

REQUEST FOR PROPOSALS
By the City of Homer, Alaska
For Consultation regarding Upgrades to the City-owned Ice Plant

The City of Homer is requesting proposals from qualified firms for the purpose of a consultation contract, which at point of contract award will include performing a site visit to Homer's Ice Plant to evaluate our options and provide a list of recommendations for optimizing and/or upgrading our ice plant and cold storage facility.

We provide flake ice and bait storage for the local halibut, sablefish, and salmon fisheries. This ice is delivered to the Fish Dock by augers. Our refrigeration system was built in 1983 by Seattle Refrigeration & Manufacturing Inc. and has been maintained in close to original condition. As electricity currently, on average, costs over 25 cents per kWh however, we need to make our plant more efficient. If possible, we wish to retain the ease of troubleshooting and the robust dependable nature of our current system while taking full advantage of modern technology. Staff have identified at least 3 different general strategies for reducing our electric bill, but we lack the ability to adequately evaluate these options.

The City reserves the right to accept or reject any or all proposals, to waive irregularities or informalities in the proposals and to award a contract to the respondent that best meets the selection criteria and the City's needs.

A. ICE PLANT DESCRIPTION AND EQUIPMENT

Our plant uses ammonia and is a 100 ton 2 – stage pumped recirculation system with 2 evaporative condensers with centrifugal fans. We currently run with 7 Vilter reciprocating compressors (Model 440) of various sizes including 2, 4, 6, & 16 cylinders. These compressors are controlled by a Barber-Colman Actuator with camshaft and proportional controls. We have 4 North Star 60 ice machines for making ice. This combination gives us maximum flexibility regarding production and repairs. On rare occasions winter temperatures can be as low as - 20° F (10° F is common) while summer days might reach into the 80s. We currently run 9 months per year and use the 3 coldest months for an in-depth maintenance program.

- See Attached Photos : Attachment A

B. GOALS

The primary goal for this evaluation would be to address energy saving solutions to help lower operational costs. This goal leads to at least 3 basic strategies. Our first possibility is to optimize our current system with minimal investment. So one specific question we have is how much can we safely gain by simple operational changes like condenser fan/pump set-points? The second option is to upgrade our system with new equipment. This option includes, but is not limited to, additional condensing capacity to reduce lift, Variable Frequency Drives, and computerized controls. Questions raised by this option include initial costs, life-cycle costs, additional training requirements or the need for specialized technicians, and any other factor that affects Return on Investment. This option will also address our secondary goals of decreased plant maintenance and increased longevity. And finally, we are considering the possibility of powering our plant with Natural Gas. As one Natural Gas option is an industrial sized generator, we need to know the load our system would place on a generator once modifications are complete. We also need to know if using a generator would create any issues in regard to system dependability or regulatory compliance. In all cases, we also are interested in how each option would affect system dependability, durability and our

ability to troubleshoot and make repairs while continuing to operate. The city is only interested in off the shelf proven technology that meets industry standards.

C. RFP GENERAL REQUIREMENTS

To achieve a uniform review process and obtain the maximum degree of comparability, it is required that the proposals be organized in the manner specified below. Proposals that do not address the items listed in this request may be considered incomplete and may be deemed non-responsive by the City.

RFP submission instructions and information are available online at <http://www.cityofhomer-ak.gov/rfps>, or at the Office of the City Clerk, 491 E. Pioneer Avenue, Homer, Alaska 99603. **All bidders must submit a City of Homer Plan Holders Registration form to be on the Plan Holders List and to be considered responsive.** Interested firms or individuals should submit the completed proposal using the following instructions:

One original and two (2) copies of the completed proposal in an opaque envelope marked as follows:

- City of Homer 2019 RFP Ice Plant Upgrade
- Proposal Date
- Bidders Name and Address

The Proposal submittals shall be addressed to:

City of Homer
City Clerk's Office
491 E. Pioneer Ave.
Homer, Alaska 99603

Proposals shall be received at the Office of the City Clerk **no later than 2:00 p.m. Thursday, March 14 2019**. The time of receipt will be determined by the City Clerk's time stamp. Proposals received after that time shall not be considered. The City Clerk's Office does not provide envelopes for responsive firms to put their completed proposals in, nor will the Clerk's Office Staff write proposer's information on the envelope on their behalf.

Please direct RFP submission questions to Melissa Jacobsen, City Clerk, at (907) 235-3130. Please direct technical questions to Burton Gregory, Ice Plant Manager, at (907) 235-3162 and in writing at bgregory@ci.homer.ak.us, or to 4311 Freight Dock Road, Homer, AK 99603.

D. PROPOSAL FORMAT AND CONTENT

To be considered responsive, each proposal must include the following:

- A written narrative (five page maximum) including:
 - Firm or Company, their team experience in refrigeration, electrical and control systems and their past experience in similar projects
 - Estimated Cost of the firm or company's consultation effort to provide a more detailed operational plan for the proposed option/options and an estimated start date availability/timeline for the consultation work should the firm be awarded the contract.
 - A list of three proposed options for Ice Plant Upgrade with brief description (past examples of similar projects can be used to fulfill this requirement). At least one option should

include natural gas. Options should be a general overview only and not a detailed plan. An operational plan encompassing the goals listed in section B will be required at completion of an awarded contract.

E. EVALUATION CRITERIA AND SELECTION PROCESS:

The City of Homer reserves the right to reject any and all proposals submitted and shall not be liable for any costs incurred by any proposer in response to this solicitation or for any work done prior to the issuance of a notice to proceed or signed contract.

A selection committee will evaluate the proposals and make a recommendation to the City Manager. Evaluators may discuss factual knowledge of, and may investigate proposer’s prior work experience and performance. This includes information referenced in the proposal, available written evaluations, and contacted references that were listed or other persons knowledgeable of a proposer’s past performance. Factors such as overall experience relative to the proposed contract, quality of work, cost control, and the ability to meet schedules may be addressed during the evaluation. Submittals will be evaluated and scored in accordance with the following criteria:

1. Proposed Consultation Contract Costs to provide an operational plan for ice plant upgrade	35 points
2. Team/Experience & Knowledge, electrical Refrigeration, and control systems	35 points
3. Proposed Options	<u>30 points</u>
Maximum Score	100 points

The City of Homer reserves the right to award a contract to the highest ranked firm based solely on the written proposal or request oral interviews with a “short list” of the highest ranked firms.

ATTACHMENT A





