

Questions and Answers

Updated November 21, 2011

1. Q: Would the Hospital like a bathroom in your boiler house?

A: Yes. In addition all the existing maintenance and office space that is currently located in the old boiler plant will need to be relocated. The Hospital would like the new power plan to include space for a maintenance shop, and office space now currently housed in the current power plant.

2. Q: How many steam sterilizers do you have? Are there any other pieces of equipment in the hospital that require steam in excess of 15psig?

A: There are 7 steam sterilizers; in addition, we have two B 06 Aerco Instantaneous hot water heater systems, as well the steam to the penthouses at 50 psig, then we reduce it to the various humidifiers in the penthouses.

3. Q: Is there a specific specification for biomass fuel that the Hospital would require?

A: Yes, the Hospital will likely use “clean” and “green” woodchips that are free of most bark and have not been stored on the ground or outside. The chips would have a moisture content of between 30 to 45%. Chips must be covered at all times prior to discharge into the owner’s storage, including during transit. Chips must be uniform in size, so as to minimize problems with fuel handling equipment. The size of the chips would be dependent on the fuel handling and boiler equipment but would likely be, 2 ½" x 2 ½" x 5/8" or smaller and free of most “stringers” or fines. Chip fuel must be free of rocks, dirt, metal, paints, ice, and all other foreign materials.

4. Q: Is there any available Geotechnical Analysis for the hospital area and/or proposed construction sites?

A: There is no geotechnical analysis of the hospital area. The only issue that the Hospital has faced in previous construction projects was buried debris that needed to be removed.

5. Q: Have there been any environmental studies done on the piping systems (specifically Lead paint and Asbestos)?

A: No

6. Q: Will contractor be responsible for demolition of any existing structures (either new location or the existing boiler plant)?

A: The Hospital will assume the responsibility for all demolition of existing buildings and any site remediation that is required.

7. Q: What is the expected composition/quality of the Biomass Fuel?

A: See answer to question 3 above.

8. Q: What are the projected maximum steam, HW and DHW demand?

A: The Hospital does not have data on hourly steam or hot water demand. The Hospital's consultants estimated average hourly maximum demand for steam (See the appendix A Power Plant Feasibility Study) based on natural gas consumption. Maximum average hourly steam demand was 6,330 lbs./hr.

9. Q: What are the current minimum steam, HW and DHW demand?

A: Based on natural gas use it is estimated that the minimum average hourly steam demand is approximately 3,280 lbs./hr. during the non-heating months. Thermal energy to produce domestic hot water for the Hospital is conservatively estimated at an average of 2.0 million BTUs per hour. Currently steam is used to produce domestic hot water in two areas of the hospital. Hospital staff has estimated that 70% of all of the domestic hot water used is produced by two Aerco instantaneous units. The balance of the domestic hot water is produced by steam coils in two storage tank units.

10. Q: What is the expected expansion plans for CHMC, and does it include the existing steam, HW, and DHW systems?

A: The Hospital has not finalized its new Master Plan. Firm plans for expansion are an unknown at this time. The Hospital would like to see flexibility in the new power plant, such as space reserved for a new boiler, which would accommodate future expanded need for steam.

11. Q: What is the lowest steam demand in the summer?

A: The lowest steam demand would likely occur during summer at night. The minimum demand is unknown.

12. Q: Are the existing HW and DHW heat exchangers in the plant or in the hospital?

A: Hot water used is produced by two Aerco instantaneous units in the Hospital; the balance of the domestic hot water is produced by steam coils in two storage tank units located in the current power plant.

13. Q: Are there any drawings of rendering showing the future hospital expansion plans? What is the Master Plan for the Medical Center?

A: There are no firm plans for Hospital expansion.

14. Q: Is there a current equipment schedule for the Hospital HVAC and other equipment which uses steam, HW, and DHW?

A: See

15. Q: Are there any civil utility plans/ layouts for the proposed construction areas?

A: No.

16. Q: Are there any civil utility plans /layouts for Ford Avenue?

A: No. Water and sewer run down King St. and Ford Ave.

17. Q: Is CHMC opposed to a pipe bridge across Ford Avenue?

A: No. However it is anticipated that there would be local City questions and requirements.

18. Q: Are there any electrical mechanical drawings schematics and layout drawings for the existing CHMC?

A: No

19. Q: Can the due date for the sealed proposals be extended one week from December 12th until December 19th?

A: No. The Hospital is focused on moving the project forward and having the opportunity to review RFPs before the end of the year. We believe that we have provided ample time for visiting the site, asking and receiving responses to questions, and preparing a final submittal.

20. Q: The Hospital has identified multiple sites for a new power plant, is there a preferred site that the Hospital has selected?

A: The Hospital would like all proposals to be based on the Farrands Flowers site.

21. Q: Are prevailing wages required for the project?

A: Yes

22. Q: Can you provide a copy of the woodchip analysis report as prepared by Rick Handley & Associates?

A: The report is available on the Webpage.

23. Q: Has the Hospital received any NYPA allocation in the past year or do they expect to receive any in 2012?

A: The Hospital has submitted an application under the ReCharge NY program but a decision is some months in the future.

24. Q: Can we get copies of the energy bills?

A: An excel file of utility bills is provided on the RFP Webpage.

25. Q: Can we receive a copy of the fuel bill (or estimate of diesel fuel used) for the backup generators?

A: We have used 595 gallons of diesel for our generators year to date for 2011.

26. Q: If available – analysis of energy usage for the past three years?

A: We have provided an Excel spreadsheet with utility bill information dating from 2009. The Hospital has no other analysis of utility or energy use.

27. Q: Can we receive a copy of Recharge NY application or an indication of whether the hospital is intending to apply?

A: The Hospital considers its application to the ReCharge NY program confidential but acknowledges that it has submitted an application.

28. Q: What is an estimate of the current boiler maintenance cost (breakdown of internal labor and vendor cost)?

A: External costs are minimal, 2011 YTD we have spent \$1200 on external vendor service and parts. Our internal costs are a .5 FTE, or approximately 1100 man hours per year which equates to \$20,000.

29. Q: Can the Hospital provide an inventory of chiller equipment and an estimate of usage if available?

A: A file has been posted on the web page titled Chiller Information.

30. Q: Can the Hospital provide a copy of the current DEC Air State Facility permit and registration (a copy of the most recent annual report to the DEC would also work)?

A: Information related to the current DEC permits will be posted on the Webpage.

31 Q: Can we receive a copy of the Meeting Notes and list of attendees from the October 27th Pre-Bid Meeting?

A: We have posted the power point slides from the pre-bid meeting, the sign in sheet, and incorporated the questions raised at the meeting and subsequent walk through into the Q & A sheet. There are no additional meeting notes from the pre-bid meeting.

32 Q: Can the hospital provide us with a Site Survey of the proposed location of the new boiler plant?

A: The Hospital does not have a site survey of the Farrands site.

33 Q: Is steam metered to the buildings? If so, please provide five years of meter readings.

A: No steam is not metered at the Hospital; see the Power Plant Feasibility Study conducted by the Hospital's consultants for estimated average hourly steam usage.

34 Q: Can you provide a list of autoclaves and other devices that use steam pressures higher than 15 psig. Include thermal load ratings of the steam users.

A: See answer to question number 2 above.

35 Q: Are there long term contracts for No. 2 oil, gas, and electricity; both for consumption quantities and costs per unit?

A: Oil is purchased from a local supplier on a spot basis. Gas is purchased and delivered through St. Lawrence Gas Company. Electricity is purchased through a month to month contract with SEMPRA Energy; the local distribution company is National Grid.

36 Q: Does Claxton – Hepburn have any state or local permits that could negatively impact consideration of biomass fuels?

A: No, however a new permit may be required since the biomass boiler is new and the power plant is not simply a replacement of the existing plant.

37 Q: Can you provide building sizes and square feet information?

A: An Excel spreadsheet is provided with square footage of the Hospital broken out by section.

38 Q: Can you provide a projection of future building expansions?

A: The new Hospital master plan is not complete and no firm decisions have been reached about expansion.

39 Q: Are there AutoCAD drawings of the site plans, including the potential power plant locations, available?

A: No drawings or site plans are available.

40 Q: Is a flow sheet of the steam distribution system available?

A: No, but prospective bidders can arrange to visit the Hospital to see the steam distribution system.

41 Q: Can you provide a one line drawing of the electrical distribution system?

A: The Hospital will make its best attempt to post any available drawings of the electrical system on the webpage.

42 Q: How many electrical connections are there to the local distribution grid?

A: There is one connection to the grid.

43 Q: Are the existing oil boilers tested for efficiency during annual servicing?

A: Yes the boilers are tuned up and tested. Any data hat the Hospital has with respect to the efficiency of the boilers will be posted on the webpage.