

**PUBLIC NOTICE
OF REQUEST FOR PROPOSALS FOR
GOLDEN URBAN RENEWAL AUTHORITY
GURA RFP 11-001**

Engineering Services for Energy Efficient Lighting Systems

Project Title: GURA Parking Garage Energy Efficient Retrofit of Lighting Systems

Project Description: Golden Urban Renewal Authority (GURA) is seeking the services of a qualified contractor for the purpose of retrofitting the existing lighting systems of GURA's two parking structures with upgraded energy efficient systems. In addition, the contractor will make improvements to a public restroom to maximize efficiency and decrease energy consumption.

Description of Area:

Gateway Station is a 96,096 square feet (SF) parking garage and is located at 1250 Jackson St. Clear Creek is a 100,996 (SF) parking garage located at 702 12th Street. The public restroom is 587 square feet (SF) and located adjacent to the Astor House Museum on 12th Street.

The purposes of the proposed upgrades are to:

1. To bring the energy consumption of Gateway Station and Clear Creek Parking Garages and the restroom down as much as reasonably possible.
2. Provide optimal lighting for all structures without consuming excessive energy.

Scope of Services:

The contractor will provide an outline of a base bundle of services and recommendations along with options for retrofitting or replacing the existing lighting fixtures with LED, fluorescent, other, or a combination of light systems. The contractor will retrofit the existing lighting infrastructure in both the Gateway Station and Clear Creek parking structures with upgraded energy efficient lighting elements including bulbs, ballasts, and lighting controls. The contractor will inspect and test all existing wiring and terminals to safeguard the proposed upgrades. All upgrades will provide adequate lighting to ensure public safety at all times. The restroom will receive similar upgrades regarding lighting and will receive building envelope improvements to mitigate heating and cooling losses. Work will include submitting a preliminary draft of energy conservation measures, a budget of materials and labor, and a proposed timeline.

Minimum Requirements:

The contractor will include a lighting designer for the lighting design and have a registered Electrical Professional Engineer stamp and sign the drawings. Contractors shall also provide submittals for all lighting being considered. The submittals shall include the power (Watts), efficacy (Lumens/Watt), Color

Rendering Index (CRI), and the Color Temperature (in Kelvin). Firms shall have adequate staff and expertise to begin and complete work within the projected timelines. Anticipated completion of the final project is December 31, 2011.

Only responsive proposals will be considered by the GURA, which reserves the right to:

1. Reject any and all proposals in whole or in part;
2. Waive any and all irregularities in proposals; and
3. Commence negotiations with any or all parties who submit proposals before the expiration of the time for submission of proposals.

No proposal will be formally accepted until expiration of the time for submission of proposals.

Proposals Due:

Date & Time: August 31, 2011 at 3:00 PM, MDT
Golden Urban Renewal Authority
Attention: Mark Heller
922 Washington Avenue Suite, 100
Golden, CO 80401

Firms meeting the minimum requirements may obtain the RFP document by downloading the entire document from the GURA website at www.gura.com/gura RFP 11-1 For more information contact Mark Heller, Executive Director of Golden Urban Renewal Authority at mark@gura.com. Emailed questions and answers will be posted to GURA.com for this RFP. Phone inquires will not be accepted.

This notice is also being advertised in the following publications:

Golden Transcript: Dates June 30 and July 7, 2011

www.gura.com

www.cityofgolden.net

www.gssa.state.co.us

www.govbids.com

REQUEST FOR PROPOSALS FOR GOLDEN URBAN RENEWAL AUTHORITY GURA RFP 11-001

A. Site Information and Building Summary

Gateway Station Parking Garage

Gateway Station is a 96,096 square feet (SF) parking garage and is located at 1250 Jackson Street in Golden, Colorado. The public parking garage offers free parking twenty-four hours a day seven days a week and is open all year. The garage was completed in 2008 as part of a block renovation project.

The Gateway Station garage lighting consists of 150W high-pressure sodium lamps. The lamps run continuously and supply lighting on all levels from the basement level, all exits, and on the roof. The roof is also provided with high-pressure sodium fixtures mounted on light poles that are controlled with on/off photosensors. To access the levels of the garage, there are two stairwells that are lit with compact fluorescent lamps, twenty four hours a day seven days a week. The exterior parking spaces adjacent to the north wall of the garage are included in the property and are lit with one light post that has been retrofitted to 38W LED Parking lamps and controlled with on/off with photosensors. The other light is a 150-watt lamp similar to those on the roof. These surface lights should be included in the response to this RFP.

Clear Creek Parking Garage

Clear Creek parking garage is a 100,996 square foot (SF) parking garage and is located at 702 12th street in Golden, Colorado. Like Gateway Station, it too is a public parking garage that offers free parking twenty four hours a day seven days a week and is open all year.

The Clear Creek Parking Garage also utilizes 150 W high-pressure sodium lights to provide lighting in the parking areas that operate twenty-four hours a day, year around. The exterior of the building is decorated with 100W metal halide lamps, which are controlled by a photosensor that is mounted low on the wall of the parking garage and adjacent to the adjoining business. The photosensor is blocked from tracking the sun when it has crested the garage and turns the decorative fixtures on in the late afternoon. The stairwells use the same decorative fixtures that remain on twenty-four hours a day, year round.

Restrooms

The restroom building is 587 square feet (SF) and is located next to the Astor House Museum at 12th Street between Arapahoe Street and Miners Alley. It is available to the public between 9am and 10pm. It includes a male and a female restroom with one stall in the male restroom and two in the female, and a drinking fountain on the exterior. This facility is open year round and offers

visitors and residents of Golden a free restroom that is located close to the historic downtown.

The lighting in both the male and female restrooms consists of three T-8 dual lamp fixtures mounted along the wall above the plumbing fixtures. The lights are screened and out of sight to the restroom occupants providing indirect lighting only. There is additional natural light introduced to the space through skylights. Other lights include two compact fluorescent lights, one in the entry and the other in the plumbing chase. All of the lights except the restroom entrance lights are controlled with traditional light switches. The entry light is controlled by a photosensor.

The restroom mechanical systems include two gas-fired radiant heaters, one in each restroom, with remote thermostats for each radiant heater located on each side of the plumbing chase entry. These thermostats are set between 45-50F. Both heaters provide enough heat to prevent freezing of the piping present in the plumbing chase. A grille in the door and a register in the ceiling provide ventilation. This is a passive system and utilizes heat to provide circulation.

B. Existing Energy Consumption

The existing energy consumption was compiled utilizing the last year of energy bills. The restroom is comprised of both gas and electrical use, while the two parking garages use only electricity. The energy use is represented as an Energy Usage Index in terms of kBtu/sf/yr, to compare energy on a square footage (SF) basis. See Table 1 for an estimated utility index and annual cost for the three buildings. Table 2 describes a variety of Energy Conservation Measures (ECMs) and estimated energy savings that should be considered.

Table 1. Building Utility Performance

Building Utility Performance	Building Area	Energy Costs	Electricity	Electricity	Natural Gas	Natural Gas	Energy Cost Index	Energy Usage Intensity
	sf	\$/yr	kWh	Total \$	Therms	Total \$	\$/sf	kBtu/sf/yr
Gateway Station	96,097	11,849	137,160	11,019	0	0	0.12	4.87
Clear Creek Garage	100,996	10,065	126,920	9,354	0	0	0.10	4.29
Restroom	587	937	1,253	295	452	642	1.60	84.29

Table 2. Energy Savings and Simple Payback

Energy Savings and Simple Payback	
ECMs	Energy Savings (kBtu/YR)
Restroom	
Restroom: Add daylight control and occupancy sensor combo unit to Restroom lighting	2,985
Restroom: Caulk and seal exterior envelope, including new door seals.	2,260
Restroom: Change out T-8 32W lamps with 15W lamps	1,640
Restroom: Change out 2.2 GPM aerators with 0.5 GPM Aerators	NA
Restroom: Turn heater down to 40F	6,780
Clear Creek Garage	
Garage: Add daylight controls to parking garage lighting	97,766
Garage: Change High Pressure Sodium lighting to T-5 Fluorescent fixtures	119,352
Garage: Change High Pressure Sodium lighting to LED garage lights, including roof fixtures	92,085
Garage: Relocate photosensor for garage decorative fixtures to an elevated position	19,359
Garage: Change out decorative and Stairwell fixtures on garage exterior to LED lamps	32,962
Gateway Station Garage	
Garage: Add daylight controls to parking garage lighting	143,884
Garage: Change High Pressure Sodium lighting to T-5 Fluorescent fixtures	173,607
Garage: Change High Pressure Sodium lighting to LED garage lights, including roof and side	127,265

C. SUMMARY OF PROPOSED PROJECT

ECM Bundles

The ECM bundles were derived to aid selection of lighting fixtures base on energy savings, cost savings and simple payback. The bundles were chosen to provide two options for contractors. Bundle 1 focuses on replacing the existing high pressure sodium lights with a more efficient fluorescent light system. Bundle 2 replaces the existing lighting system with an LED system. The unique bundles take into account the cumulative effect of the combined energy saving measures rather than any one by itself. Alternative and hybrid bundles will be acceptable provided they otherwise satisfy the requirements of this RFP.

Bundle 1	
ECMs	Energy Savings (kBtu/YR)
Restroom	
Restroom: Add daylight control and occupancy sensor combo unit to Restroom	2,239
Restroom: Caulk and seal exterior envelope, including new door seals.	2,260
Restroom: Change out T-8 32W lamps with 15W lamps	1,230
Restroom: Change out 2.2 GPM aerators with 0.5 GPM Aerators	NA
Restroom: Turn heater down to 40F	6,780
Clear Creek Garage	
Garage: Add daylight controls to parking garage lighting	73,325
Garage: Change High Pressure Sodium lighting to T-5 Fluorescent fixtures	89,514
Garage: Relocate photosensor for garage decorative fixtures to an elevated position	19,359
Gateway Station Garage	
Garage: Add daylight controls to parking garage lighting	107,913
Garage: Change High Pressure Sodium lighting to T-5 Fluorescent fixtures	130,205
Total	432,824

Bundle 2	
ECMs	Energy Savings (kBtu/YR)
Restroom	
Restroom: Add daylight control and occupancy sensor combo unit to Restroom	2,239
Restroom: Caulk and seal exterior envelope, including new door seals.	2,260
Restroom: Change out T-8 32W lamps with 15W lamps	1,230
Restroom: Change out 2.2 GPM aerators with 0.5 GPM Aerators	NA
Restroom: Turn heater down to 40F	6,780
Clear Creek Garage	
Garage: Add daylight controls to parking garage lighting	73,325
Garage: Change High Pressure Sodium lighting to LED garage lights, including roof	69,064
Garage: Relocate photosensor for garage decorative fixtures to an elevated position	19,359
Garage: Change out decorative and Stairwell fixtures on garage exterior to LED	24,722
Gateway Station Garage	
Garage: Add daylight controls to parking garage lighting	107,913
Garage: Change High Pressure Sodium lighting to LED garage lights, including roof	95,449
Total	402,340

Parking Garages Required Bid Elements

Add Daylight Controls

Contractor shall provide two photosensors on both the east and west exposures (four in total per level) for each level of both garages. The photosensors shall be placed near the exposure openings, but not in the path of direct sunlight and shall not be mounted with direct artificial light exposure. The photosensors shall be interlocked with the lights serving the zone they are controlling and shall dim the lights to provide two foot-candles at thirty inches above the floor. Note the

enclosed basement will not require daylight controls.

Change High Pressure Sodium lights to T-5 Fluorescent Fixtures

Contractor shall provide a bid using dual lamp (28W), T-5 fluorescent fixtures rated to operate down to -20F. The fixtures shall replace the existing high-pressure sodium fixtures and utilize the existing junction boxes and conduit. The contractor shall describe in the bid the extent of new wire and breakers needed for the task. The new T-5 fixtures shall be vandal resistant and provided with dimmable ballasts.

Change High Pressure Sodium lights to LED Garage lights.

Contractor shall provide a bid using (80W) LED garage fixtures rated to operate down to -20F. The fixtures shall replace the existing high-pressure sodium fixtures, and utilize the existing junction boxes and conduit. The contractor shall describe in the bid the extent of new wire and breakers needed for the task. The LED or fluorescent system shall be vandal resistant.

Change High Pressure Sodium lights to a lighting technology of vendor's choice

Contractor shall provide a bid using a lighting technology of their choosing rated to operate down to -20F. The fixtures shall replace the existing high-pressure sodium fixtures, and utilize the existing junction boxes and conduit. The contractor shall describe in the bid the extent of new wire and breakers needed for the task. The proposed lighting system shall be vandal resistant.

Clear Creek Square Additional Required Bid Elements

Contacto shall relocate existing photo sensor for the decorative fixtures to an elevated location

The contactor shall relocate the existing photosensor to the roof area, directly above its current location, southeast corner in the stairwell. The photosensor shall not be mounted in direct sunlight but shall detect daylight from all directions.

Restroom Required Bid Elements

Add Daylight Control and Occupancy Sensor Combo Unit to Restroom Lighting

Contractor shall provide new occupancy and daylight control sensors and interlock them with the lighting circuits to provide stepped lighting for daylight control and on/off control depending on occupancy. Vandal-resistant sensors shall be placed to minimize the risk of being vandalized yet optimize both day lighting and occupancy operations.

Caulk and Seal Exterior Envelope, Including New Door Seals.

Contractor shall insulate and reapply caulk to all openings in the structure. This shall include replacing door seals on both restroom entrance doors. The door to the plumbing chase shall be refurbished or replaced with a new door.

D. SUBMITTAL PROCESS

The selection process will involve written submittals that will be screened and scored, and the best-scoring proposal will be contacted for an interview.

Submittal Requirements:

In order to facilitate review, submit one original, three hard copies of the proposal, and e-mail an electronic copy. Proposals should include sufficient detail for the interview panel to assess the submittal relative to the evaluation criteria in Section F of this RFP. No proposal will be formally accepted until expiration of the time for submission of proposals.

All submittals must be received by August 31, 2011 at 3:00 P.M. MDT. Only email, mail, or hand-delivered submittals will be accepted.

Golden Urban Renewal Authority
Attention: Mark Heller
922 Washington Avenue Suite, 100
Golden, CO 80401

E. SCHEDULE

The following is a detailed schedule of events for the RFP process and an outline of the tentative schedule for the balance of the project.

- **Advertisement Weeks of June 30 and July 7, 2011**
- **Site Visit on July 21, 2011**
- **Questions Concerning Project Due July 31, 2011**
- **RFP Submittal Due August 31, 2011**
- **Ranking of Submittals September 15, 2011**
- **Negotiation of Contract October 15, 2011**
- **Complete Upgrades to Restroom November 15, 2011**
- **Complete Upgrades to Gateway Station Garage December 31, 2011**
- **Complete Upgrades to Clear Creek Garage December 31, 2011**

F. SUBMITTAL REQUIREMENTS/EVALUATION CRITERIA

Firms will be judged not only on their past experience with the type of work involved, but also on their ability to address issues critical to the success of the project requirements outlined in this RFP document. Firms shall include fee proposals in their initial submittal in an effort to meet time constraints. Fees are subject to negotiations. Submittals shall be formatted to correspond exactly to the information requirements. Clear and concise responses are appreciated.

Submitting firms are not required to bid all featured lighting technologies, but may propose one or more lighting technologies of their choosing. Although it is advantageous for the bidding firms to propose a comprehensive proposal for all aspects of this RFP, failing to propose a solution for all components of this proposal will not automatically disqualify the submitting firm.

Submittals will be evaluated by a panel of GURA staff and their consultants. The panel will review and score the submittals.

Fee proposals are subject to negotiations after the final ranking. Only the firm being considered for award shall be subject to negotiations. Fee proposals shall include a staff plan as well as a detailed estimate of reimbursable expenses that shall coincide with the reimbursable expense estimate total on the Proposal Form. Reimbursable expenses shall be billed at cost with no mark-up.

Submit the following information for evaluation:

I. Project Team (35% of Total Score)

Identify the proposed project manager, key staff, and any sub-consultants. Present a brief discussion regarding the team's qualifications, relevant experiences and demonstrated success with the project types described in this RFP document. Elements that will be considered by the panel when scoring your submittal:

- I.1 Experience of the key staff and firm with projects of similar scope and complexity.
- I.2 Qualifications and relevant experience of project manager, key personnel and sub-consultants (include resumes).
- I.3 Experience of the proposed individuals on the project working as a team. Include list of projects, clients, contacts and phone numbers, original completion dates and actual completion times.
- I.4 Experience overseeing and coordinating multiple concurrent projects.
- I.5 Experience in past parking garage lighting projects. (Submittals should identify each past lighting project the firm has prepared, indicating the year of preparation, the client contact information and a reference.)
- I.6 Experience with projects for public clients.
- I.7 Familiarity with governmental decision-making and review process and level of experience in public hearings.
- I.8 Current and projected work load. (Submittals should indicate the project team members' time availability and the firm's ability to meet the projected time lines.)
- I.9 Local Golden/Denver/Boulder area emphasis on the above.

II. Project Approach (25% of Total Score)

For the projects and services outlined in the RFP document, describe how you plan to accomplish the following project control and management issues:

- II.1 Client communication and reporting.
- II.2 Budget Methodology/Cost Control.
- II.3 Quality Control Methodology.
- II.4 Compliance with local, state, and federal procedures.
- II.5 Manage the required work to meet an expedited schedule.

II.6 Indicate any additional tasks or work products you feel are required to comply with the Urban Renewal Law to meet the objectives of the study.

III. Pricing/ROI (40% of Total Score)

Provide a staff plan showing proposed hours by person/position by month by total with corresponding organizational chart, hourly rates, total not-to-exceed amount. Itemize any additional tasks or products and the cost of out-of-pocket expenses.