0	\$0
09/14	30,434	\$3,417	0	\$0
10/14	27,312	\$2,958	0	\$0
11/14	20,312	\$2,607	0	\$0
12/14	21,194	\$2,654	0	\$0
01/15	23,927	\$2,816	0	\$0
02/15	23,140	\$2,902	0	\$0
03/15	22,267	\$2,811	0	\$0
04/15	21,512	\$2,602	0	\$0

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Atlanta Workforce Development Agency				
Date	Electricity (kWh)	Electricity Cost	Natural Gas (Therms)	Natural Gas Cost
05/13	106,200	\$10,129	3,120	\$2,050
06/13	141,600	\$12,980	804	\$1,037
07/13	139,500	\$12,590	690	\$978
08/13	148,200	\$13,005	624	\$1,810
09/13	134,400	\$12,346	631	\$1,802
10/13	115,500	\$10,804	720	\$1,840
11/13	93,000	\$9,780	2,822	\$2,655
12/13	85,500	\$9,438	5,461	\$3,723
01/14	80,400	\$9,300	7,281	\$9,466
02/14	77,100	\$9,342	7,138	\$5,156
03/14	74,400	\$9,215	6,519	\$5,295
04/14	84,900	\$9,700	3,758	\$3,502
05/14	117,900	\$11,214	1,950	\$2,538
06/14	124,800	\$12,258	754	\$1,943
07/14	151,800	\$15,093	774	\$1,938
08/14	159,000	\$15,116	0	\$0
09/14	149,400	\$14,730	1,754	\$2,676
10/14	143,700	\$13,328	1,078	\$1,649
11/14	102,600	\$11,342	0	\$0
12/14	102,000	\$11,527	0	\$0
01/15	99,300	\$11,483	0	\$0
02/15	96,300	\$11,506	0	\$0
03/15	90,900	\$11,243	0	\$0
04/15	102,300	\$11,776	0	\$0

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Adams Park				
Date	Electricity (kWh)	Electricity Cost	Natural Gas (Therms)	Natural Gas Cost
05/13	9,200	\$1,057	395	211
06/13	10,240	\$1,035	77	71
07/13	57,360	\$7,129	38	54
08/13	28,280	\$3,454	57	556
09/13	31,520	\$3,920	35	547
10/13	20,520	\$1,726	42	549
11/13	12,000	\$1,000	651	787
12/13	18,080	\$1,411	2,001	1325
01/14	16,600	\$1,337	3,119	3778
02/14	10,240	\$907	2,018	1543
03/14	10,560	\$929	2,641	2063
04/14	11,120	\$1,006	1,754	1444
05/14	12,320	\$1,183	545	807
06/14	28,480	\$4,016	46	557
07/14	N/A	\$0	42	554
08/14	55,360	\$8,308	0	0
09/14	19,200	\$3,017	151	(\$77)
10/14	10,720	\$1,242	70	\$375
11/14	9,600	\$837	0	\$0
12/14	12,440	\$1,181	0	\$0
01/15	10,600	\$1,011	0	\$0
02/15	10,560	\$961	0	\$0
03/15	8,720	\$835	0	\$0
04/15	N/A	\$0	0	\$0

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Municipal Court				
Date	Electricity (kWh)	Electricity Cost	Natural Gas (Therms)	Natural Gas Cost
05/13	861,017	\$70,791	19,468	\$13,577
06/13	1,079,649	\$85,553	6,993	\$8,369
07/13	1,048,528	\$83,893	4,741	\$7,357
08/13	1,062,835	\$83,447	4,730	\$7,171
09/13	1,079,216	\$84,949	5,838	\$6,880
10/13	918,742	\$72,639	6,083	\$7,009
11/13	701,570	\$65,009	6,395	\$7,095
12/13	901,673	\$72,962	12,771	\$9,574
01/14	941,180	\$78,202	23,017	\$14,211
02/14	871,922	\$74,550	0	\$9,195
03/14	806,605	\$71,044	70,051	\$44,391
04/14	871,548	\$73,656	15,209	\$12,626
05/14	958,332	\$76,757	10,689	\$9,952
06/14	1,142,292	\$95,170	7,543	\$8,511
07/14	1,069,453	\$93,030	7,055	\$8,147
08/14	1,098,666	\$96,177	6,779	\$7,865
09/14	978,714	\$86,515	0	\$0
10/14	853,542	\$73,718	0	\$0
11/14	758,442	\$69,847	4,664	\$6,116
12/14	824,073	\$73,133	0	\$0
01/15	884,443	\$78,364	0	\$0
02/15	834,495	\$76,188	0	\$0
03/15	805,963	\$72,993	0	\$0
04/15	0	\$0	0	\$0

- b. Does the City of Atlanta charge itself for water and waste water utilities? If so, could the City provide consumption information for each site?

Answer: Many facilities are charged. See each facility for specific consumption data.

- c. Please provide an estimate of the occupancy for each facility. On average, how many persons in total are using the facility?

Answer:

Utoy Creek	Monday-Thursday – 33 staff, Friday – 15 staff, and Sat-Sun – 12 staff
Adams Park Rec Center	See Responses 36.i and 36.j
Grove Park Rec Center	See Responses 37.f and 37.g
Georgia Hill Rec Center	See Response 38.b
Dunbar Rec Center	See Response 39.m
Atlanta Workforce Development Agency	See Response 40.q
Municipal Court	See Responses 41.i and 41.j

Chester Motor Facility	See Response 42.n
Hartsfield-Jackson Technology Campus	See Response 43.n
Fire Station 21	See Response 44.e
Public Safety Annex	See Response 45.a
Fire Station 34	See Response 46.l
Government Center Parking Deck	Not available.

Office of Contract Compliance – Appendix A

49) When is the JV agreement due to the OCC for pre-review/comments? The RFP states that the agreement is due on May 20th (see page 8 of the RFP, item number 6), but today during the pre-proposal conference the pre-review date was stated as May 26th with the final JV agreement being due 14 days later with the proposal on June 10th.

Answer: Any team who would like to have the Office of Contract Compliance review its JV agreement in advance of the proposal due date must submit the JV agreement no later than fourteen (14) calendar days prior to the proposal due date. Please note that the final agreement must be included in your proposal on the due date.

50) If a M/FBE is certified as both an African-American Business Enterprise and a Female Business Enterprise, can that one firm meet the requirements of both for the 30.5 participation?

Answer: No. Teams that utilize M/FBE subcontractor(s) who are certified in two different categories must declare the category in which they would like to receive participation credit. M/FBE subcontractors will not be credited with participation in multiple categories.

51) With regards to the Joint Venture, will the City be willing to modify the requirement for capital investment and accounting for the term on the GESPC and allow meeting the intent of the JV via a Teaming Agreement between the ESP and the minority partner(s)?

Answer: No.

52) May other registered minority firms be considered for inclusion in the OCC program in addition to AABE?

Answer: No.

53) Does the FBE and/or AABE need to have existing city certification and Federal certification at time of proposal?

Answer: The FBE and AABE subcontractors must be certified with the City of Atlanta's Office of Contract Compliance at the proposal due date in order to receive minority and female business participation credit.

Risk Management – Appendix B

54) Required Submittal Form 4.1 “Certification of Insurance Ability Instructions” (PDF p 40) requires a certification of the provision of insurance in accordance with the Appendix for Insurance Requirements (see Appendix B “Risk Management Requirements” (PDF pp 456-62)). Will the City confirm that if an insurer completes and executes Form 4.1, but proposes technical changes to the Appendix for Insurance Requirements, and not changes to coverage requirements, the City will evaluate such proposed technical changes and not deem the Offeror non-responsive as a result?

Answer: Yes.

Procurement

55) Due to the number of buildings and the particulars of structuring a Joint Venture, will the City consider a one month extension for both the Joint Venture Agreement and the Proposal deadlines?

Answer: The proposal due date is now Wednesday, July 22, 2015. The deadline for submitting the Joint Venture Agreement for advance review by the Office of Contract Compliance is 14 calendar days before the proposal due date.

56) Will an extension be issued for RFP FC-8047?

Answer: The proposal due date is Wednesday, July 22, 2015.

57) Can the City issue a timeline with dates for each phase of the procurement, selection of an ESP, start of the Investment Grade Audit and start of the GESPC?

Answer: The City is unable to provide a specific timeline.

58) Can the City provide a live Excel workbook for the financial Attachments? [Will the City provide the excel files for the Project Cost Proposals (Attachment C-1; C-2; D; E; F?)]

Answer: No.

59) Article 1 states that the information under Section 1.2 Project Team Members should be provided in Volume I. Should Sections 1.1, and 1.3 to 1.9 be included in Volume I as well, or are these the first sections in the Volume III Technical Proposal? And if they do go in the Technical Proposal, what specifically should be included in Volume I, Section 3.2.3 Overall Experience, Qualifications and Performance on Previous Projects?

Answer: Please include your Organizational Structure and Project Team Members in Volume III for each Group being proposed. To allow the City to review, evaluate and score the responses to the proposal, proponents are encouraged to prepare and submit their responses as outlined in the RFP, according to the Group of facilities for which the response is prepared.

60) Regarding Form 9: Required Submittal Checklist (page 47 of the PDF version of the RFP), does the City want bidders to copy Part I, Part II, and Appendix A of the Request for Proposal solicitation document and include it with our proposals, or does checking the box simply mean that we have responded to those sections?

Answer: Yes, checking the box means that you have included your responses to those sections. It is not necessary to reproduce Parts I and II. Only include the EBO forms from Appendix A.

61) Should the Preliminary Technical Audit Report be provided only on the 20 CDs, or also included in each of the 20 printed copies as well?

Answer: The Preliminary Technical Audit Report should be included within Volume III as one (1) stamped original and twenty (20) copies.

In addition to the hard copy submission, each Proponent should submit one (1) digital version of its Preliminary Technical Report in Adobe Portable Document Format (“PDF”) on a compact disc (CD).

62) The Checklist on page 14 of the RFP (actually page 21 of the PDF version) indicates that Volume III should include two parts: Preliminary Technical Proposal (see Attachment B Form of Preliminary Technical Proposal), and Financial Proposal (see Exhibit A: Scope of Services). The gray formatting of the checklist suggests that bidders should submit a separate Cost Proposal (in other words, a fourth volume) to include Attachments C-1, C-2, D, E, and F. However, within the Preliminary Technical Proposal (Attachment B, or #1 above), Article 3 indicates that bidders should include the same attachments (therefore within Volume III). Please clarify whether bidders’ entire response will include three or four volumes, and in which section we should submit Attachments C-1, C-2, D, E, and F.

Answer: Your Cost Proposal (Financial Proposal consisting of Attachments C-1, C-2, D, E and F) should be included within Volume III for each group being proposed. It is not necessary to submit your Cost Proposal in a separate sealed envelope.