

CLARK COUNTY, NEVADA REQUEST FOR INFORMATION

RFI NO. 603639-15

REQUEST FOR INFORMATION FOR CLARK COUNTY BUILDING AUTOMATION SYSTEMS

The RFI package is available as follows:

- Internet – Visit the Clark County Purchasing and Contracts Division website at <http://www.ClarkCountyNV.gov/Purchasing>. Click on “Current Opportunities” and locate Document No. 603639 in the list of current solicitations.
- Mail – Please fax a request to (702) 386-4914 specifying project number and description. Be sure to include company address, phone and fax numbers.
- Pick up - Clark County Government Center, 500 South Grand Central Parkway, Purchasing and Contracts Division, Fourth Floor, Las Vegas, NV 89106.

Responses are due no later than MONDAY, MARCH 30, 2015 at 3:00:00 p.m. PST. All Responses must be sent electronically via email to Adriane Garcia at AKGARCIA@CLARKCOUNTYNV.GOV.

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CLARK COUNTY, NEVADA

REQUEST FOR INFORMATION 603639-15

Clark County Building Automation System

1. TERMS

The term "COUNTY," as used throughout this document will mean the County of Clark, Nevada. The term "RESPONDENT" as used throughout this document will mean the RESPONDENTS to this Request for Information. The term "RFI" as used throughout this document will mean Request for Information.

2. INTENT and BACKGROUND

COUNTY is issuing this Request for Information (RFI) from all parties interested in working with COUNTY providing Operations and Maintenance and technical support for the Building Automation Systems (BAS) across Clark County. COUNTY has an active interest in operating, managing, repairing, and maintaining their building control systems Countywide, which currently include Johnson Controls Metasys Application, and sensors and control mechanisms needed to manage the temperature and building environment while reducing energy consumption to protect the environment and manage operational costs. COUNTY has the intent to increase energy savings and leverage building intelligence in a preventative maintenance environment. COUNTY is not adverse to either replacing or using existing infrastructure and welcomes alternative methods of implementation based on long term life cycle value to COUNTY. COUNTY would like to ensure that any subsequent contracts be productive and that energy and operation costs be reduced effectively.

No order or contract will be issued as a result of a response to this RFI.

3. SCOPE OF PROJECT

COUNTY is interested in receiving input related to its current building control system that can provide increased energy savings opportunities, increased reporting, and maintain occupant comfort while keeping all environmental controls and sensors operating effectively. RFI Scoping details are attached.

COUNTY'S current contract is a full-coverage operation, maintenance and repair contract and uses an average of 3 operations personnel and a significant supply and parts investment.

4. DESIGNATED CONTACTS

COUNTY'S representative for this effort will be Adriane Garcia, Sr. Purchasing Analyst. Contact email is akgarcia@ClarkCountyNV.gov.

5. CONTACT WITH COUNTY DURING RFI PROCESS

Questions pertaining to this RFI shall only be addressed to the designated contact(s) specified in the RFI document. An open question submittal period is available through Friday March 20, 2015 at 3:00 p.m. All questions must be submitted via email to akgarcia@ClarkCountyNV.gov. COUNTY will issue an addendum to address all questions.

6. SUBMITTAL REQUIREMENTS

RFI RESPONSES ARE DUE NO LATER THAN MONDAY MARCH 30, 2015 AT 3:00 P.M. PST. ALL RESPONSES ARE TO BE SENT ELECTRONICALLY VIA EMAIL TO ADRIANE GARCIA AT AKGARCIA@CLARKCOUNTYNV.GOV.

A table of desired RFI responses is included and any parties interested should submit:

- Description of their capabilities to work on and with BAS systems similar to what is currently installed (JCI systems and Metasys controls);
- Comments related to performing timely and cost effective maintenance on existing JCI systems;
- Basic description of how they could meet COUNTY'S needs;
- Comments related to exceptions to the RFI scope and why;
- Comments related to "or Equal" methods or requirements to items in the scope;
- Information related to a minimum of one reference project; and
- Rough Order Magnitude (ROM) pricing for each element. RFI response submittals shall not exceed forty (40) pages.

RFI Technical Scope

COUNTY has over 600 buildings with over 60 of them using some level of detailed building management information system and includes several large facilities with multiple controllers, network interfaces and energy plants. Currently the facilities predominately have Johnson Controls Inc. (JCI) systems installed ranging from stand-alone controllers at individual devices to building management systems (NIE, NAE, NCE, etc.) and integrated over IP communications with the JCI Metasys Application that acts as overall view and control. The current installed JCI systems include multiple workstations, Metasys Application, network controllers (NIE, NAE, NCM's, etc.), AHU-FEC Controllers, DX-9100 controllers, VAV Controllers, UNT Controllers, Analog Temperature Control Points, Analog Input Points, and others. The Countywide Metasys Application is operated on County IT computing resources in COUNTY Data Center. COUNTY will provide any and all computing resources and communications IT to support these systems, but the new contractor will provide, support installation, maintain and operate the new BAS application system, including supporting and/or implementing patch management, upgrades, data backup, and best security practices. It is noted that the COUNTY IT and DATA departments will perform administration and coordinate all respondent changes to software and hardware operating on COUNTY assets. In addition there are other manufacturer's controllers and hardware operating in facilities that are integrated to a limited degree in the JCI system. A large percentage of the facilities are using older controllers and proprietary N2 communications busses, which are connected to the Metasys Application. New facilities equipped with BAS systems are being installed open protocol systems based on latest JCI equipment over Bacnet which is then integrated into Metasys Application during Commissioning. It is COUNTY'S intent to transition all existing proprietary N2 based systems to open protocol Bacnet based systems over time during normal repair, maintenance and scheduled upgrades; budget permitting. The existing contract is a full coverage operations, maintenance and repair contract.

All existing contract features will remain in COUNTY'S new contract. Wholesale replacement of JCI equipment is not anticipated, yet incremental updates to open protocol systems is desired and anticipated in the future, budget permitting. COUNTY would like to increase the effectiveness of their Building Automation Systems and is soliciting information from industry on feasibility and rough order of magnitude costs to accomplish the following changes in BAS operations.

- Integrating comprehensive occupancy policies including occupied, unoccupied, wake up and cool down, and seasonal variations
- Supporting customized occupant interfaces to support abnormal operations and short term over rides in an integrated manner with daily auto reset
- Integrating smart alarms that are tailored for occupancy plans and avoid nuisance alarms in off normal operation
- Identifying and proposing energy savings opportunities
- Identifying energy consumption baselines and reporting actual energy consumption
- Embracing smart buildings, their sensors, and supporting a smart Integrated environment
- Integrating existing electrical meter data, Security and Fire Alarm data, Utility Metering data, UPS system data, fuel consumption data, and energy plant data
- Involving Facility users in managing consumption including the use of integrated distributed Dashboards
- Supporting automated and customizable reporting
- Increasing planned preventative maintenance
- Increasing use of improved, robust, user friendly graphics
- Increasing cyber security posture
- Supporting user friendly reports, information retrieval, trending, and analytics

Respondent Information Matrix

Company Name:	
Company Address:	
Name of Respondent:	
Title:	
Company Phone #:	
Fax #:	
Mobile #:	
Email Address:	
Sample Project List:	List of reference Projects with Contact info
1	
2	
3	
Company Capabilities:	Provide a brief description of capability to perform BAS system operations, maintenance, etc.

Clark County BAS RFI Technical Responses

Item	Scope Description	Feasible	Take Exception	ROM Cost	Comments *
1.	Ability to source and maintain existing JCI and other building control systems				
2.	Integrate comprehensive occupancy policies including occupied, unoccupied, wake up and cool down, and seasonal variations				
3.	Support customized occupant interfaces to support abnormal operations and short term over rides in an integrated manner with daily auto reset				
4.	Integrate smart alarms that are tailored for occupancy plans and avoid nuisance alarms in off normal operation				
5.	Identify and propose energy savings opportunities				
6.	Identify energy consumption baselines and reporting				
7.	Embrace smart buildings, sensors, and smart integrated environment				
8.	Integrate existing electrical meter data, utility and smart metering data, UPS systems data fuel consumption data, and energy plant data				
9.	Involve Facility users in managing consumption, including dashboards and reports				
10.	Effective Energy Policy implementation				
11.	Increase and maintaining system cyber security posture				
12.	Increase planned preventative maintenance VS failure based repair				
13.	Increase use of graphics supporting user friendly reports, information retrieval, trending, and analytics to manage every building				
14.	Support and Implement automated and user configurable reporting				

Technical Response Table

In addition, please provide a summary brief description of new systems upgrade paths based on your expertise, past projects, and product offerings for COUNTY information only. Please include a discussion of anticipated timelines and/or milestones.

Technical Response Table Instructions:

- Feasible – This is a “yes or no” response. (Ergo - It is feasible for you to perform this element, or you cannot meet this element. No judgment of the company will be made from this response. Our intent is to solicit feedback on the state of the art in BAS systems and what is and is not used in current BAS systems. Additional comments are welcome on partial or equal functions.
- Take Exception – This is a “X” response if you take exception to this element, or blank if you do not take exception. Our intent is to solicit feedback on the state of the art in BAS systems and what is and is not used in current BAS systems.
- ROM Cost – Please respond with \$-Low or included cost to perform to \$\$, \$\$\$, or \$\$\$\$ based on increasing relative cost of this element. Our intent is to solicit feedback on the relative cost of sub-elements of BAS systems to assist in developing scope and priorities for future implementation and we are interested in long term verses up-front costs and savings opportunities.
- RFI respondents may further address cost at their discretion in the comments, but cost discussions are not required.

* - RFI respondents may use up to one additional page for comments for each of the fourteen (14) elements of the Technical Response Table. These comment pages will count as part of the forty (40) page limit.