

CITY OF GAINESVILLE/GAINESVILLE REGIONAL UTILITIES

**ADDENDUM NO. 1
Annual HVAC Preventative Maintenance and Repair
ITB NO. 2018-081**

DATE: March 23, 2018 **DUE DATE:** April 5, 2018 @ 2:00 p.m.

NOTE: This addendum has been issued only to all the holders of record of the Specifications. The original Specifications remain in full force and effect except as revised by the following changes which shall take precedence over anything to the contrary.

CHANGES TO BID DOCUMENTS:

1. Minimum Requirement changes:

Remove: Section 12.1 Contractor shall have been in the commercial and/or industrial HVAC business in the State of Florida for a minimum of 5 years.

Replace: Section 12.1 Contractor shall have been in the commercial and/or industrial HVAC business for a minimum of 5 years.

Remove: Section G. 3. Contractor shall have been in the commercial and/or industrial HVAC business in the State of Florida for a minimum of 5 years.

yes no and replace with

Replace: Section G. 3 Contractor shall have been in the commercial and/or industrial HVAC business for a minimum of 5 years.

yes no

Updated: Master Equipment List

QUESTIONS AND ANSWERS:

Q 1. Can a company may be awarded section E and not be awarded sections A, B, C, or D?

A: Yes.

12.0 TERMS OF AWARD.

Award will be made to the lowest, responsive, responsible Respondent based on line items A, B, C, D and E from the Pricing Response Form, combined, separate or any combination of line items GRU determines to be in its best interest. GRU may not award a particular line item(s).

Q 2. Are the costs for the replacement materials and a lift for servicing units included in this contract or will they bid separately as needed?

A: All costs associated with the scope of work/technical specifications shall be included in the contract pricing.

Technical Specifications

3.0 GENERAL DESCRIPTION OF THE WORK.

This Contract is for performing scheduled HVAC preventative maintenance, repairs of equipment, replacements, and new unit installations. Replacement to include but not limited to GRU's HVAC units, filters, ice machines, and window units in accordance with these specifications. The Contractor is responsible for furnishing all labor, tools, parts, including

refrigerant and equipment necessary to perform the tasks listed in the maintenance Scope of Work for all GRU equipment identified in Attachment "A", and any new equipment added to the Contract at GRU's discretion. Note: if the Contractor discovers any discrepancies in the equipment list, the list shall be updated accordingly at the rates specified on the Bid Form. This contract shall be accepted by the Contractor with the equipment being in "As is" condition.

Q 3. Q: Does the contract exclude compressor maintenance?

A: No.

Q 4. Q: What is covered under the contract?

A: The coverage for the annual maintenance contract starts at the water supply connection from the building and includes every HVAC component from that point forward throughout the system. The electrical coverage starts at and includes the point of electrical connection, either a disconnect or breaker, and covers every HVAC component from that point forward throughout the system.

All mechanical and electrical HVAC components are covered under the annual maintenance contract except for the electrical HVAC components of the Building Automation System. The electrical HVAC components of the Building Automation System are part of a separate controls agreement which may or may not be awarded with the annual maintenance contract.

Q 5. Does GRU have a current water treatment contract in place separate from this contract?

A: The Eastside Operations Center and the Administration Building is under separate contract. Deerhaven Generating Station has a self-treated system.

Q 6. Will units need to be coated if replaced?

A: Depending on the location. Plant facilities require coating, other locations do not.

Q 7. The specification list working hours from 7am to 6pm, standard working hours are 8 hours, please clarify this time period in regards to overtime rate structure application?

A: The listed working hours states the time that a GRU employee is available to assist with any requirements of this contract.

Q 8. What is the response time?

A: Technical Specifications

7.0 EMERGENCY REPAIR/SERVICES.

The Contractor shall maintain competent and qualified HVAC Technicians on its staff that will be on site at GRU for emergency repairs within two (2) hours of GRU reporting the emergency. Emergency repairs shall be performed when requested by GRU any time of day, any day of the year.

The Contractor shall maintain a twenty-four (24) hour answering and dispatch service for the purpose of dispatching a Technician to the emergency repair equipment site.

After the Contractor's answering service has received a request for emergency service, the Contractor shall contact the GRU authorized representative who requested the service within one (1) hour to indicate that the request has been received and to indicate when the Contractor will be at the repair site.

If significant equipment problems are discovered during repairs, the Contractor shall consult with GRU's Project Manager prior to the commencement of the work.
If any emergency repairs are performed at the request of any authorized GRU representative other than GRU's Project Manager, the Contractor shall contact GRU's Project Manager to report the repair work performed the next business day following the repair.

Q 9. Clarify the time period in regards to overtime rate structure application?

A: This is a full service contract with no provisions for additional payment while performing the tasks specified in the Scope of Work/Technical Specifications.

Q 10. Please provide the end of life equipment list and capital expenditure budget for 2018-19?

A: End of Life Equipment is determined by GRU together with the Contractor. The FY18 Capital Expenditure Budget for HVAC Replacements is approximately \$150,000 collectively.

Q 11. Please provide the last years expenditures on equipment replacements.

A: Approximately \$100,000+.

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ACKNOWLEDGEMENT:

Each Proposer shall acknowledge receipt of his Addendum No. 1 by his signature below, and shall attach a copy of this Addendum to his response or by filling in the Addenda section in the RESPONDENT's CERTIFICATION FORM located in the FORMS Section.

CERTIFICATION BY RESPONDENT:

The undersigned acknowledges receipt of this Addendum No. 1. The Response submitted is in accordance with the information, instructions, and stipulations set forth herein.

Respondent: _____

By: _____