

**ADDENDUM NO. 2**

**OHIO TURNPIKE COMMISSION**  
682 Prospect Street  
Berea, Ohio 44017

**REQUEST FOR PROPOSALS FOR  
PROFESSIONAL SERVICES FOR AN ASHRAE LEVEL 2 ENERGY  
AUDIT AND REPORT**

ISSUE DATE:  
**NOVEMBER 30, 2012**

INQUIRY END DATE:  
**5:00 P.M., (EST), DECEMBER 13, 2012**

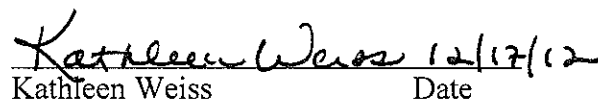
OPENING DATE:  
**2:00 P.M., (EST), DECEMBER 21, 2012**

**ATTENTION OF RESPONDING FIRMS IS DIRECTED TO:**

**ANSWERS TO QUESTIONS RECEIVED THROUGH THE END OF INQUIRY PERIOD  
AND DURING FACILITIES TOUR ON DECEMBER 11, 2012**

Issued by the Ohio Turnpike Commission on December 17, 2012. Issuance authorized by Richard Hodges, Executive Director and Kathleen Weiss, General Counsel.

  
Richard Hodges \_\_\_\_\_  
Date

  
Kathleen Weiss \_\_\_\_\_  
Date

**ANSWERS TO QUESTIONS RECEIVED THROUGH END OF INQUIRY PERIOD**

**Q#5** The email from the Commission stated “Please return one (1) original and two (2) copies.” Page 11 of the RFP states that one (1) original and three (3) copies should be submitted. Please advise.

*A#5 Please submit one (1) original and three (3) copies of the Proposal as stated in the RFP.*

**Q#6** RFP page 9 Part IX – Proposal Requirements item A. and item C. both include discussions of the firm’s experience, capabilities and qualifications. Are you seeking an overview of the firm and the detailed work plan for item A, and more detailed project descriptions and references in C.? Please advise.

*A#6 Subpart A of PART IX seeks information on the Responding Firm’s capability to perform the specific Services described under the RFP for the Commission, and Subpart C of PART IX seeks general descriptions of similar project services performed for other entities in the past and references for those projects*

**Q#7** RFP page 16 Part XV – General Terms and Conditions item H. Drug Free Workplace: As an out of state corporation we are not covered by the Ohio Bureau of Workers Compensation, and our state’s Worker Compensation does not have a similar/comparable Drug Free Workplace Program. Would it be acceptable to submit our company policy in place of proof of application or enrollment?

*A#7 Yes, a policy that substantially conforms to the requirements of the Ohio Bureau of Workers Compensation Drug Free Safety Program will suffice*

**Q#8** Earlier this year I inspected the OTC facilities as part of a bridge and facilities inspection project. Would it be possible to receive the facility audit reports for the inspections of the facilities included in this RFP?

*A#8 The Commission does not believe the reports are relevant to the ASHRAE Level 2 Services performed under the RFP*

**Q#9** Will copies of previous 24 months of utility bills be provided?

*A#9 Upon execution of an Agreement with the Selected Firm, the Commission will make these documents available.*

**Q#10 Are mechanical and electrical ‘as-built’ drawings available for all 4 sites**

*A#10 Upon execution of an Agreement with the Selected Firm, the Commission will make these documents available*

**Q#11 Are there detailed maintenance records kept for all equipment at all sites?**

*A#11 Depending on the equipment, records and general maintenance schedules will be made available to the Selected Firm after execution of an Agreement with the Commission.*

**Q#12 It looks like water is excluded from the scope. We suggest it be included.**

*A#12 In accordance with the RFP, Responding Firms may include facility items in their Proposal that “reduce energy consumption, lower total energy costs, and reduce waste.”*

**Q#13 Will we have access to the Invensys system while on site and off site?**

*A#13 The Selected Firm will only have on-site access to the Invensys System.*

**Q#14 Since occupancy level sensing will be a key component in future building management, and since we understand OTC is moving forward with occupancy sensing at another facility, will we be provided with all information on this system as part of the audit? So that we can include in the audit as appropriate.**

*A#14 Air quality sensing for HVAC control purposes is new to the Commission’s operations. Any information the Commission possesses will be made available to the Selected Firm.*

**Q#15 Will we be provided tenant operating schedules for each tenant?**

*A#15 Upon execution of an Agreement, the Commission will make this information available to the Selected Firm.*

**Q#16 Concession tenants are exhausting air that is first conditioned by OTC. We will have access to these exhaust systems to understand how the OTC system is being affected. However, they are on the load side of the sub-meters. Will we get access during the audit?**

*A#16 Yes, the Commission will provide the Selected Firm with access to inspect the vendor's exhaust systems*

**Q#17 Will someone on the Maint. staff be available at each site to answer questions during the audit?**

*A#17 Yes, the Commission will make its staff available during mutually agreeable times and locations as needed.*

**Q#18 The RFP is requesting for the audit to include a review of maintenance practices and determining remaining useful life. Determining useful life can require extensive testing and evaluation. As an example, an HVAC unit can be estimated to have 5 years of useful life if it is 15 years old. However a bearing in the compressor motor may be bad, which we would not know about unless a vibration analysis and thermal analysis was performed. Should we be looking at only estimating useful life based on generally observable criteria or should we plan on going deeper into the equipment and perform analysis (i.e., using instrumentation) on key components so a more detailed understanding can be reached on major equipment?**

*A#18 The Selected Firm may estimate the useful life of the equipment based on readily observable criteria, but should also recommend where a more detailed analysis is warranted*

#### **QUESTIONS AND ANSWERS FROM THE FACILITIES TOUR ON DECEMBER 11, 2012**

**Q#1 Will you provide a building footprint plan for each facility?**

*A#1 Yes, the building footprint site plans are provided with this Addendum No. 2.*

**Q#2 Are there underground storage tanks at the Boston Mills Maintenance Building? Are they within the scope of services for the facility?**

*A#2 Yes, but the fueling system is not within the scope of services to be performed under any contract executed pursuant to the RFP.*

**Q#3 Is the Maintenance Building a 24-hour a day operation?**

*A#3 Yes, but with a reduced staff during the overnight hours.*

**Q#4 Is the outside lighting at the Maintenance Building within the scope of services under the RFP?**

*A#4 Yes*

**Q#5 Are the exterior buildings on the Maintenance Building property within the scope of services under the RFP?**

*A#5 Yes*

**Q#6 What year was the Great Lakes Service Plaza constructed?**

*A#6 Construction of the Service Plaza commenced in 1998, and Final Acceptance occurred in 1999.*

**Q#7 Are the vendors at the Great Lakes Service Plaza charged for the cost of make-up air lost through vendor ventilation hoods?**

*A#7 No, this is not an itemized cost charged to the food vendors.*

**Q#8 Are the exterior lights at the Great Lakes Service Plaza within the scope of services?**

*A#8 The parking lot lights and lights attached to the building are included. Ramp lighting is not included*

**Q#9 Is there a snow melt system at the Great Lakes Service Plaza?**

*A#9 No*

**Q#10 Are the fuel vendor's systems at the Great Lakes Service Plaza within the scope of services?**

*A#10 No*

**Q#11 Is there electrical heating running underground at the Toll Plaza to the toll booths?**

*A#11 No. Air supply is sent overhead and there is electric re-heat within each toll booth*

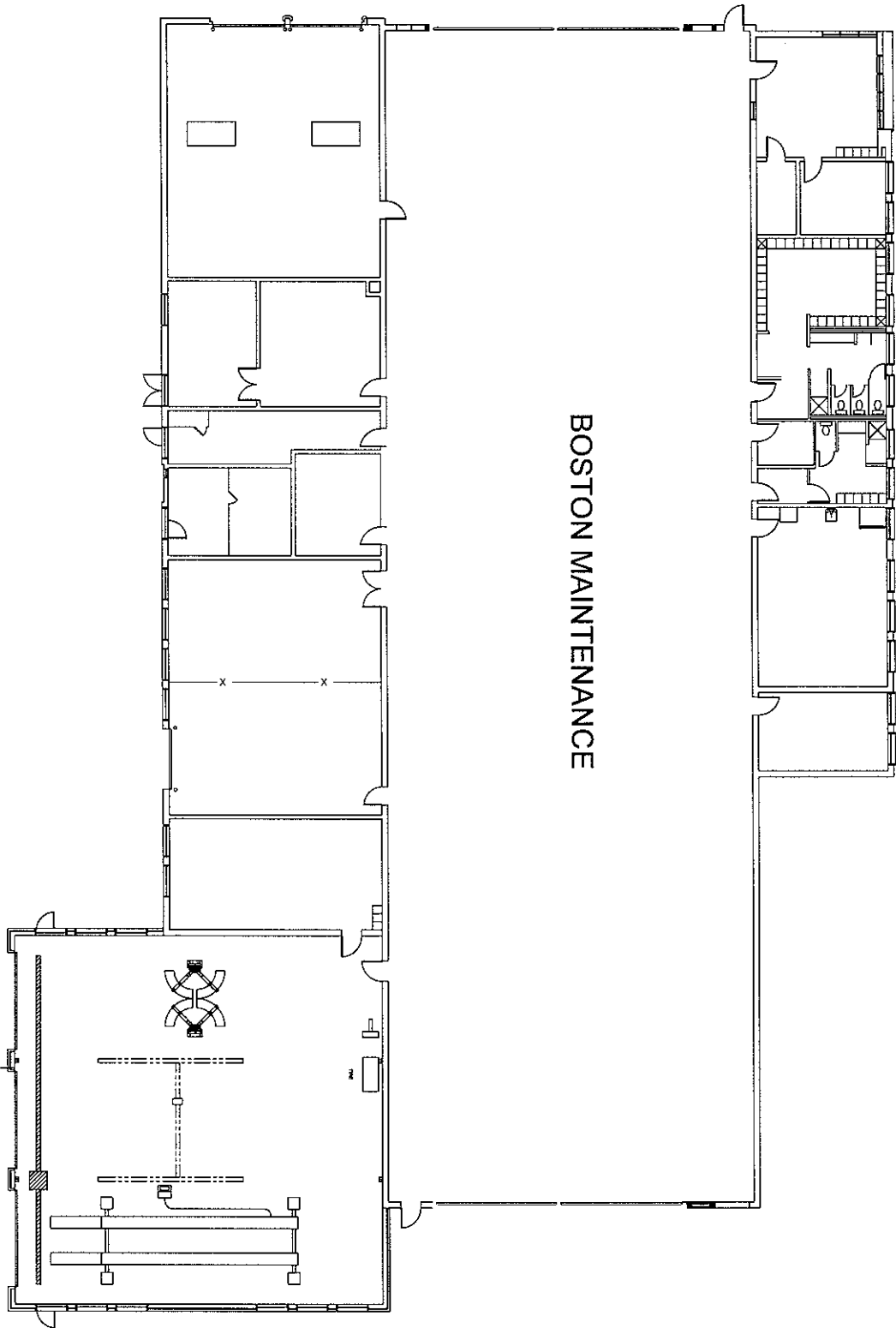
**Q#12 Is the Communications Building within the scope of services?**

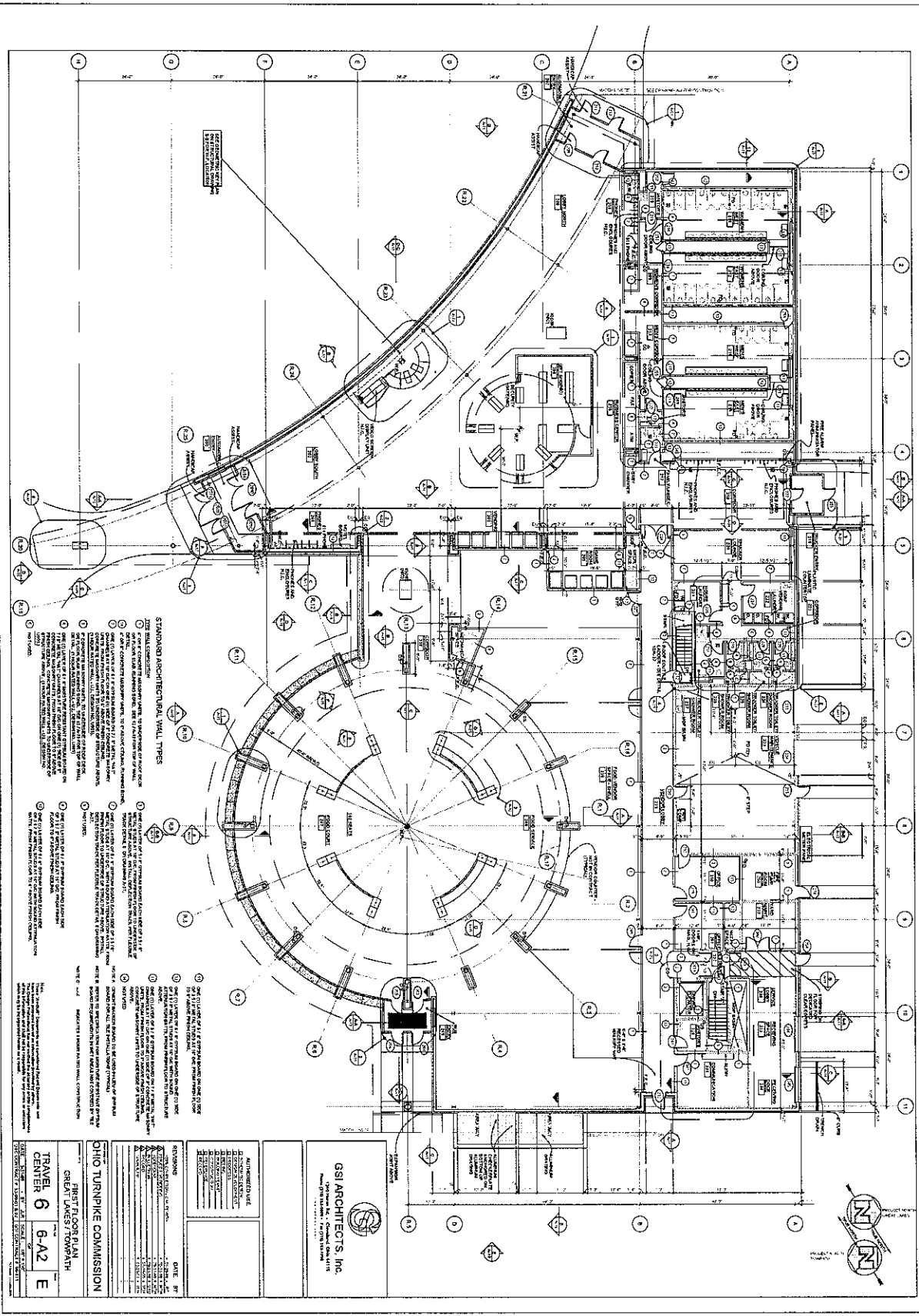
*A#12 No.*

**Q#13 Will the Commission use its own labor for any lighting retrofits or contract for labor?**

*Q#13 Depending on the scope of work, the Commission's forces may perform labor related to any improvements that are undertaken based on recommendations submitted by the Selected Firm, or the work may be contracted out*

BOSTON MAINTENANCE





- STANDARD ARCHITECTURAL WALL TYPES**
- 1. 12" CMU with 1/2" Gypsum Board on one side and 1/2" Gypsum Board on the other side.
  - 2. 12" CMU with 1/2" Gypsum Board on one side and 1/2" Gypsum Board on the other side.
  - 3. 12" CMU with 1/2" Gypsum Board on one side and 1/2" Gypsum Board on the other side.
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**CHIO TURNPIKE COMMISSION**  
**TRAVEL CENTER**  
**6-A2 E**

**DATE:** 07/11/11

**PROJECT:** TRAVEL CENTER

**ARCHITECT:** GSI ARCHITECTS, INC.

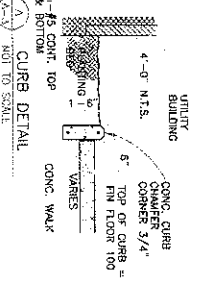
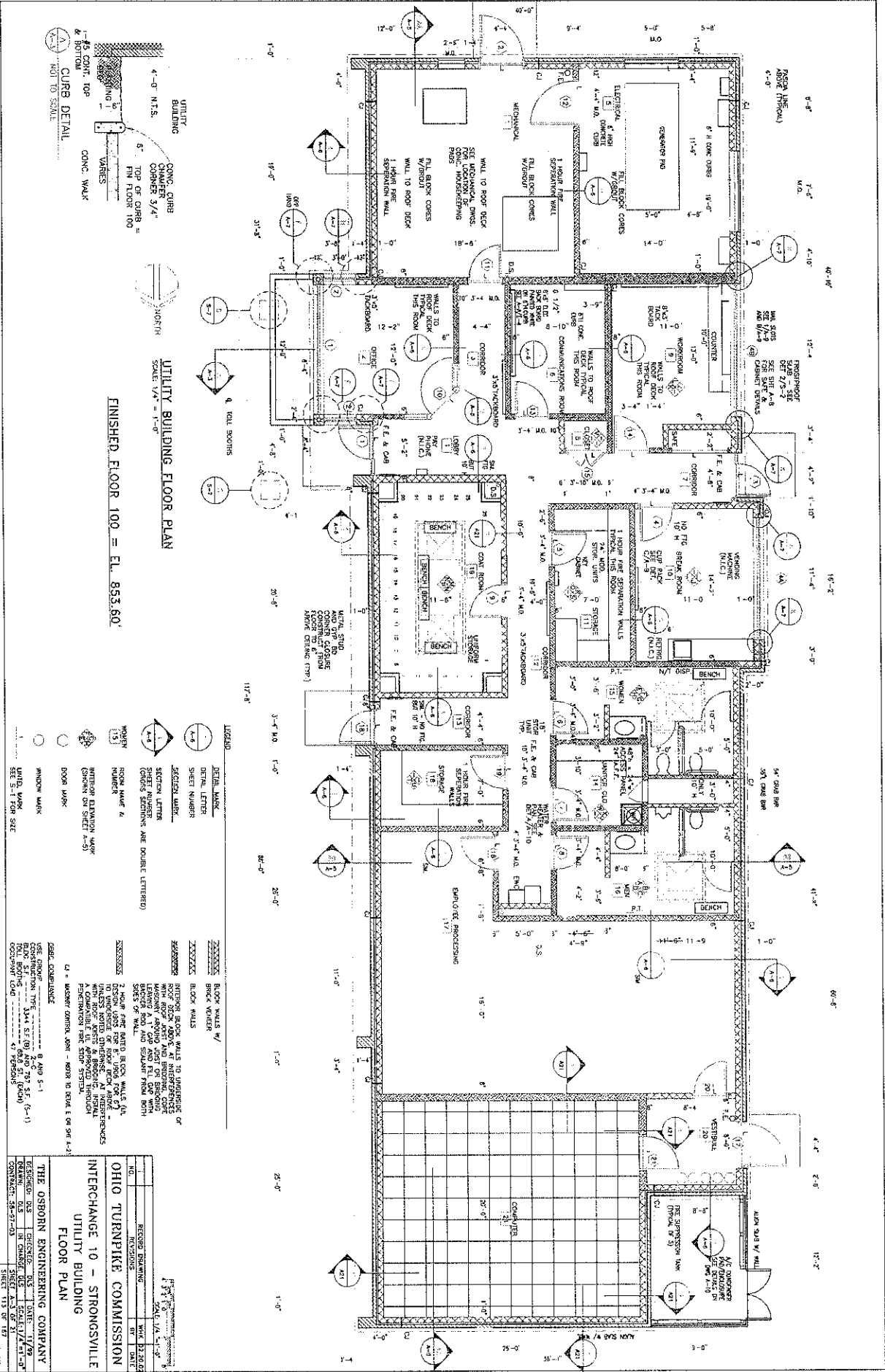
**SCALE:** 1/8" = 1'-0"

**REVISIONS:**

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**UTILITY BUILDING FLOOR PLAN**

FINISHED FLOOR 100 = EL. 853.60'

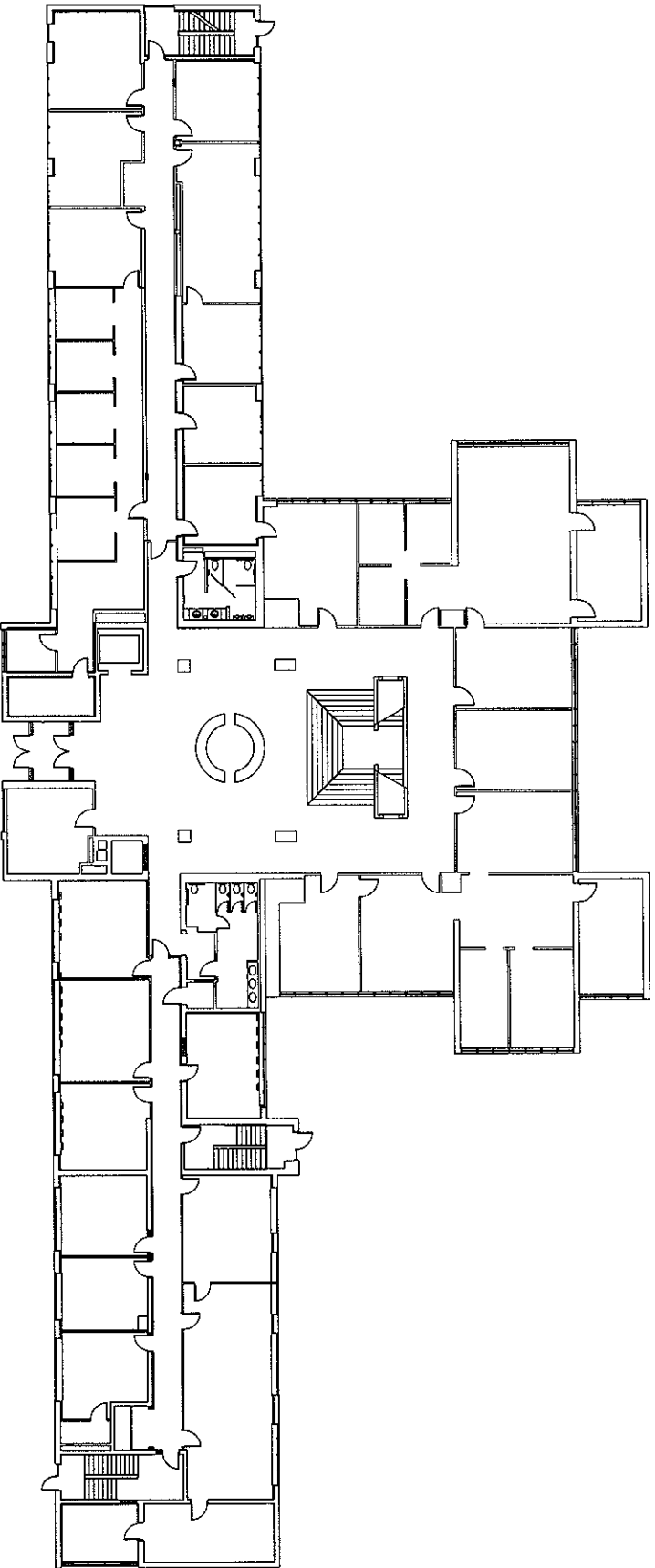
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  - WINDOW MARK
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- ===== BLOCK WALLS W/ BRICK VENEER
- ===== BLOCK WALLS
- ===== INTERIOR BLOCK WALLS TO UNFINISHED ROOF DECK ABOVE. AT INTERSECTIONS WITH OTHER WALLS, BRICK VENEER IS TO BE MAINTAINED. BRICK VENEER IS TO BE MAINTAINED THROUGH PENETRATION FOR STUD STRUCTURE.
- ===== 7 HOUR FIRE RATED BLOCK WALLS AT INTERSECTIONS WITH UNFINISHED ROOF DECK ABOVE. AT INTERSECTIONS WITH OTHER WALLS, BRICK VENEER IS TO BE MAINTAINED THROUGH PENETRATION FOR STUD STRUCTURE.
- ===== 1 HOUR FIRE RATED BLOCK WALLS AT INTERSECTIONS WITH UNFINISHED ROOF DECK ABOVE. AT INTERSECTIONS WITH OTHER WALLS, BRICK VENEER IS TO BE MAINTAINED THROUGH PENETRATION FOR STUD STRUCTURE.

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**THE OSBORN ENGINEERING COMPANY**  
 1000 W. 10th St., Columbus, Ohio 43260  
 PHONE: 614-291-1100  
 FAX: 614-291-1101  
 CONTRACT: 88-291-03  
 SHEET 113 OF 119

# ADMINISTRATION BUILDING- FIRST FLOOR



# ADMINISTRATION BUILDING- SECOND FLOOR

