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| **County Administration Building**  **404 Elm Street**  **Rockford, Illinois 61101** | **Ann Johns**  **Director of Purchasing**  **Phone: 815-319-4380**  **Fax: 815-319-4381** |

**June 28, 2019**

# ADDENDUM ONE

**GUARANTEED ENERGY SAVINGS CONTRACT**

**REQUEST FOR PROPOSAL 19P-2180**

*Bidders are required to indicate on their Quote Form 19P-2180 (Page 23) that they have received and acknowledged this addendum*.

Any questions should be directed to the Purchasing Department, 404 Elm Street, Room 202, Rockford, IL 61101 or by telephone 815-319-4380, or email Ann Johns at [purchasing@wincoil.us](mailto:purchasing@wincoil.us).

**The following are Questions that were submitted, followed by the County’s responses:**

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| 1. **What are your goals and the County goals for the project?**   **We are seeking a Contractor to provide a program for achieving energy, operational and capital cost avoidance savings in County owned buildings through ESPCs, a profession service based on value. We need guaranteed energy savings performance contracting.**   1. **You mentioned roof repairs/replacements, but want to know if there are any other improvements that you are targeting.**   **Yes, including the following; Upgrade Fire Panel, Facility Management, Retrocommission BAS, Restore RTU’s, Elevator Motor Regeneration, Replace Hot Water Boilers, Restoration of 2 RTUs and Small CU, Replace 2 RTUs and 2 CUs, New Windows, New Roof, Retrofit Interior and Exterior Lighting to LED, Install BAS, Recommission BAS, Restoration of Split Systems, Expand BAS to Replace Pneumatics, Restore Rooftop Equipment, Building Weatherization, Replace Rubber Roof, Replace Hot Water Boilers (Including Domestic), Replace Flat Roof Section, Recommission Boilers, Replace Cooling Tower, Restore Condensing Units, Replace Exterior Doors, Air-Handler Improvements, Decommission Kitchen Boiler, Destrat in Cafeteria.**  **We do not need improvements in the areas of IT, Fleet Fuel or Telephone.**   1. **Is your intent to use a bond on this project or would you like to do a truly “budget neutral” project that is not going to require additional tax payer dollars?**   **We prefer not to bond. We prefer a budget neutal project.**   1. **What is the scope of the energy savings contract that you are looking for?**   **We are seeking a Contractor to provide a program for achieving energy, operational and capital cost avoidance savings in County owned buildings through ESPCs, a profession service based on value. We need guaranteed energy savings performance contracting.**   1. **Is it strictly in electrical only or is it savings in all utilities as well as other asset management cost?**   **Everything**   1. **Are you only looking for energy-saving proposals that would affect all agencies versus may be some smaller proposals that would only benefit certain agencies within Winnebago County?**   **All departments together, since we function as one unit of Government.**   1. **Pg. 3 Qualified Provider and Pg. 20, 2.10 Key Personnel: Will the County consider adding (1-page maximum) for key personnel resumes to demonstrate experience and training as referenced on page 3 – Qualified Provider?**   **Yes, see revised Offer Proposal Requirements, Attached**   1. **Pg. 20, 2.7: Can the results for projects completed during the previous fiscal year be included in an Appendix?**   **Yes**   1. **General: Will the County consider adding a section for “Other” – additional information not requested in the RFP that the Proposer believes will benefit the County?**   **Yes, see revised Offer Proposal Requirements, Attached**   1. **Executive Summary (limited to two pages) asks the Proposer to call out differentiating characteristics, can we use an Appendix for this?**   **No, we revised the Executive Summary page limit to 6- See Attached.**   1. **Can we add Appendices for supplemental supporting data?**   **Yes**   1. **Related to the general schedule, what is the timeline in which the County proposes to evaluate and select a provider?**   **Max of 120 days**   1. **Has the County previously entered into a guaranteed energy savings contract? If so, are those projects still within the guarantee period?**   **No**   1. **Are there specific goals or needs the County is trying to specifically address as part of this project or will you be looking for the selected provider to propose recommended improvements during the Investment Grade Audit?**   **We know of some goals (Roofs, HVAC, Boiler, etc.), however, the Investment Grade Audit will be key.**   1. **Will you be requiring the selected provider to have the ability and willingness to apply for and guarantee all available Comed Rebates?  Requiring them to be a registered Comed Trade Ally and part of the Comed Building Tune up program?**   **Yes, required.**   1. **Will the County be requiring transparent itemized pricing during the Investment Grade Audit showing breakouts of Project Management costs, engineering costs, material markups and measurement & verification costs, etc?**   **Yes, this will be required.** | | | | |
| **The following are clarifications that are requested by the County:**   1. **Include your annual measurement and verification costs/fees.** 2. **Include Open Book Pricing (Project Management Fees) as part of your Proposal.** | | | | |
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**END OF ADDENDUM ONE**