

ADDENDUM No. 2 – (April 20, 2017)

ADDENDUM TO: Mechanical Services, Chiller Plant
BID NUMBER: 16-14
BID DUE DATE: Thursday, April 27, 2017 not later than 10:00am

TO BIDDER: This addendum is an integral part of the bid file under consideration by you as a bidder in connection with the subject matter identified above. For the purpose of clarification the following additions, changes, modifications and replacements noted below have been made to the bid and have been made to the bid file which bears the above title.

Bids submitted shall conform to these additions and modifications noted herein and including all issued addendums.

QUESTIONS/RESPONSES/CLARIFICATIONS

Question: In section IV. Scope of Services, Line Item “F”, it is stated that the “water treatment shall be a stainless steel, drum-less chemical feed system that will have a secondary containment of up to 110% of the container’s capacity as the installed system”. Are any of the 2 attached chemical feed systems an acceptable alternative? I have also attached an overview of a Smart Release System that was installed at a local high school.

Response: The 20 Gallon Gemini chemical feed container with secondary containment is an approved alternate in place of Stainless steel as a liquid chemical feed system. The smart release chemical treatment program (tablets) would not be an acceptable option due to the different technology from liquid based water treatment programs.

Question: In regards to “Schedule 3 – Comprehensive Annual Inspection McQuay/Westinghouse Centrifugal / Magnetic Bearing Chiller”, it does not mention brushing tubes for the condenser and/or evaporator tubes. Is this a required task?

Response: Condenser tubes are to be brushed as part of the annual inspection (tasking) which has been updated on chiller Annual tasking sheet. Evaporator tubes would be brushed when eddy current is performed.

Question: In regards to “Full Service Coverage”, is the contracted vendor responsible for covering obsolete parts? In the event that a part needing to be replaced is obsolete, how will the situation be handled?

Response: The contractor is not responsible for covering a part that is deemed to be obsolete with no direct replacement. If the part is no longer available from the manufacturer the contractor would utilize other vendors and resources who could potentially supply/provide the OEM or non OEM part required. If a part cannot be obtained due to obsolescence the Authority will then be responsible for any costs associated for the solution required due to the parts obsolescence.

Question: In regards to technicians being factory trained and certified – Daikin is handling the maintenance for Chiller #1 for the entire first year of the contract. Would it be acceptable for the awarded vendor to have the factory training for Chiller #1, completed within the first year of the contract period (June 1st, 2017 – May 31, 2018)?

Response: The Chiller Journeyman Technicians are required to be factory trained with a minimum of 8 years’ chiller experience performing maintenance and repairs on a magnetic bearing chiller (Chiller #1) to meet the minimum qualifications.

Question: In regards to technicians being factory trained and certified – If the awarded vendor has a factory trained primary technician available immediately, would it be acceptable for the vendor to have a secondary technician factory trained within the first 6 months of the Contract period? (Daikin does not offer a Centrifugal Service and Repair class until Dec. 2017.)

Response: The Primary and Secondary Chiller Journeyman Technicians are required to be factory trained with a minimum of 8 years’ experience performing maintenance and repairs on the Centrifugal Chillers. The Authority will accept factory training to be provided within the first 6 month for the back-up Chiller Technician as long as the technician meets the minimum 8 years’ experience working on Centrifugal Chillers who holds other related Factory Training certifications.

Note: To qualify your proposal, of which this addendum becomes a part, this form must be completed and returned to this office with the proposal.

Date: _____

Authorized Signature of Company Rep.

Printed Name of Company Rep.

Company: _____

Address: _____

Telephone: _____

Contact’s Email: _____

Comprehensive Annual Inspection

McQuay/Westinghouse Centrifugal / Magnetic Bearing Chillers

- Report in with Customer Representative.
- Record and report abnormal conditions, measurements taken, etc.
- Review customer logs with customer for operational problems and trends.

Lube System

- Megger oil pump motor and record readings.
- Measure and record oil pump voltage and amperage.
- Verify operation of oil cooling system. *
- Tighten terminal connections on the oil pump motor.
- Verify operation of the oil heater.
- Change the compressor oil and filter.

Motor and Starter (Less than 600 Volts)

- Clean starter cabinet.
- Inspect the power components for signs of overheating, arcing, burns, etc
- Inspect starter and starter components for signs of discoloration, burns, moisture, etc.
- Check and tighten unit electrical components.
- Inspect wires for discoloration and burns.
- Test accuracy of motor current (amp meter).
- Test tightness of terminal connections.
- Check dash pot oil and add as necessary.
- Megger motor at the starter terminals; record readings.
- Check for proper settings.

Micro Tech E Controls*

- Inspect the control panel for cleanliness, etc.
- Verify transducers and sensors for accuracy.
- Perform Micro Tech E Check, log, and last fault analysis.

Controls and Safeties

- Inspect the control panel for cleanliness, control air leaks, etc.
- Inspect wiring and connections for signs of overheating, burns.
- Check and tighten unit electrical components
- Verify operation of the vane control system:

- Check for free and smooth operation.
- Check mechanical linkages for wear and secureness.
- Report accuracy of all gauges and thermometers (use masters).
- Verify operation of start, stop, and anti-recycle timers.
- Test all flow switch cutouts (cw, chw).
- Verify transducers and sensors for accuracy.
- Clean flow sensors and ports.
- Verify operation of oil temperature and pressure controller(s).
- Test high oil temperature switch.
- Test high compressor discharge switch.
- Test high suction temperature switch.
- Test high discharge temperature switch.
- Test low suction pressure switch.
- Verify operation of automatic and manual capacity control.
- Test the operation of all pump auxiliary contacts (chw, cw, oil, etc.). *

Compressor and Vessels

- Test for refrigerant leaks and report results.
- Check refrigerant charge.
- Brush Condenser tubes (Annually).
- Analyze Chiller fault log.
- Check IGV operation*
- Replace filter/dryer in motor cooling line. *
- Check and tighten compressor electrical connections.
- Test the secureness of mounting points; tighten all major points.
- Record refrigerant level.
- Confirm correct water flow and pressure drop.
- Log machine at departure.
- Run complete interlocking circuit where possible.
- Report machine condition and repair requirements (if any).

**where applicable*

Repairs required? No or Yes (*list in Comments below*)

Comments:

Name:

Date:

Unit #

Ticket #

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Comments Continued: