



**SEDGWICK COUNTY, KANSAS
DIVISION OF FINANCE**

Purchasing Department

525 N. Main, Suite 823 ~ Wichita, KS 67203

Phone: 316 660-7255 Fax: 316 383-7055

www.sedgwickcounty.org/finance/purchasing.asp

**ADDENDUM #1
RFB #20-0049
ENERGY AUDIT**

October 30, 2020

The following is to ensure that bidders have complete information prior to submitting a bid response. Here are clarifications regarding our request.

Questions and/or statements of clarification are in **bold** font, and answers to specific questions are *italicized*.

1. On March 18, 2020 an addendum #1 was issued clarifying issues relating to RFI #20-0016. Is this addendum null and void as it pertains to this RFB #20-0049?

Answer: There is useful information in the RFI addendum. However, the RFI was a separate process from this current RFB and is what lead us to this point. It will not be referenced as part of this RFB.

2. On page three (3), Section III, Scope of Work the *Process* and *Reports* sections outline several requirements that are over and above requirements for a ASHRAE Level 1 audit. We have attached the ASHRAE Level 1, Level 2 and 3 requirements. Specifically requiring identification of capital improvements, reporting savings and cost analysis for ECMs are items that take a lot more time than the specified contract time to complete (Section V Bid Terms, all deliverables complete by December 31, 2020). We can have the "Process" items complete with the exception of "capital improvements" and the "Reports" items complete with the exception of "Estimated savings/cost analysis of ECMs, capital improvement costs and savings" as well as the "Estimate of operational savings with life cycle costs." Please clarify deliverables for the December 31, 2020 deadline and what deliverables could be provided later.

Answer: All efforts should be made to produce these items by the original deadline of December 31, /2020. If you are unable, please identify the processes/reports that will not meet the deadline and provide what your submittal date will be for each item. By not making the deadline, your bid may be rejected. You may submit multiple bids.

3. No limits are put on the energy audit. Is it your intent to have all energy uses audited? For example, any and all users of water, sewer, natural gas, propane, electricity as well as building envelope, power and lighting, HVAC and domestic hot and cold water.

Answer: Yes. We would like all energy uses audited.

4. Does the county have prior energy audits (last three (3) years) that are available for our use in preparation of our bid response? Example would be the King Solar report and any and all other audits.

Answer: The county has not conducted an energy audit of these locations within the last three (3) years. The report from Solar King will be made available upon award, but this was not an energy audit. It is only a preliminary report identifying what the cost of implementing solar would be at the Extension Office and the ROI.

5. Page 6, Section V, Bid Terms, paragraph H, “if the contractor is providing Construction Services”, Builders Risk insurance requirement. The RFB does not list a requirement for construction services nor does it list a bid item on page 9 for construction services. Do you want to amend the bid sheet on page 9 to allow a bid percentage for the successful bidder to act as the county’s agent and to solicit sub bids, engineering bids, and project manage the capital improvements and ECMs from development, plans, engineering, bid phase, construction phase, and warranty phase?

Answer: The Builders Risk Insurance requirement is from a boiler plate template. It will not apply in this RFB. The recommendations provided by the energy audit will be prioritized and budgeted for construction at a later date. The construction will be placed out to bid on a case by case basis.

6. Page 9, Bid Form. Because the 16 facilities all have unique bid dollars, please clarify that the bid for all 16 facilities are bid as one contract and that the breakout pricing for each facility is for accounting purposes only.

Answer: That is correct, all 16 facilities will be included in the contract.

7. Does the county have a list of building equipment or system types for each facility listed within the RFB? While some buildings may be large in size, they may actually be easier to audit and come up with solutions due to the simplicity of the systems within the building.

Adult Detention Facility (141 W. Elm)	4 pipe system with 2 boilers and 4 chillers. Multiple AHU's, VAV boxes and FCU's
Jail Annex (701 W. Harry)	4 pipe system with 1 boiler and 1 chiller, multiple AHU's and FTB's
Adult Residential (622 E. Central)	Multiple RTU's
Juvenile Residential Facility (881 S. Minnesota)	4 pipe system, 2 boilers, chiller, AHU's
Main Courthouse (525 N. Main)	4 pipe system with 3 boilers, 2 chillers, multiple VAV's, FCU's, FTB's
Historic Courthouse (510 N. Main)	4 pipe system, boiler, chiller, multiple AHU's, VAV's
Munger Building (538 N. Main)	4 pipe system, boiler, chiller, AHU's, FCU's
Public Safety (714 N. Main)	4 pipe system, 2 boilers, 2 chillers, AHU's, VAV's
Crisis (635 N. Main)	Multiple RTU's
Ronald Reagan Building (271 W. Third)	4 pipe system, 2 boilers, chiller, multiple AHU's and VAV's
Juvenile Detention Facility (700 S. Hydraulic)	4 pipe system, 2 boilers, 2 chillers, multiple AHU's, VAV's and FCU's
Regional Forensic Science Center (1109 N. Minneapolis)	4 pipe system, Boiler, chiller, multiple AHU's, VAV's, FCU's and RTU's
EMS Admin (1015 Stillwell)	Multiple split systems and RTU's
Adult Intensive Supervision (905 N. Main)	Multiple RTU's
Public Works Admin (1144 S. Seneca)	4 pipe system, Boiler, chiller, multiple AHU's, VAV's
Extension Office (7001 W. 21st N)	Multiple RTU's

8. From the previous RFI, there was discussions about leveraging the projects' audits to use for implementation. Is there an option for the responding firm to move from auditing to actual construction as part of this process? Or will this come as a separate solicitation? As an ESCO, we look to share in the risk of project development during the audit phase with us acting as the prime contractor during construction. Is this the approach you intend on taking?

Answer: The results of the energy audit and recommendations provided by the awarded vendor will be prioritized and budgeted for by the county for future implementation. These implementations/constructions will be bid out at a later date.

9. Is there a reason to have the audit completed and invoiced by December 31, 2020 as stated under Contract Period and Payment Terms? Are there concerns around funding being available or issues with the sources of funds?

Answer: This is being paid for with 2020 funds and all work shall be complete and invoiced within the same year. In addition, there may be a grant available at the beginning of 2021 to assist the county in implementing the recommendations and we do not want to miss the deadline for application.

10. There is a request to “identify capital improvements” within the scope of work and we wanted to understand if this is something we would have to price up as well by the December 31, 2020 due date? Capital improvements could vary from one-for-one replacement to system modifications to installation of a new system entirely. Without clear definition, our ability to price up the audit would need to be in a range depending on further discussions with the county.

Answer: Yes. We would like to have a budget price associated with the recommended capital improvements. This will be crucial in assisting us with prioritizing the recommendations based on the ROI and applying for a grant, if one is available.

11. Can you confirm if it is required for the winning bidder to have a business license in the State of Kansas?

Answer: Yes, it is a requirement for the awarded bidder.

12. The first attachment is from Kansas Gas and is for 141 W. Elm. The Evergy bill is part of a group bill and only what is relevant to the Main Courthouse (MCH) is being shown. The MCH account number is 4062873094.

Submittals are due **NO LATER THAN 1:45 pm, CST, Tuesday, November 10, 2020**. Late bids will not be accepted and will not be considered for award recommendation.

PLEASE ACKNOWLEDGE RECEIPT OF THIS ADDENDUM ON THE BID RESPONSE PAGE.

Joseph Thomas

Joseph Thomas, CPSM, C.P.M.
Purchasing Director

JT/ch

64 510000102163350845 000183198

SEDG CO ADULT DET FACILITY
Account 510000102 1633508 45
Bill Detail 10-08-20

E = ESTIMATED READING
X = METER EXCHANGE
D = DEDUCT METER
A = ADD METER
M = MASTER METER

N SIDE OF THE BLDG BY SECURITY (COU					
Rate: Large Volume Level 1 K90P					
Rate Jurisdiction: 2801					
Service Class: Transport Large					
Meter Number	Service Period		Number of Days	Meter Readings	
	FROM	TO		Previous	Present
1201420746	09-01-20	10-01-20	30	190198	190611
METERED MCF	BILLING CONSTANT	MCF BILLED			
413	1.0000	413.000			

	Per MCF		
Delivery Charge	.9023	\$372.65	
Ad Valorem Surcharge	.0416	17.18	
Service Charge		260.00	
EFM Charge		17.40	
Gas System Reliability Surcharge		9.00	
Franchise Fee		41.81	
Volumetric Franchise Fee		72.85	
Current Charges		\$790.89	\$790.89

141 W ELM SW SIDE JAIL					
Rate: Large Volume Level 2 K50P					
Rate Jurisdiction: 2801					
Service Class: Transport Large					
Meter Number	Service Period		Number of Days	Meter Readings	
	FROM	TO		Previous	Present
1209722474	09-01-20	10-01-20	30	399681	400265
METERED MCF	BILLING CONSTANT	MCF BILLED			
584	1.0000	584.000			

	Per MCF		
Delivery Charge	.9023	\$526.94	
Ad Valorem Surcharge	.0416	24.29	
Service Charge		295.00	
EFM Charge		17.40	
Gas System Reliability Surcharge		19.82	
Franchise Fee		54.62	
Volumetric Franchise Fee		103.02	
Current Charges		\$1,041.09	\$1,041.09

EFM METER

MONTHLY USAGE HISTORY

For Revenue Month 9-2020

ACCOUNT: 510000102 1633508 SEDG CO ADULT DET FACILITY 525 N MAIN ST # 823 WICHITA KS 67203-3728	Bill Cycle		Bill ID	
	41		2429651	
	Serving Location		Rate Jurisdiction	
	48		2801	
	Meter Number	Relationship	Number Dials	
	1209722474		7	
	Begin Index		End Index	
	399681		400265	

DAY	MCF VOLUME	ADJUSTMENT TO VOLUME	TOTAL DAILY VOLUME	ACCUMULATED MCF TOTALS
01	18	0	18	18
02	19	0	19	37
03	18	0	18	55
04	18	0	18	73
05	14	0	14	87
06	17	0	17	104
07	18	0	18	122
08	20	0	20	142
09	19	0	19	161
10	20	0	20	181
11	21	0	21	202
12	15	0	15	217
13	16	0	16	233
14	23	0	23	256
15	20	0	20	276
16	21	0	21	297
17	18	0	18	315
18	21	0	21	336
19	19	0	19	355
20	19	0	19	374
21	23	0	23	397
22	22	0	22	419
23	21	0	21	440
24	21	0	21	461
25	19	0	19	480
26	18	0	18	498
27	18	0	18	516
28	23	0	23	539
29	22	0	22	561
30	23	0	23	584
TOTALS	584	0	584	

EFM METER MONTHLY USAGE HISTORY For Revenue Month 9-2020

ACCOUNT: 510000102 1633508 SEDG CO ADULT DET FACILITY 525 N MAIN ST # 823 WICHITA KS 67203-3728	Bill Cycle		Bill ID	
	41		2429657	
	Serving Location		Rate Jurisdiction	
	48		2801	
	Meter Number	Relationship	Number Dials	
	1201420746		7	
	Begin Index		End Index	
	190198		190611	

DAY	MCF VOLUME	ADJUSTMENT TO VOLUME	TOTAL DAILY VOLUME	ACCUMULATED MCF TOTALS
01	12	0	12	12
02	13	0	13	25
03	13	0	13	38
04	7	0	7	45
05	10	0	10	55
06	12	0	12	67
07	12	0	12	79
08	17	0	17	96
09	23	0	23	119
10	20	0	20	139
11	17	0	17	156
12	11	0	11	167
13	12	0	12	179
14	14	0	14	193
15	14	0	14	207
16	14	0	14	221
17	14	0	14	235
18	13	0	13	248
19	11	0	11	259
20	12	0	12	271
21	14	0	14	285
22	14	0	14	299
23	14	0	14	313
24	15	0	15	328
25	13	0	13	341
26	11	0	11	352
27	13	0	13	365
28	17	0	17	382
29	16	0	16	398
30	15	0	15	413
TOTALS	413	0	413	

SEDG CO ADULT DET FACILITY DAILY ACCOUNT SUMMARY For Revenue Month 9-2020

Account: 510000102 1633508 SEDG CO ADULT DET FACILITY 525 N MAIN ST # 823 WICHITA KS 67203-3728	Program ID	Serving Location	Rate Jurisdiction
	Aggregate	48	2801
	Fuel (L&U) Percent		0.00
	Index Price		1.68
	BTU Factor		1023.4

ON DATE	NET DAILY MCF	NET DAILY MMBTU
01	30	30
02	32	32
03	31	31
04	25	25
05	24	24
06	29	29
07	30	30
08	37	37
09	42	43
10	40	40
11	38	38
12	26	26
13	28	28
14	37	38
15	34	34
16	35	35
17	32	32
18	34	34
19	30	30
20	31	31
21	37	38
22	36	37
23	35	35
24	36	36
25	32	32
26	29	29
27	31	31
28	40	41
29	38	39
30	38	39
TOTALS	997	1,004



SEDGWICK COUNTY (continued)

SUMMARY BY ACCOUNT (continued)

Account #	Current Month kWh	Last Month kWh	Last Year kWh	Current Charges	City Franchise Fee	Sales Tax	Total
5077831287	5,166	5,904	6,084	532.69	26.63	-	559.32
5302091484	72,710	89,083	93,047	6,752.67	405.16	-	7,157.83
4227798525	22,521	31,148	31,855	2,204.96	132.30	-	2,337.26
1841521089	16	15	14	24.37	1.46	-	25.83
3660440221	3,584	3,218	3,529	363.18	21.79	-	384.97
4411853028	2,631	2,804	3,191	282.53	-	-	282.53
7681122982	2,549	2,673	2,739	265.40	-	-	265.40
5462299293	576	576	576	61.97	3.72	-	65.69
4050747301	1,717	2,634	2,382	210.29	12.62	-	222.91
4104368330	2,360	3,224	3,774	302.04	18.13	-	320.17
6498240007	335	420	612	57.18	3.43	-	60.61
6885669729	644	557	723	88.98	5.34	-	94.32
6976891564	15,784	19,920	21,546	1,706.28	102.38	-	1,808.66
4737870534	10	10	10	24.02	1.44	-	25.46
3211519624	14,219	16,457	16,714	1,466.84	88.01	-	1,554.85
7404085817	6,598	7,850	10,738	733.53	36.67	-	770.20
2812663328	168	166	160	40.01	2.00	-	42.01
5311154823	11,861	9,422	12,594	1,155.22	-	-	1,155.22
4759753309	8,272	9,776	8,415	841.36	-	-	841.36
4062842339	136,745	130,169	168,204	11,423.21	685.39	-	12,108.60
4062873094	279,383	345,648	364,468	25,349.43	1,520.97	-	26,870.40
4894650843	2,511	2,934	2,983	287.67	-	-	287.67
2424626257	2,884	2,662	1,794	329.41	-	-	329.41
4197909492	1,733	1,733	1,733	215.15	12.91	-	228.06
4062965373	1,152	1,152	1,152	123.95	7.44	-	131.39
5968701176	63	48	41	29.21	-	-	29.21
5968731932	76	68	74	30.54	-	-	30.54
5680718044	10,111	14,243	15,998	1,051.45	63.09	-	1,114.54
0247700787	22,693	29,239	37,886	2,319.78	139.19	-	2,458.97
5949968339	-	-	-	-	-	-	-
4063211454	14,117	18,671	19,550	1,463.31	87.80	-	1,551.11
6122245690	1,248	1,693	1,879	155.33	7.77	-	163.10
4270433688	-	-	-	22.73	-	-	22.73
2990069944	1,083	1,221	1,811	169.83	-	-	169.83
9393187668	780	930	1,105	138.64	-	-	138.64
8493136984	2,688	2,479	2,193	272.08	-	-	272.08
5950060611	12	200	370	25.73	-	-	25.73
5950091376	242	179	468	47.63	-	-	47.63
5950122134	12	3	7	23.95	-	-	23.95
5950152892	63	77	70	29.21	-	-	29.21
0105493061	157,286	177,908	178,159	12,660.54	759.63	-	13,420.17
5937416964	23,006	28,058	40,669	2,434.52	-	-	2,434.52
6048215770	319	319	319	64.25	3.86	-	68.11
6048246533	25,158	33,335	26,870	2,468.83	148.13	-	2,616.96
4525436902	-	-	-	22.73	-	-	22.73



CURRENT CHARGES

Billing Factors

Account #	4759753309	4062842339	4062873094	4894650843
Rate code (See Definitions)	490	470	470	490
Meter #/Service ID #	40084307	40438444	40436620	40280278
Billing period	09/25/20 - 10/26/20	09/25/20 - 10/26/20	09/25/20 - 10/26/20	09/25/20 - 10/26/20
Billing days	31	31	31	31
Billing multiplier	-	60	160	-
Energy use kWh	8,272	136,745	279,383	2,511
Actual demand kW	24	295	728	11
Power factor %	100.0	83.0	86.7	100.0
Adjusted demand kW	24	320	756	11
Summer peak kW	-	329	1,025	-
50% of summer peak kW	-	165	513	-
Peak demand month	-	July 2020	July 2020	-
Tariff minimum demand kW	-	200	200	-
Billing demand kW	24	320	756	11
Cost of fuel per kWh	.020164	.020164	.020164	.020164

Charges

Basic service fee	\$22.73	\$118.40	\$118.40	\$22.73
Energy use	425.73	1,701.65	3,476.65	144.49
Demand	96.82	5,168.00	12,209.40	30.57
Fuel used in power generation	166.80	2,757.33	5,633.48	50.63
Property tax surcharge	7.96	131.55	268.77	2.42
Transmission	119.36	1,513.87	3,576.52	36.23
Energy efficiency	1.96	32.41	66.21	.60
Total current charges	\$841.36	\$11,423.21	\$25,349.43	\$287.67