



PURCHASING AND SUPPLY SERVICES

De'Nerika Johnson, MBA, CPPO, NIGP-CPP
 Acting Director of Purchasing and Supply Services
 13300 Old Marlboro Pike | Upper Marlboro, MD 20772 | 301-952 6560

ADDENDUM 2 - ATTACHMENT C

DBS030-23 Chilling and Cooling Tower Maintenance and Repairs

QUESTIONS AND RESPONSES:

	Question	Response
1.	Are we supposed to break down the water treatment and legionella testing as it applies to every single chiller? As an example: Line 12 Avalon Module 1 – I'm assuming PGCPS is looking for pricing in column E and H. Is pricing also needed in columns I thru K for Module 1?	Legionella testing is priced as a separate line item. It does not apply to single chiller. It is for open loops and applies to cooling towers only .
2.	The pricing sheet does not have separate line item for the cooling towers. Are we to combine those numbers with the chillers?	Yes, cooling towers are to be combined with water cooled chillers.
3.	Is Eddy Current pricing required for every chiller or just Water Cooled Chillers?	Eddy Current pricing is required for just Water Cooled only.
4.	Is Water treatment pricing required for all closed loop systems or for open loop systems (i.e. systems with Cooling Towers)	Water treatment pricing is required for both closed loop systems and for open loop systems.
5.	The MBE links on Page 10 and 34 of the solicitation result in the following error message	The link has been checked on both page 10 and 34 and confirmed to be broken. The Addendum will include all MBE forms for use (See Attachment D)
6.	Is the 15% MBE a goal or a requirement	15% is a MBE Goal.
7.	Page 10 c.2 is a bit confusing. Constellation is not an MBE. Are we supposed to submit a wavier in order to be able to bid on this solicitation?	<p>Page 10, Section C, Item 1) If the Bidder is NOT MBE certified by PG County Government or MDOT, a waiver may be granted by the Board of Education. Any request for a waiver must be submitted with the Bid using Request for Waiver (MBE Attachment 4 to A.P. 3325).</p> <p>Page 10, Section C, Item 2) The Minority Business(es) must be identified in an Affidavit at time of bid submission and cannot be changed without prior approval of the Director of Purchasing and Supply Services. The Affidavit applies only if you intend to subcontract to a MBE to help meet the 15% MBE threshold. If applicable, MBE Attachment 2 to A.P. 3325)</p> <p>The Addendum will include all MBE forms for use (See Attachment D)</p>
8.	Will this bid be a single award or multiple awards for this solicitation?	PART III, Section 1 states, PGCPS intends to issue a multiple award contract.



PURCHASING AND SUPPLY SERVICES

De'Nerika Johnson, MBA, CPPO, NIGP-CPP

Acting Director of Purchasing and Supply Services

13300 Old Marlboro Pike | Upper Marlboro, MD 20772 | 301-952 6560

9.	Is there a project labor agreement with this bid? Does certified payroll required have to be submitted monthly with invoices?	No
10.	Since this is an IFB will an open bid be performed via teams, zoom, or in person?	PART IV, Section 3, IFB Bids are not opened publicly, but in the presence of at least two Purchasing Office employees. Once the bids are opened, the Buyer will prepare a Bid Tabulation document that summarizes the bids received. This document will be available for inspection after issuance of Notice of Award
11.	Can construction firms bid on this opportunity or is it restricted to licensed HVAC firms?	The IFB is opened to the public. Construction firms are welcome to bid. We need emergency service and preventive maintenance to be performed by qualified licensed HVAC personnel.
12.	What type of license is required to bid?	MD state HVAC licenses or journey licensing through steamfitter's union required.
13.	Do the bidding firm have to be licensed?	The IFB is opened to the public for bidding. We need emergency service and preventive maintenance to be performed by qualified licensed HVAC personnel. We need to be confident that contractors bidding has enough qualified technicians to maintain the equipment cited in this solicitation. Bidder must provide an organizational chart to show the capacity of Bidder's ability to perform ninety percent 90% of work in house. Please refer to Part III, Section 5, paragraph c. 1
14.	Page 9 stated Journeyman licensed, and resumes are to be submitted with this bid, is the Journeyman licensed from the state of Maryland and/or the steamfitters Union?	MD state HVAC licenses or journey licensing through steamfitter's union required.
15.	Is there a minimum number of employees required to submit a bid?	We need to be confident that contractors bidding have enough qualified technicians to maintain the equipment cited in this solicitation. Bidder must provide an organizational chart to show the capacity of Bidder's ability to perform ninety percent 90% of work in house. Please refer to Part III, Section 5, paragraph c. 1
16.	For security purposes will PGCPS issue contractor badges to the winning firm(s)?	As a standard PGCPS does not issue badges to contractors.



PURCHASING AND SUPPLY SERVICES

De'Nerika Johnson, MBA, CPPO, NIGP-CPP
 Acting Director of Purchasing and Supply Services
 13300 Old Marlboro Pike | Upper Marlboro, MD 20772 | 301-952 6560

17.	Page 13(5A) stated new chillers have been installed in PGCPS, what type of certifications will PGCPS be looking for?	All technicians must have a Maryland state or Local 602 journeyman license/ experience level to perform repairs on PGCPS chillers.
18.	Who handles chemical treatment for HVAC systems throughout PGCPS?	The Bidder must have licensed water treatment technicians in house or ability to subcontract the work for chemical treatment out to professional water treatment companies.
19.	How are the MBE & WBE performance points applied since this an IFB?	MBE & WBE performance points will not be applied.
20.	Will a point spread sheet be provided to all firms bidding this project to show all pricing?	PGCPS does not have a point system for an IFB. A Bid Tabulation that reflects pricing from all Bidders will be posted once the contract is awarded.
21.	Can all bids be posed for all firms bidding?	PART IV, Section 3, Once the bids are opened, the Buyer will prepare a Bid Tabulation document that summarizes the bids received. This document will be available for inspection after issuance of Notice of Award.
22.	Is there a minimum or maximum of schools to be awarded to each contractor?	This will be a multiple award contract, the assigned schools will be determined upon award of contract(s).
23.	How soon will the award be made?	Once all evaluations are completed and necessary approvals are received, PGCPS will publish notice of award in eMMA. It is our goal to award within 60 days following the proposal close date.
24.	Do PGCPS have a separate contract for boiler and heating service or is that provided under this contract?	This contract does not include boilers. Boiler service is done in house by PGCPS boiler mechanics.
25.	Will there be different Awards for Elementary, Middle, High School and Special Centers?	This will be a multiple award contract, the assigned schools will be determined upon award of contract(s).
26.	Regarding James Madison MS 7300 Woodyard Rd, what is the chiller type that will be installed with the DCP renovation? Previously, this location had a water-cooled chiller system. Will this still be the case?	Currently, there is an air cooled chiller there but the mechanical project is not complete at James Madison.



PURCHASING AND SUPPLY SERVICES

De'Nerika Johnson, MBA, CPPO, NIGP-CPP

Acting Director of Purchasing and Supply Services

13300 Old Marlboro Pike | Upper Marlboro, MD 20772 | 301-952 6560

27.	For two locations, only Cooling Towers are listed (Rosa L Parks ES and Mount Rainier ES). After research, we found that these locations have Water Source Heat Pumps (WSHPs) instead of chillers. Since Cooling Towers and WSHPs work together, does PGCPS require maintenance on both?	Preventive/ annual maintenances shall be for the cooling towers and pumps only at both Rosa L Parks ES and Mount Rainier ES. There could be the potential for an emergency service request for WSHPs, etc.
28.	Will preference be given to contractors who can cover both chiller and cooling tower maintenance over those that do not bid both?	PART IV, Section 2, States, "Bidders must bid on all line items. Partial or incomplete bids will be rejected unless otherwise stated in the solicitation." There will be no preference given, Bidders must bid on both.
29.	The contractor shall respond to an emergency call within (2) hours. Respond to the call via telephone/electronically or on-site response time?	Please refer to Part III, Section 7, paragraph. PGCPS requires On-Site support within response time as defined by priority list.
30.	Is PGCPS able to provide the evap loop type (water or glycol) for each chiller covered under this maintenance contract?	Yes. The buildings with glycol are: <ul style="list-style-type: none"> • Henry Wise HS • Felegy ES • Samuel P Massie ES • William Wallace Hall
31.	Is Eddy Current Testing to be performed on both evaporator and condenser side?	PGCPS will identify which Eddy Current Testing's will be performed on the condensers in year 1 of this contract. Typically we have only requested eddies be performed on condensers of some age every 5 years which would likely be requested in year 1 of this contract as it was with the last.
32.	Controls – does the school system have a contract with BAS provider to maintain these systems or is it the responsibility of the contractor to so? If the latter, please provide additional information on the controls systems for accurate estimating purposes.	It is the responsibility of the Bidder to subcontract the existing Automated Temperature Control Contractor that services that individual building for equipment replacement to disconnect/reconnect their control system and perform integration of new equipment. For issues related to Service it is the Mechanical Contractor's responsibility to make sure the chiller and cooling tower are operating properly under Building Automated System control and to contact PGCPS Building Automation department for BAS related service issues.
33.	Refrigerant and Oil Analysis – Both or just oil? Oil samples are standard practice, but refrigerant samples are very expensive and not a typical maintenance check.	This language pertains to the oil within the refrigerant system. When fractionation is suspected based on system performance, etc., it can be handled on a case by case basis in a manner that makes the best sense from a fiscal standpoint.



PURCHASING AND SUPPLY SERVICES

De'Nerika Johnson, MBA, CPPO, NIGP-CPP

Acting Director of Purchasing and Supply Services

13300 Old Marlboro Pike | Upper Marlboro, MD 20772 | 301-952 6560

<p>34.</p>	<p>Eddy current and condenser cleaning – Does this include evaporator and condenser vessels?</p> <p>Evaporators on air-cooled machines as well?</p> <p>With appropriate notice, can the PGCPS technical lead inspect the tube cleanliness the same day as service to eliminate down time?</p>	<p>PGCPS will identify which Eddy Current Cleaning will be performed on the condensers in year 1 of this contract.</p> <ul style="list-style-type: none"> - Eddy current testing will be by request but is typically only requested for water cooled condensers. Water cooled chillers with some age will likely be requested for eddy current testing in the first winter of this contract as it was five years prior. - It could be possible for eddies to be requested by PGCPS or the servicing contractor on air cooled evaporators should it be agreed that it would be sensible. This is not common ordinarily though. - Yes, with appropriate notice, PGCPS technical lead may inspect the tube cleanliness the same day as service.
<p>35.</p>	<p>Acid cleaning of evaporators and heat exchangers, if needed – is this a billable service outside of the contract?</p>	<ul style="list-style-type: none"> - Yes, if this service needs to be performed, it will require authorization via a call number and will be a billable service outside of the contract.
<p>36.</p>	<p>Page 18. 6) The contractor shall also maintain, replace, adjust, repair, calibrate and test the following items related to the equipment: ● Electric wiring from within the starter to its respective motor ● b. Refrigerant piping between two (2) or more pieces of equipment ● Insulation on the refrigerant piping and equipment ● Air cooled condensers, (where used), including fans, motors, coils and controls e. Thermometers in both chilled and condenser water piping ● All pressure and temperature controls, thermometers, gauges, control devices, thermostats, and manual valves located in system equipment. ● DDC controls and devices directly related to the unit's operation. h. Starters: beginning at the load terminals of the starter's main overload device, including all wiring and devices within the starter enclosure, and attached or connected to the starter.</p> <p>Please clarify what the contractor is responsible for replacing. As it is written, this could include the actual copper piping which is probably not the intention.</p>	<p>There are a few buildings that have air cooled condensers on water cooled chillers. When there is a situation in which equipment needs to be replaced, PGCPS will write a scope of work and will also meet the contractor assigned to that particular site as well.</p>
<p>37.</p>	<p>How many Glycol Systems are in the School System and can you identify the schools? What type of glycol and % per site?</p>	<p>We do have some 4 pipe vav systems that run year round that we glycol. PGCPS typically send requests to the servicing contractors to check freeze points of the glycol around our tentative changeover to heating for all sites.</p>



PURCHASING AND SUPPLY SERVICES

De'Nerika Johnson, MBA, CPPO, NIGP-CPP

Acting Director of Purchasing and Supply Services

13300 Old Marlboro Pike | Upper Marlboro, MD 20772 | 301-952 6560

38.	Monthly Inspections: April, May, June, July, August, September, October. Is the contractor responsible for cleaning the condenser in all of these months? Please specify which months.	Condenser coils and cooling towers shall be cleaned as part of the annual maintenance or sometime prior to the cooling season. If more than one cleaning per year is needed, it shall be billable.
39.	Draining systems in winter- Historically, does that entail refilling with glycol or blowing out evaporators? Can you elaborate on which schools need to be drained and the expectation of this service?	PGCPS technicians will drain the cooling towers and air cooled evaporators. PGCPS relies on monthly service visits by the servicing contractor to make sure that crankcase heaters, heat trace, etc. are energized for the winter. PGCPS expects the servicing contractor's techs to make sure that evaporators and towers have been drained properly and any basin heaters or heaters in evaporators are on or off as necessary for that site's particular equipment for the winter to prevent freezing.