

Request for Qualifications/Proposal

Solano Community College District
HVAC and EMS Efficiency Project Implementation
Fairfield, California



Request for Proposals
March 6, 2014

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I. NOTICES**A. Statement of Qualifications**

NOTICE IS HEREBY GIVEN that Solano Community College District of Solano County, California, hereinafter referred to as the District, will receive up to, but no later than **April 4th 2014**, a **Statement of Qualifications/Proposal (SOQ/P)** from qualified General Contractors for, “**HVAC and EMS Efficiency Project Implementation**” design build services, proposing their firm as best qualified to provide above mentioned services.

General Contractor (hereafter referred to as VENDOR) required to submit a SOQ/P in writing (1) unbound original, five (5) bound copies and an electronic flash drive copy of the completed SOQ/P in a sealed envelope or box identified as “**RFQ/P SOLANO COMMUNITY COLLEGE DISTRICT, HVAC AND EMS EFFICIENCY PROJECT IMPLEMENTATION**” with the Respondent’s name and address clearly indicated.

Refer to District web site <http://www.solano.edu/purchasing/> for RFQ/P documents and requirements. **Please submit a Statement of Qualifications/Proposal to:**

Solano Community College District
Attn: Laura Scott, Purchasing Department
360 Campus Lane, Suite 201
Fairfield, CA 94534

Mandatory Bidders Conference: A mandatory pre-proposal conference, including buildings walk through, will be held on **March 13, 2014** beginning at - **11:00 AM until 1:00 PM, Fairfield Campus in Building 1400, Room 1421.** Fairfield Campus address is 4000 Suisun Valley Road, Fairfield, CA 94534. This conference will provide an opportunity to discuss and clarify this RFQ/P, submission requirements and will include a tour of the site and each building mentioned in this RFQ/P. Additional information may be provided at the District’s website (<http://www.solano.edu/purchasing/>). However, nothing said or represented during this conference shall be deemed to modify the requirements of this Request for Qualifications/Proposal (RFQ/P) unless followed by a written addendum. Individuals attending the mandatory pre-proposal meeting must be employees of the firm with identified business cards.

VENDORS may submit written questions until **March 26th, 2014**. All communications must be in writing only, submitted by electronic mail, directed to the address and contact person listed below. No oral questions or inquiries of any kind or contact with board members or SCCD staff will be allowed. Written questions received by 5:00 PM on **March 26th, 2014** will be answered in writing and returned to all teams by **March 28th, 2014**. Anonymity of the source of specific questions will be maintained in the written answers. Written questions received after **5:00 PM on March 26th, 2014** will not be answered. Questions must be submitted in writing via email to: Ali Gharaviram, Senior Project Manager, Kitchell CEM, agharaviram@kitchell.com. **No telephone calls please.**

B. Additional Site Investigation

If a VENDOR needs additional access to the site, submit a written request to Kitchell CEM via the email below. Access will be provided through **APRIL 2nd, 2014**. Arrangements must be made sufficiently in advance of that date in order to be accommodated.

Ali Gharaviram, Senior Project Manager
Kitchell CEM
agharaviram@kitchell.com

C. Addenda

Written addenda will be e-mailed by close of business on **March 28th, 2014**, to each VENDOR. SCCD will not be bound by any oral representations, clarifications, or changes made to this RFQ/P unless provided to all VENDORS in written addenda form.

D. Technical Review

After receipt of the proposals, the SCCD Proposal Evaluation Team shall conduct a review of the proposals. During the Technical Proposal Evaluation, it may become necessary for the Evaluation Team to issue Requests for Clarification to the VENDORS. These requests may be necessary to enable the evaluators to best understand the VENDORS response(s). Requests for Clarification may be in the form of a written request issued by the Evaluation Team.

E. Proposal Interviews

It may also be necessary at the discretion of SCCD to conduct individual interviews with one or more of the VENDORS who submitted proposals. The vendors will be notified of the time and exact location in advance of any interview.

The purpose of this interview is to confirm information provided in Proposals submitted by the Vendors. This will also be another opportunity for Technical Proposal Evaluators to request additional clarifications. In these interviews, the Vendor may expand on the information provided in their proposal, and will respond to questions from the Selection Committee. Each Vendor shall have their proposed project manager, project managers from each major sub-consultant, lead designers in each major discipline, site superintendent and other key personnel assigned to the project as shown on the organizational chart present as the primary representatives during this process.

F. Restrictions on Lobbying and Contacts

For the period beginning on the date of the issuance of this RFQ/P and ending on the date of the award of the contract(s), no person or entity submitting in response to this RFQ/P, nor any officer, employee, representative, agent, or consultant representing such a person or entity, shall contact through any means or engage in any discussion regarding this RFQ/P, the evaluation or selection process/or the award of the contract(s) with any member of the SCCD's Governing Board, selection members, or any member of the Citizens' Oversight Committee, or with any employee of SCCD except for clarifications and questions as described herein. Any such contact shall be grounds for the disqualification of the VENDOR services entity submitting a SOQ/P.

G. Limitations

SCCD reserves the right to contract with any entity responding to this RFQ/P. SCCD makes no representation that participation in the RFQ/P process will lead to an award of contract or any consideration whatsoever. SCCD shall in no event be responsible for the cost of preparing any proposal in response to this RFQ/P. The awarding of the contract, if at all, is at the sole discretion of SCCD.

SCCD reserves the right to reject any or all SOQ/P, to waive any irregularities or informalities not affected by law, to evaluate the SOQ/P submitted, and to award a contract, if any, according to the SOQ/P which best serves the interests of SCCD at a reasonable cost to SCCD.

H. No Discrimination

SCCD hereby notifies all VENDORS that it will affirmatively insure that, in any contract entered into pursuant to this solicitation, minority business enterprises will be afforded full opportunity to submit its response to this RFQ/P and no respondent will be discriminated against on the grounds of race, color, sex, age, ancestry, religion, marital status, national origin, medical condition or physical disability on consideration for the award.

END OF SECTION

II. PROJECT OVERVIEW**A. Contract Scope**

Solano Community College District (SCCD) is seeking proposals from interested and qualified General Contractors with design build experience on energy retrofits, hereinafter referred to as VENDOR to implement the design and construction of the following HVAC and EMS Energy Efficiency and Conservation projects for the SCCD. Bridging documents have been prepared to define the scope in more detail:

1. Change Constant Air Volume (CAV) systems to Variable Air Volume systems in 8 buildings on the main campus. This will require replacing existing reheat coils, adding VAV boxes and modifying ductwork. New thermostats will be required which include CO2 and motion detection. The air handling units to receive Variable Frequency Drives. See exhibits A, B and C for EMS point list, sample graphics and bridging drawing documents.
2. Provide open protocol DDC control system for new VAV boxes, new reheat coil valves, new room temperature, CO2 and motion sensors, new AHU and fan VFD's. EMS system shall be BACNet compatible, non-proprietary, open architecture system and reside on the SCCD server located in building 100. Real time graphics shall be developed similar to the examples provided in exhibit B. Consistency of graphics makes trouble shooting and maintenance easier. Information on the DDC system shall be accessible from any computer on campus via appropriate password security level control.
3. The replacement of duct-board duct work will follow SMACNA requirements for galvanized sheet metal system. All ceiling removal, replacement and patching to accommodate the installation is to be included. Ductwork is being replaced on the supply side up to the new VAV boxes (designed and installed per industry). All ductwork past the VAV boxes and on the return side is low pressure ductwork and will be repaired as necessary due to the VAV installation (See exhibit C for scope)
4. Replacement of AHU-1600 and EF 1 and 2 on building 1600. (See exhibit C for scope) Contractor is to assume that the unit will be heavier than the existing unit and the contractor will have to include structural design and installation of structural components within their pricing structure.
5. Cooling tower fan variable frequency drives. (See exhibit C for scope)
6. Provide isolation valve on the main water feed to the pool building. (See exhibit C for scope)
7. The bridging documents are an aid in identifying the scope and existing conditions based upon previous design drawings and some field verification. It is the design builder's responsibility to provide 100% construction drawings to provide the scope outlined in 1-6 above. Review drawings and conduct a site survey to verify the information provided.
8. As an add alternate provide;

- a. Re-commissioning of the energy management system. See exhibit A for proposed and existing point list. The actual point list may be different depending on the actual design builder's final design. Exhibit B shows the type of graphics required.
- b. Modify the existing Delta Energy Management reporting that is in building 1300 so that the graphics are changed to look like those of the Allerton system for consistency. Change access from the internet to reside on the SCCD server.

B. Project Cost

It is anticipated that this project will cost between \$6M and \$8M. The funds for the project will be provided by SCCD. Only VENDORS who have experience in providing services on projects of this size or above will be considered.

Only submissions by qualified VENDORS, holding a B license recognized by the State of California, will be considered. Responses from other parties shall not be considered.

SCCD prefers VENDORS who are not affiliated with any specific product line or brand, who have the ability to provide the SCCD with the highest quality and most efficient products at the best possible price.

C. Schedule

The HVAC and EMS Efficiency Project Implementation shall be completed no later than **August 9th, 2015**. All buildings shall be available for class. The following tentative dates indicate when there are minimal to no classes; 5/21/14 thru 8/8/14, 11/27/14 thru 12/1/14, 12/13/14 thru 1/11/15, 2/13/15 thru 2/17/15 and 5/22/15 thru 8/9/15. During summer months there will be summer classes which require the vendor to coordinate around class schedules. To support this scheduled completion date, the following schedule is established for the VENDORS. SCCD reserves the right to modify this schedule at any time.

REQUEST FOR PROPOSALS

Issue RFQ/P Documents.....	2/27/2014
Mandatory Pre-proposal Conference/Site Walk.....	3/13/2014
Question and Answer Period	3/6/2014 – 3/26/2014
Proposals Due.....	4/4/2014
Interviews if Needed.....	4/17/14 – 4/21/2014
Vendor Notice of Intent to Award	5/7/2014
Notice To Proceed	5/14/2014

POST-CONTRACT AWARD

100% design documents submittal phase 1.....	6/14/2014
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HVAC work completed phase 1.....	8/8/2014
50% design documents submittal phase 2.....	7/14/2014
100% design documents submittal Phase 2.....	8/14/2014
Submittals to DSA for phase 2 HVAC work.....	9/14/2014
HVAC work completed phase 2.....	8/9/2015
Final Acceptance.....	8/16/2015

D. Roles and Responsibilities

The roles and responsibilities of the SCCD and the VENDOR are summarized below and set forth in detail in this RFQ/P.

1. VENDORS Responsibility:
 - a. The VENDOR, including VENDOR'S designees, selected for contracting services shall be responsible for the design, procurement and implementation of specified energy efficiency and capital improvement projects at SCCD facilities. A detailed review of related HVAC and EMS systems, engineering design, and analysis of SCCD's facilities shall also be included in the scope of responsibilities. Timely implementation of this project is of the essence. VENDOR shall also be responsible for obtaining all declared rebates from the public utility (PG&E) or any other declared source naming the SCCD as the Payee.
 - b. The VENDOR shall be responsible for developing a schedule to complete the work in two phases. Phase one work shall be accomplished this summer for work not requiring DSA approval. An example of these are the valve work in building pool, variable frequency drives in building 2000, variable frequency drives in building 1700 and HVAC and exhaust fan replacement in building 1600. The VENDOR may also identify other work not requiring DSA approval and complete as necessary to meet the schedule.
 - c. The VENDOR shall be responsible for identifying work that requires DSA approval and obtain it before starting any of that work.
 - d. VENDOR shall be responsible for the generation of all bid documents and the bid management process for any subcontractors hired by VENDOR for this project.
 - e. VENDOR understands they are proposing a complete turn-key project, inclusive of all trades and components necessary to provide a quality installation to SCCD standards. VENDOR also understands VENDOR'S proposed costs represent the total cost for all services provided including materials, labor, taxes, delivery, Payment & Performance Bond, insurance and any other ancillary

charges that may be incurred, including removal and disposal of all replaced components.

- f. VENDOR shall be responsible for maintaining a safe work environment for their employees and subcontract employees to OSHA standards at all times. VENDOR shall maintain a clean and orderly jobsite and shall stage all components in order to minimize disruption of College operations.
- g. VENDOR shall maintain a sufficient work force and equipment to adequately service the requirements of the SCCD and to remain within approved construction schedules. A qualified supervisor or designated lead person with the ability to communicate with SCCD staff in English shall be at the work site during all periods in which VENDOR or its designees are providing services.
- h. VENDOR shall indemnify and hold harmless the SCCD against all liability and property damage for actions connected to the VENDOR's work for the SCCD.
- i. Prior to award of a contract, VENDOR shall provide SCCD with a 100 percent project value bond for its faithful performance.
- j. The successful VENDOR shall procure and maintain in effect during the life of the agreement commercial general liability insurance in amount not less than \$2,000,000 each occurrence, \$4,000,000 aggregate, comprehensive automotive liability insurance in amount not less than \$4,000,000, and workers compensation insurance in accordance with the Worker's Compensation Act of the State of California to adequately protect the interests of SCCD for all labor employed by the contractor. In addition, professional liability insurance coverage shall be in force according to the requirements for engineering design work in the State of California.
- k. Evidence of required bonds and insurance shall be presented prior to commencing work. Insurance policies to be carried under the agreement shall not be changed or canceled without prior written notification to the SCCD throughout the duration of the Project.
- l. Time is of the essence for all Work under the contract. It is hereby understood and agreed that it is and will be difficult and/or impossible to ascertain and determine the actual damage that the District will sustain in the event of and by reason of Design-Builder's delay; therefore, Design-Builder agrees that it shall pay to the District the sum of \$1500 per day as liquidated damages for each and every day's delay beyond the Final Completion Date

that Final Completion is not achieved. It is hereby understood and agreed that this amount is not a penalty

- m. In the event that VENDOR fails to correct a performance deficiency within 48 hours of SCCD notification, excluding weekends, SCCD may, without prejudice to any other remedy, (1) withhold payment, in whole, or in part, to such extent as may be necessary to protect the District from loss or (2) make good such deficiencies and adjust the total Contract Price by reducing the amount thereof by the cost of making good such deficiencies.
 - n. VENDOR shall be responsible for scheduling work between 8am and 5pm Monday thru Friday where possible. The majority of Contractor's work shall occur so as not to cause any disruption to College services or SCCD staff during normal work hours. Work may have to occur before 8am or after 5pm and on weekends in certain circumstances to reduce the effect on college operations. No additional cost will be incurred by SCCD due to work done outside normal work hours. VENDOR shall also be responsible for coordinating scheduling with the SCCD. VENDOR shall provide a construction schedule acceptable to the SCCD prior to the commencement of any work. Two week look ahead schedules shall be provided to SCCD so that sufficient time is available for SCCD to coordinate any required rescheduling of college activities.
 - o. It is understood and agreed that the VENDOR and its subcontractors shall pay its employees and/or subcontract workers in accordance with the provisions of Section 1770 *et seq.* of the California Labor Code.
 - p. The VENDOR shall obtain all required permits and DSA approval where required including close out with DSA once the project is completed.
2. SCCD will provide:
- a. VENDOR access to all facilities covered by the contract.
 - b. VENDOR access to all required work areas to perform the task.
 - c. SCCD staff shall be available to VENDOR during normal work hours for consultation and clarification of task assignments.
 - d. Any hazardous material survey information that affects the VENDORS work.
 - e. A review of design documents, submittals and construction progress by SCCD staff and Construction Project Management consultants for

adherence to contract terms.

- f. Building Department, DSA IOR and any Fire Department Inspection.
- g. Progress payments for design and construction.
- h. Payment of Permit and inspection fees.
- i. Access to record drawings of existing buildings.

E. Contract Type

This contract will be covered by California Government Code section 4217.10 *et seq.* VENDORS must thoroughly review the contract included herewith and must identify any term or condition of the contract which the VENDOR requests modifying or deleting existing provisions or adding new provisions. VENDORS must set forth a clear explanation of what modification would be sought and specific alternate language. SCCD will review but is not obligated to accept any proposed changes.

F. Substitutions

The materials, products, systems, sub-systems and components described in the exhibits and shall establish the minimum standards of required performance, function, appearance and quality to be met by each submittal. VENDORS are encouraged to exceed the specified minimum requirements within the approved contract amount and note it as added value. Products that are equal to those shown will be acceptable to SCCD.

Any substitution or exception request must be submitted in writing to SCCD during the formal question and answer period. Failure to make such written request is at the sole and exclusive risk of the VENDOR. Substitutions or exceptions not authorized by SCCD will not be allowed.

Products or workmanship described or included in VENDOR'S proposal which exceed the minimum requirements of these RFQ/P documents are binding on the VENDOR and shall not be eliminated, modified, or substituted for in any way unless specifically approved in writing by the SCCD.

G. Reservation of Rights

This solicitation does not commit SCCD to enter into an agreement, to pay any costs incurred in preparation of any response to this RFQ/P, or to procure or contract for services or supplies. SCCD reserves the right to accept or reject any or all submittals, to enter into a contractual agreement with any qualified VENDOR or agent thereof, and to cancel in part or in its entirety this solicitation if it is most advantageous and in the best interest of SCCD to do so. SCCD

reserves the right to require any VENDOR to submit additional design and construction information, technical information or revisions to its submittal as may be needed to ensure the project conforms to all design, program and performance criteria included in this RFQ/P.

Any proposal submitted by a VENDOR who has not attended the mandatory pre-proposal meeting and subsequent walk through shall be rejected.

SCCD reserves the right to reject a submittal if it is not in full and complete compliance with the requirements and formats specified in this RFQ/P, to reject a submittal which omits or fails to complete any portion of the required documents, to reject a submittal which is in any way incomplete or irregular, or to reject a submittal upon evidence of the VENDOR having engaged in any communication, contact, or other activity prohibited by this RFQ/P.

SCCD reserves the right to waive any informality or irregularity in any submittal received, to reject any or all submittals, to re-solicit for submittals, and to accept the submittal which, in its sole judgment, is most advantageous to SCCD and in SCCD's best interest.

SCCD reserves the right to publicly display any information, proposal or other materials submitted by any VENDOR in response to this RFQ/P. Any language purporting to render all or portions of any proposal confidential or proprietary shall not be binding on SCCD.

END OF SECTION

III. SUBMISSION REQUIREMENTS

A. Modification of Submittal

Prior to the time and date for receipt of proposals, a proposal may be modified upon written notice to SCCD; provided, however, the modified proposal is received by SCCD by the submittal delivery date specified herein. After the specified delivery date, a proposal may not be modified. It is the sole responsibility of the VENDOR to ensure that the modified submittal is received by SCCD no later than the submittal delivery date and time specified herein.

B. Form and Style of Submittal

Submit documents as indicated in this RFQ/P. Any delineation or alteration of forms, material, or figures inserted by the VENDOR must be initialed by the party under whose name and signature the submittal is made. The submittal shall not and may not qualify the requirements of this RFQ/P, including design, performance, and program requirements, in any manner.

Failure to provide all required data, forms, and documents may cause the proposal to be rejected by SCCD and result in disqualification of the VENDOR.

C. Bound Volumes

Submit documents in an 8-1/2" x 11" loose leaf 3-ring hard cover binder, with tabs and an index. Firms are required to submit a Statement of Qualification in writing (1) unbound original, five (5) bound copies and an electronic flash drive copy of the completed SOQ. Each submittal shall be limited to a maximum of fifty (50) pages (double sided counts as two pages), excluding covers and tabs, and shall be organized in accordance with the following outline. SCCD will allow a maximum of 5 exhibits sized to 11' X 17" to clarify any data within the 50 page limit.

1. **Cover Letter:** The cover letter shall provide a statement accepting the terms of this RFQ/P or noting specific exceptions taken to any of the terms and conditions specified in this RFQ/P. The names, telephone/fax numbers and email address of person(s) authorized to provide any clarification requested. The letter must be in the name of and signed by the legal entity that will execute the VENDOR contract.
2. **Table of Contents:** Include a detailed table of contents for all sections of the submittal.
3. **Executive Summary:** Responses shall include an abstract of no more than two (2) pages on the VENDOR'S unique qualifications and services. Highlight any added value that VENDOR is proposing above

and beyond that shown in this RFQ/P.

4. **Background:** VENDOR shall submit a description of the firm's organizational structure, history and legal status (i.e., partnership, corporation, etc.). Provide general information on the responding firm, including; name, business address, local telephone number, officers of the firm, and contact person for this project. Indicate the age of the company, number of years in performance contracting, number of guaranteed performance contracts, and the firm's approach to performance contracting. Clearly state VENDOR's qualifications and ability to provide the services specified in this RFQ/P. Also include a complete description of the firm's local branch or office service strength and capabilities. In the cost proposal envelope provide the financial statement for 2012.
5. **Project Team:** Provide an organizational chart of the project team. Provide a list of the personnel to be used on this project, the company who they work for, their education and how long they have worked for the company. A one page resume including, experience, and any other pertinent information shall be included for key team member assigned to this project. The project manager who will be responsible for overall management shall be shown first followed by the superintendent who will manage on site day to day activity. Key team members will be shown next.
6. **References:** The VENDOR shall include three (3) references for each company which shall indicate the prior relevant work experience of the General contractor, (HVAC) sub-contractor,(EMS) sub-contractor and designer of a type and size similar to the one being proposed on including higher education and DSA experience. Provide the references, organization, name, title, phone number and address. References shall be from clients who can verify the type of contract and work performed. The references should be notified in advance of SCCD calling them and be able to answer the following questions:
 - a. What type of contract did the VENDOR have with the reference?
 - b. Did the contract include energy and cost saving?
 - c. Did the contractor perform the work on time?
 - d. When was the contract started and completed?
 - e. What was the initial cost of the work?
 - f. What was the final cost and % of change orders?
 - g. What was the payback calculated to be and is the reference on track to achieve the payback stipulated?
 - h. Did the contract include both energy and O&M savings?
 - i. Did the scope of work include HVAC modifications and EMS upgrades?
 - j. Was the contractor easy to work with?
7. **Experience:** Include 5 projects from the General Contractor showing

design build experience and 5 projects each from the VENDORS HVAC, EMS and Design sub-contractors that show the experience of providing the services outlined in this RFQ/P. At least three (3) of the (5) projects each shall be from campus style education facilities requiring DSA approval. The selection criteria are shown in section IV "Evaluation & Award". Experience at California Community Colleges will score higher points in this category.

8. **Technical Approach:** Provide a detailed description of how the VENDOR would approach the following:
- a. Indicate the VENDORS approach to verifying the scope of work shown in section II.A.1-6 and exhibits A thru C contained in this RFQ/P document, describing in narrative format the systems, subsystems, materials, equipment, and design solutions proposed, including the intended approach to coordinating / integrating various systems
 - b. Indicate the VENDORS approach to the design of improvement measures and a comprehensive solution that addresses all aspects of energy and operating cost reduction.
 - c. Indicate VENDOR's approach to project the energy and cost savings associated with each energy conservation measure. Describe the methodology, tools, formulas, and reporting of energy and cost savings.
 - d. Describe how your projections are validated by PG&E for rebates if any and how you ensure that the equipment used on this project meets PG&E rebate requirements.
 - e. Indicate the VENDOR's approach to managing the project and sub-contractors
 - f. Provide a design and construction plan for each building, including a schedule that shows milestone activities, that indicates how the VENDOR proposes to complete the scope of work. Indicate methods used to accelerate the schedule where possible and any additional cost that may result from an accelerated schedule. Indicate which projects could be completed this summer without DSA approval. Also which projects would require DSA approval and when would they be implemented.
 - g. Indicate what part of the project the VENDOR could complete during the summer of 2014.
 - h. Describe the various responsibilities and coordination of your team members for effective project management.
 - i. What responsibilities would SCCD staff incur during construction?
 - j. Provide detailed information on the training programs available to in-house maintenance personnel, including course content, location, schedule, and number of trainees. The respondent may also include programs

available for promoting energy awareness among SCCD staff.

- k. SCCD are extremely interested in providing student interaction and involvement with this project during design, construction and measurement and verification. VENDOR to provide information on how they would involve students in this project.

9. Financial Approach and Savings: Provide a detailed description of how the VENDOR would approach the following:

- a. Provide a break-down of the construction cost by each major element shown in section IIA 1-6.
- b. Describe the responsibilities that SCCD staff would incur to ensure they achieved the maximum energy and cost savings achievable.
- c. What restrictions on temperature and schedules would you recommend to achieve maximum energy and cost savings?
- d. Describe what risks could occur that would prevent SCCD from achieving the possible energy and dollar savings.
- e. Project the annual operating and maintenance savings for each of the measures shown in IIA 1-6. Also describe how the annual operation and maintenance savings were calculated.
- f. Provide a list of the potential federal, state, utility and manufacturers rebates that will be sought for this project.
- g. Describe any enhancements the VENDOR would offer SCCD to either reduce cost, increase energy savings or reduce O & M costs.

10. Declaration: A declaration (Exhibit D) that the entire proposal shall be valid for a period of ninety (90) days following the submittal date of the proposals.

11. Designated Subcontractors: The VENDOR shall provide a list of Designated Subcontractors.

12. Litigation: Indicate any pending, mediated and settled litigation issues and any current litigation issues that the VENDOR and any of the major sub-contractors have had within the past 10 years.

13. Insurance Requirements: Provide proof that the VENDOR can provide the insurance requirements listed in section II.H.1.j if awarded the contract.

14. Other Information: The VENDOR may include in this section of the submittal any additional information it deems appropriate, intended to clarify its Proposal, if such information will enable the SCCD and the Selection Committee to more fully review and evaluate the submittal. The format and content of such information is at the option of the VENDOR provided it is no larger than 8-1/2" x 11" or is bound into the document and folded to 8-1/2" x 11". Additional information relating to the qualifications or experience of the VENDOR or any of its members, other than that specifically requested as relates to designated subcontractors, shall not be included in this section of

the submittal.

D. Cost Proposal

A cost proposal shall be contained in a separate envelope marked “**COST PROPOSAL**”

Proposals shall clearly state the cost of all services. This information shall be shown on the cost proposal form “**EXHIBIT E**”. Contractor shall reference “**EXHIBIT G**” for manufactures that create minimum standards for all equipment replacement.

Certain EMS and VAV issues may arise during construction that was not previously identified. SCCD require a unit cost be provided with the cost proposal. Complete “**EXHIBIT F**” and enclose in the cost proposal envelope.

The quality of the products being offered to SCCD is extremely important and must meet SCCD standards. See exhibit G for the minimum standards for the major equipment and systems being provided. Within the cost proposal provide a list of the manufacturers that are being proposed to be used for major cost items such as VFDs, VAV boxes, Reheat Coils, HVAC units, and controls.

The final costs shall include all tasks and components to provide a complete, high quality, and turn-key installation. It is assumed SCCD shall bear no further costs for any change orders, oversights, miscalculations, omissions or mistakes. All additional charges shall be borne by the vendor. SCCD includes a 10% allowance for the project that the VENDOR will include in the price to address any unforeseen conditions, modifications, agency clarifications and upgrades. Approval by SCCD will be required prior to the use of these funds. The balance of the funds will be returned to SCCD after project completion.

Include in the cost proposal evidence that the VENDOR can obtain payment and performance bond for the amount of the contract. Indicate bonding company that the VENDOR may use. Upon notification of award the successful VENDOR will be required to obtain a payment and performance bond for the contract amount.

Include one (1) copy of the Proposal Forms along with the VENDORS security of bid bond, cashier's check, or certified check in the amount equal to ten percent (10%) of the project cost. If in the event the selected VENDOR chooses not to contract with SCCD for the design and construction of the project, the VENDORS security will be forfeited.

END OF SECTION

IV. EVALUATION AND AWARD

A. Selection Committee Members

A Selection Committee composed of at least 3 members will be appointed with responsibility to review submittals and make recommendations to the SCCD superintendent on the VENDOR to be awarded the contract.

B. Presentation to Selection Committee

One or more VENDORS may be given an opportunity to present its Technical Proposal to the selection committee if the selection committee feels it is necessary for clarification of proposals. The presentation should address issues such as:

- The qualifications and expertise of the VENDOR and designated subcontractors;
- An overview of the schedule of activities indicated what could be accomplished this summer.
- How the VENDOR intends to meet the requirements of the RFQ/P;
- Review of the VENDORS proposed Design and Construction Management Plan;
- Review of enhancements included in the bid amount to improve the value of services to SCCD.

The presentation shall be limited to materials included with the submittal. A maximum of thirty (20) minutes will be allowed for each presentation, followed by a twenty (20) minute question and discussion period. During the question and discussion period, clarification questions from the Selection Committee regarding the submittal may be directed to the VENDORS but no modification to the submittal will be allowed.

C. Basis for Selection

The Selection Committee will rank/score each Proposal based upon the criteria established in these RFQ/P documents. The following **two primary areas of evaluation will be considered – each of equal importance.**

1. Qualifications and Methodology (Percentage of Total Score - 50 %)

The manner in which the VENDOR has structured its team to deliver the project in an effective, efficient and collaborative manner and the methods used to implement the project. This shall include, but is not

limited to the items in Table A below:

Table "A" Qualification & Methodology Response	
Experience & Background	Points
Team background	10
GC Project manager	10
Superintendent	10
Key team members	10
References GC	10
References HVAC sub-contractor	10
References EMS sub-contractor	10
References design sub-contractor	10
Experience with community colleges	20
Experience with other campus facilities	5
Technical approach	
HVAC retrofit	25
EMS upgrade	15
Design	15
Energy savings and rebates plan	15
Design & construction plan	10
Project management plan	5
Training programs	5
Student Interaction	5
Chart "A" Total	200

Each category will be evaluated and awarded points up to a maximum of 200 points as follows:

- Below Average 0 – 100 of the available points.
- Average 101 – 150 of the available points.
- Excellent 151 – 175 of the available points.
- Superior 176 – 200 of the available points.

2. Financial Approach, Schedule and Best Value:

(Percentage of Total Score - 50 %)

The cost of construction of the project, schedule, potential energy, operational and maintenance savings as well as best value will be scored. The degree to which the VENDOR provides operational, functional, sustainability, schedule enhancements and best value as described in these RFQ/P documents will also be scored. The breakdown of this section are the items in Table B below:

Table "B" Cost, value & quality enhancements.	
Financial Approach	Points
Proposed cost	50
Accelerated schedule	25
Best Value Enhancements	25
List of Potential Rebates Available	20
O&M savings	20
SCCD responsibilities	15
Potential Energy savings calculations	15
Potential Cost Savings calculations	15
Potential Risks to reduce savings	15
Chart "B" Total	200

- M:** Moderate 0 – 149 of the available points.
- S:** Significant 150 – 174 of the available points.
- O:** Outstanding 175 – 200 of the available points.

SCCD will total the scores for **Qualifications and Methodology** and **Financial Approach, Savings and Best Value** as noted above, and rank them sequentially in order of highest to least points. SCCD may interview one or more proposers to clarify the written proposals. The award of the contract shall be made to the **VENDOR** whose proposal is determined, to be the most advantageous.

It is not necessarily SCCD's intent to obtain the lowest possible cost, but rather the best possible value. SCCD will make its selection after assessing the quality of the proposed products, services and lifecycle savings as well as the cost of the products and services. The District reserves the right to utilize California Government Code Section 4217.10-4217.18.

The results of SCCD evaluation and ranking of the **VENDOR** Technical and Cost Proposals will be final.

END OF SECTION

V. CONTRACT NEGOTIATIONS

A. Contract Execution

Immediately following selection of the highest ranked VENDOR, representatives of SCCD and the VENDOR will meet to review and finalize contract terms and conditions.

The VENDOR contract will be executed within a thirty (30) day period following award of the contract. In the event SCCD is unable for any reason to enter into a contract with the selected VENDOR within this period, SCCD reserves the right to terminate discussions with the otherwise successful VENDOR and, at SCCD's sole option, to enter into an agreement with the next best qualified VENDOR as determined by the Selection Committee.

All required insurance certificates, endorsements, and payment and performance bonds, and any other requirements of the Public Contract Code must be submitted to and approved by SCCD before SCCD will execute the contract.

B. Submittal Review

These RFQ/P documents and Addenda will become part of the contract executed with the successful VENDOR and will take priority over anything to the contrary included, whether directly or indirectly, in the submittal of the VENDOR. The basis for contract award and SCCD's review of subsequent design and construction activities for conformity will be this RFQ/P.

SCCD will meet with the VENDOR as required during the contract execution phase, and during design completion to discuss and review in detail the VENDORS design solutions and proposed enhancements for the purpose of confirming they meet the RFQ/P documents and which provides the highest possible level of functional, program and performance utility.

During the contract execution phase, the selected VENDOR may be required to provide SCCD with additional Documentation and clarification of its proposal, at no additional cost to SCCD. This proposal review period will continue for at least thirty (30) days following selection of the VENDOR to be awarded the contract.

C. Compensation Schedule

During negotiations a detailed milestone construction schedule shall be developed. Once accepted by SCCD the milestone schedule shall be the basis of compensation to the VENDOR. Invoices shall be submitted monthly based upon % complete of each milestone.

END OF SECTION

EXHIBIT A**EMS to Control: HVAC Systems****Energy Management System:**

- Provide an open protocol DDC control system for the new equipment being installed. EMS system shall be BACNet compatible, non-proprietary, open architecture system and reside on the SCCD server located in building 100. The DDC system addition shall include all components required to monitor and control the system via any computer on the campus via appropriate password security level control. EMS shall include all programming and GUI can be installed and monitored both onsite and remotely.

Provide control of the following:

- New Room Temperature/CO2/Motion Sensors
 - New DDC Controllers
 - BACnet Control of VFD's
 - New pressure sensors for VFD controls
 - VAV boxes and reheat coils
 - Upgrade Server as required to View graphics from Any Computer on site
 - Graphical User Interface (GUI) all control is point and click
 - All controllers shall use open ASHRAE 135 BACNet protocol
 - Full Admin rights to the system -- Nothing Locked out
-
- The attached spread sheets indicate the existing EMS points and new points required as a result of this upgrade. The spread sheets include buildings that are part of the HVAC upgrade and some that are not. The buildings that are not part of the HVAC upgrade have been provided to identify additional points required to be re-commissioned and included in alternate number one. Alternate number one shall include all the existing points shown on the attached spread sheets, including upgrading the real time graphics to show accurate information.
-
- The spread sheets were developed from a review of the graphics. It is the responsibility of the VENDOR to verify the accuracy of the spreadsheets and include all new points required to control all new VAV boxes, reheat coils, thermostats and VFDs.
-
- It is also the responsibility of the VENDOR to verify the existing system point accuracy for the re-commissioning cost provided for alternate number one.

EXHIBIT B

EMS Graphics

Energy Management System Graphics:

- Examples of the graphics required are attached. They are a guide, but in general the graphics will look very similar to those shown.
- The opening graphic for each HVAC system will be similar to annex bldg., bldg. 500 and bldg. 1700A.
- The second graphic will be similar to Bldg. 400 and Bldg. 800.
- The third graphic will be similar to Bldg. 900
- Real time data will be displayed on the graphics.
- Upgrade Server as required to View graphics from any computer on site.
- Graphical User Interface (GUI) all control is point and click.
- The opening screen shall be a map of the campus with building numbers shown. Clicking on the building will open up a second screen with a list of HVAC systems shown within that building. Clicking on the HVAC system will bring up the graphics of that system...

- As part of alternate number one, during re-commissioning, ensure all graphical displays are displayed correctly. A review of the graphic for building 400 indicates the following problems. Mixed air temperature is shown twice, one reads 48 F the other 65.8 F. Return air temperature is displayed twice, one reads 65.4 F the other 70 F, the supply air temperature is shown twice, one is 70 F the other 65,4 F. Mapping points to the graphics has been done incorrectly. Re- commissioning needs to correct these errors. In the bid for the alternate include an amount to replace 10% of existing sensors which may have malfunctioned.

Box Mode: Occupier Warmup Cooldown Afterhour

Space Temp: 69.5 °F Low Alarm

Box Heat: 100%

Current Airflow: 159 CFM

Size: 12.0

Cal Factor: 1.0

1.0

0.4

10.0

Properties

Graphic

Previous

	Occupied	Current	Inoccupied
Heating	71.0 °F	71.0 °F	55.0 °F
Cooling	73.0 °F	73.0 °F	85.0 °F

Zone Setpoint

Microset Zone Sensor: 72.0 Occupied

72.0 Occupied Stpt Hi

68.0 Occupied Stpt Lo

0.0 °F Current Microtouch Bias

0.0 Microtouch Bias Limit

Disabled Microset OFF Button

1.0 Heating Offset

1.0 Cooling Offset

55.0 Unoccupied Htg

85.0 Unoccupied Cla

Demand Control

0.0 °F Demand

Cooling

Heating

Operating Status

Zone Mode Control

Occupied Command

0.0 Afterhours Timer

9.5 Afterhours Limit

Temperatures

69.5 °F Space

156.9 °F Discharge Temp

54.2 °F Outside Air Temp

Warm Air In

159cfm Current Airflow

100% Heating Signal

0% Cooling Signal

Enabled Field Service

Damper Control

Check Corresponding Box To

300 Maximum Airfl

150 Minimum Airf

150 Reheat Airflc

150cfm Desired Airflow

159cfm Current Airflow

0% Need More

0% Est Damper

Force Damper Op

Force Damper Cl

Lock Damper Mo

Bldg 900-AHU-1 VAV Boxes

AHU									
AHU-1	AHU-1 SA	66.2 °F	AHU-1 Return Temp	71.0 °F					
Location	Unit	Status	Setpoint	Space Temp.	Current CFM	Desired CFM	SA Temp.	Htg Valve	
Office A916	26101	VAV-1	Occupied 70	61 °F	214	200	144 °F	100.0 % Open	
Office A935	26102	VAV-2	Occupied 70	63 °F	225	200	130 °F	100.0 % Open	
Office A938	26103	VAV-3	Occupied 71	72 °F	349	340	67 °F	10.1 % Open	
Office A932	26104	VAV-4	Occupied 70	70 °F	231	225	68 °F	0.0 % Open	
Office A903	26105	VAV-5	Occupied 68	71 °F	801	821	67 °F	0.0 % Open	
Office A911	26106	VAV-6	Occupied 72	66 °F	344	325	137 °F	100.0 % Open	
Corridor A945C	26107	VAV-7	Occupied 67	72 °F	301	300	113 °F	0.0 % Open	
I.T. A930	26108	VAV-8	Occupied 68	72 °F	395	390	67 °F	0.0 % Open	
Office A906	26109	VAV-9	Occupied 70	71 °F	622	625	102 °F	64.4 % Open	
Office A943	26110	VAV-10	Occupied 68	69 °F	305	300	67 °F	0.0 % Open	
Office A928	26111	VAV-11	Occupied 70	71 °F	260	250	67 °F	0.0 % Open	
Office A910	26112	VAV-12	Occupied 68	68 °F	246	250	67 °F	0.0 % Open	
Office A907	26113	VAV-13	Occupied 68	67 °F	311	300	102 °F	100.0 % Open	
Office A922	26114	VAV-14	Occupied 72	70 °F	157	150	157 °F	100.0 % Open	
Conference A902	26115	FPB-1	Occupied 72	71 °F	303	150	68 °F	20.9 % Open	

Occupied
 Warmup
 Cooldown
 Afterhours

Occupied
 Afterhours Timer
 0.0

70.0 ° Supply Air
 65.4 ° Return Air
 48.0 ° Mix Air Temperature

Disable UI
Supply Temperature Setpoint
 Manual Setpoint Control
 66.0 ° Current
 66.0 Manual/Startup
 65.0 Auto-Reset Setpoint
 55.0 Auto-Reset Setpoint
 90.0 Warmup Supply
 100 % Highest Cooling

Previous
 Text

Chilled Water
 Hot Water Request

OSA Temp
 50.0 °F

Return Temp
 70.0 °F

Cooling
 0 %

Heating
 0 %

start
Device 25141 (...)
10:08 AM

Bldg 500-AHU2

Device 5002

Model: VLC-1188

Tuesday, 2/4/2014 10:19:01AM

Command Mode	Controlling	SF Fan	RF Fan	Cooling Status	OSA Temp	Supply Air	Mixed Air	Economizer Status
<input checked="" type="checkbox"/> Occupied <input checked="" type="checkbox"/> Warmup <input checked="" type="checkbox"/> Cooldown <input checked="" type="checkbox"/> Afterhours	69.5 °F			Allowed 0 %	52.0 °F	63 °F	58 °F	Allowed 74 %

Cooling	
Occupied	69.0 °F
Unoccupied	85.0 °F
Current	69.0 °F

Previous
 Graphic
 Properties

Zone Setpoint

RA Zone Sensor

68.0 Occupied Setpoint

74.0 Occupied Stpt Hi Limit

66.0 Occupied Stpt Lo Limit

1.0 Heating Offset

1.0 Cooling Offset

60.0 Unoccupied Htg

85.0 Unoccupied Clg

55.0 Supply Temp Lo Limit

35 % Cooling Signal

Operating Status

Occupied Command Mode

0.0 Afterhours Timer

9.5 Afterhours Duration

69.5 °F Space Temp

63.1 °F Supply Temp

69.5 °F Return Temp

52.0 °F Outside Air Temp

0 % Heating Signal

0 % Cooling Signal

Runtimes

44495 Fan Runtime

10124 Filter Runtime

3000 Filter Runtime Alarm Setpoint

Filter Runtime Alarm

Miscellaneous

Fan Mode

1 Operating Mode

1 - Continuous

2 - Cycle Heating Only

3 - Cycle Heating and Cooling

Economizer

73 Economizer Lockout

10 Econ Min Position %

Bldg CHW Pump

Bldg CHW Pump

Auto

Bldg HW System

Bldg HW Pump

Auto

Bldg HW Valve

Auto

Temperatures

Bldg HW Supply Temp

Coil HW Supply Water Temp. 174 °F

CHW Coil

Coil CHW Supply Water Temp. 61 °F

Coil CHW Return Water Temp. 60 °F

start
Device 5002
10:19 AM

Operating Mode

- Occupier Occupied
- Warmup
- Cooldown Afterhours
- Afterhour 0.0

Bldg Pressure

-0.0" WC

Supply Pressure Control

Manual SP Control

0.00" Current

50.0 Manual/Startup

0.0 Auto-Reset SP Hi

0.0 Auto-Reset SP Lo

0.0 Warmup Pressure

0% High Need More

Previous

Supply Temperature

Supply Temperature Setpoint

Manual SP Control

70.0°F Current

70 Manual Setpoint

50 OA @ Hi SA Limit

65 Auto-Reset

80 OA @ LO SA Limit

50 Auto-Reset

50.0 Low Supply Temp.

Return Air Temp
69.9°F

Supply Air Temp
70.5°F

OSA
53.0°F

20 % Econ.
20 Econ.
72 Econ.
Economizer Allowed

Heating
24 %

Cooling
0 %

Command Mode	Space Temp	Unit Fan	Cooling Status	Heating Status	Economize Status	Heating	Cooling	Previous
<input checked="" type="radio"/> Occupier	68.5 °F		Allowed	Allowed	Allowed	66.0 °F	68.0 °F	
<input type="radio"/> Smoke			0 %	0 %	100 %	55.0 °F	85.0 °F	
<input type="radio"/> Afterhour						66.0 °F	68.0 °F	

Zone Setpoint

Microset Zone Sensor

67.0 Occupied

74.0 Occupied Stpt Hi

65.0 Occupied Stpt Lo

0.0 °F Current Microtouch Bias

0.0 Microtouch Bias Limit

Disabled Microset OFF Button

1.0 Heating Offset

1.0 Cooling Offset

55.0 Unoccupied Htg

85.0 Unoccupied Cla

Demand Control

0.0 °F Demand

Cooling

Heating

Operating Status

Occupied Command

0.0 Afterhours Timer

2.0 Afterhours Limit

68.5 °F Space

58.8 °F Supply

56.0 °F Outside Air Temp

56.6 °F Mixed Air Temp

0 % Heating Signal

100 % Cooling Signal

Runtimes

26446 Fan Runtime

8236 Filter

3000 Filter Runtime Set

SF Status RF Status

Miscellaneous

Fan Mode

1 Operating

1 - Continuous

2 - Cycle Heating Only

3 - Cycle Heating and

Economizer

75.0 Economizer

20.0 Econ Min

140.0 Supply Temp Hi

50.0 Supply Temp Lo

Enabled Field Service

90 Econ Damper Time

90 Heating Valve Time

90 Cooling Valve Time

Command Mode	Space Temp	Unit Fan	Cooling Status	Heating Status	Supply Air	Return Air	Economizer Status
<input checked="" type="radio"/> Occupied <input type="radio"/> Warmup <input type="radio"/> Cooldown <input type="radio"/> Afterhours	69.0 °F	 Auto	Allowed 0 %	Allowed 0 %	68 NF	67 NF	Allowed 10%

	Heating	Cooling
Occupied	69.0 °F	71.0 °F
Unoccupied	45.0 °F	95.0 °F
Current	69.0 °F	71.0 °F

- Previous
- Graphic
- Properties

Zone Setpoint

Microset Zone Sensor

70.0 Occupied Setpoint

80.0 Occupied Stpt Hi

65.0 Occupied Stpt Lo

0.0 °F Current Microtouch Bias

0.0 Microtouch Bias Limit

Disabled Microset OFF Button

1.0 Heating Offset

1.0 Cooling Offset

45.0 Unoccupied Htg

95.0 Unoccupied Clg

140.0 Supply Temp Hi Limit

50.0 Supply Temp Lo Limit

Enabled Field Service Mode

Operating Status

Occupied Command Mode

0.0 Afterhours Timer

9.5 Afterhours Limit

69.0 °F Space Temp

67.0 °F Supply Temp

67.9 °F Return Temp

54.0 °F Outside Air Temp

0 % Heating Signal

0 % Cooling Signal

Runtimes

56674 Fan Runtime

8637 Filter Runtime

3000 Filter Runtime Alarm Setpoint

Filter Runtime Alarm

Miscellaneous

Fan Mode

1 Operating Mode

- Continuous
- Cycle Heating Only
- Cycle Heating and Cooling

Economizer

75.0 Economizer Lockout

10.0 Econ Min Position %

Bldg HW System

200 HW Pump Auto

200 HW Valve 100%

Force OPEN

Bldg CHW Pump

200 CHW Pump Auto

200 CHW Valve

Force OPEN

Temperatures

HW Coil

Coil HW Supply Water Temp. 104 NF

Coil HW Return Water Temp. 91 NF

CHW Coil

Coil CHW Supply Water Temp. 68 NF

Coil CHW Return Water Temp. 69 NF

Force OPEN

Force CLOSE

EXHIBIT C**DRAWING**

- I. The following drawings are provided as an aid in identifying the scope and existing conditions based upon previous design drawings and some field verification. These drawings will be posted on the SCCD web site. VENDORS should make sure they have all the drawings that are listed below. It is the VENDORS responsibility to provide 100% construction drawings and conduct a site survey to verify the information provided.

SHEET NO.	SHEET TITLE
COVER SHEET	
G0.0	COVER SHEET
BLDG 100	
BR-100-1-FP	MECHANICAL FLOOR PLAN - BUILDING 100
BR-100-1-MZ	MECHANICAL MEZZANINE FLOOR PLAN & REHEAT SCHEDULE - BUILDING 100
BR-100-2-RP	MECHANICAL ROOF PLAN & SCHEDULE - BUILDING 100
BR-100-3-SC	HVAC CONTROLS DIAGRAM - BUILDING 100
BR-100-4-FRW	FIRE RATED WALLS & CEILINGS PLAN - BUILDING 100
BR-100-5-RCP	REFLECTED CEILING PLAN - BUILDING 100
BLDG 500	
BR-500-1-FP	MECHANICAL FLOOR PLAN & REHEAT SCHEDULE - BUILDING 500
BR-500-2-RP	MECHANICAL ROOF PLAN & SCHEDULE - BUILDING 500
BR-500-3-SC	HVAC CONTROLS DIAGRAM - BUILDING 500
BR-500-4-FRW	FIRE RATED WALLS & CEILINGS PLAN - BUILDING 500
BR-500-5-RCP	REFLECTED CEILING PLAN - BUILDING 500
BLDG 700	
BR-700-1-FP	MECHANICAL FLOOR PLAN & REHEAT SCHEDULE - BUILDING 700
BR-700-2-RP	MECHANICAL ROOF PLAN & SCHEDULE - BUILDING 700
BR-700-3-SC	HVAC CONTROLS DIAGRAM - BUILDING 700
BR-700-4-FRW	FIRE RATED WALLS & CEILINGS PLAN - BUILDING 700
BR-700-5-RCP	REFLECTED CEILING PLAN - BUILDING 700
BLDG 800	
BR-800-1-FP	MECHANICAL FLOOR PLAN & REHEAT SCHEDULE - BUILDING 800
BR-800-2-RP	MECHANICAL ROOF PLAN & SCHEDULE - BUILDING 800
BR-800-3-SC	HVAC CONTROLS DIAGRAM - BUILDING 800
BR-800-4-FRW	FIRE RATED WALLS & CEILINGS PLAN - BUILDING 800
BR-800-5-RCP	REFLECTED CEILING PLAN - BUILDING 800
BLDG 1400	
BR-1400-1-FP	MECHANICAL FLOOR PLAN & REHEAT SCHEDULE - BUILDING 1400
BR-1400-2-RP	MECHANICAL ROOF PLAN & SCHEDULE - BUILDING 1400

BR-1400-3-SC	HVAC CONTROLS DIAGRAM - BUILDING 1400
BR-1400-4-FRW	FIRE RATED WALLS & CEILINGS PLAN - BUILDING 1400
BR-1400-5-RCP	REFLECTED CEILING PLAN - BUILDING 1400
BLDG 1500	
BR-1500-1-FP	MECHANICAL FLOOR PLAN & REHEAT SCHEDULE - BUILDING 1500
BR-1500-2-RP	MECHANICAL ROOF PLAN & SCHEDULE - BUILDING 1500
BR-1500-3-SC	HVAC CONTROLS DIAGRAM - BUILDING 1500
BR-1500-4-FRW	FIRE RATED WALLS & CEILINGS PLAN - BUILDING 1500
BR-1500-5-RCP	REFLECTED CEILING PLAN - BUILDING 1500
BLDG 1600	
BR-1600-1-FP	MECHANICAL FLOOR PLAN & REHEAT SCHEDULE - BUILDING 1600
BR-1600-2-RP	MECHANICAL ROOF PLAN & SCHEDULE - BUILDING 1600
BR-1600-3-SC	HVAC CONTROLS DIAGRAM - BUILDING 1600
BR-1600-4 FRW	FIRE RATED WALLS & CEILINGS PLAN - BUILDING 1600
BR-1600-5-RCP	REFLECTED CEILING PLAN - BUILDING 1600
BLDG 1700	
BR-1700-1-FP	MECHANICAL FLOOR PLAN - BUILDING 1700
BR-1700-2-RP	MECHANICAL ROOF PLAN - BUILDING 1700
BR-1700-3-SC	HVAC CONTROLS DIAGRAM & SCHEDULE - BUILDING 1700
BLDG 2000	
BR-2000-1-FP	MECHANICAL FLOOR PLAN - BUILDING 2000
BLDG POOL	
BR-POOL-1-FP	MECHANICAL & PIPING FLOOR PLAN - POOL BUILDING

EXHIBIT D

I. DECLARATION

VENDOR acknowledges that they have read the enclosed Request for Qualifications/Proposal (RFQ/P) for the acquisition of a qualified design builder to provide complete implementation of specified projects in its entirety, has addressed all issues pertaining to this RFQ/P to the VENDOR'S satisfaction, acknowledges VENDOR'S ability to conform to all conditions of this RFQ/P, that all information submitted in this proposal is current and true, and that the undersigned is an authorized representative of the proposing firm. VENDOR also agrees that the proposal is valid for 90 days from the due date of the proposal.

Name of Proposer/Contractor (Person, Firm, or Corporation)

Signature of Proposer/Contractor's Authorized Representative

Printed Name & Title of Authorized Representative and date signed

EXHIBIT E

COST PROPOSAL FORM

1. Project Description

VENDOR shall provide a detailed description of each individual project listed below and include it in the cost proposal envelope. It shall be the burden of the vendor to conduct coordinated site visits to thoroughly describe the scope of work, construction schedules, proposed products to be utilized and any information which will validate the efficient implementation of a complete, turn-key project installed to SCCD standards. To maintain quality components, all components being replaced shall be like for like or equal.

A 10% allowance shall be shown on the cost proposal form. Use of the allowance will require the approval of SCCD. Any funds left in the allowance at the end of the project shall be returned to SCCD.

The add-alternate number two also has a percentage for replacement of malfunctioning analog and digital sensors. The VENDOR is to assume 10% of the analog and digital sensors have malfunctioned. The VENDOR is to note the quantity he has included in the price shown.

VENDOR shall utilize the attached Cost Proposal Form to document proposed project costs and potential rebates.

COST PROPOSAL FORM

ECM Description	Location	Project Cost	Estimated Rebates	Net Project Costs
HVAC	100			
HVAC	500			
HVAC	700			
HVAC	800			
HVAC	1400			
HVAC	1500			
HVAC	1600			
HVAC	1700			
Cooling Towers	2000			
Isolation valves	Pool			
Allowance 10%				
Total				
ADD alt 1	EMS Re-commissioning			
ADD alt 2, cost for sensor replacement	Note Qty. ----- Analog -----Digital			

EXHIBIT F

UNIT COST PROPOSAL FORM

- Furnish and install one (1) new VAV box with hot water reheat coil at locations that did not have a hot water coil. Provide associated ductwork, new hot water piping and controls to allow new installation. Interface with EMS.
Provide Cost \$ _____
- Furnish and install one (1) new VAV box with hot water reheat coil at a location that has a hot water coil. Provide associated ductwork, hot water piping modifications and controls to allow new installation. Interface with EMS.
Provide Cost \$ _____
- Furnish and install one (1) new VAV box and controls with the hot water reheat coil to remain in place. Provide associated ductwork modifications to allow new installation. Interface with EMS.
Provide Cost \$ _____
- Furnish and install 100 lbs of duct replacement over and above that shown on the drawings.
Provide Cost \$ ____/100 lbs
- Unit cost to provide EMS analog point including all wiring and graphics.
Provide Cost \$ _____
- Unit cost to provide EMS digital point including all wiring and graphics.
Provide Cost \$ _____

EXHIBIT G**MINIMUM STANDARDS****1. Acceptable manufacturers and standards**

The following manufacturers and standards are acceptable for this project

Description	Manufacturers or standards
Variable Frequency Drives (With bypass).	ABB, Robicon, General Electric
VAV Boxes	Titus, Krueger, Price
Reheat Coils	Titus, Krueger, Price
Reheat Coil Valves	Belimo, Griswold, Flow Control Ind.
Thermostats (Temp, CO2, motion)	Honeywell, Delta, Allerton
HVAC Unit	Carrier, Trane, York, Governair
Balancing	AABC or NEBB certified
Ductwork	SMACNA stds.