



## RFQ-CMIP21201901

### Amendment No. 1: To the Tender Documents

### Heating, Ventilation and Air Conditioning Preventive Maintenance

Amendment Date: January 22, 2019

To all Bidders:

The Purpose of this Amendment is to address the following questions:

1. In 1.1 it identifies # of units and some brands. Is there a complete equipment list (I assume current provider has provided to CMI). It is difficult to maintain group walk thru timeline and gather all required information required. Examples Models/ Serials, sizes, filters, belts and other materials.

CMI does not have a complete list of all components. A partial list is included as an attachment to this document "AHU Belts and Filters".

2. In 1.2 it says maintain all aspects of humidification process – please clarify.

As this is a preventative maintenance contract, the Contractor shall have the skills and qualifications to diagnosis the existing humidification system and provide CMI with accurate quotes for repair when required.

3. 1.22 is states maintenance on all mechanical equipment quarterly related to HVAC and Humidification on equipment. This is extremely vague and this will not allow for like to like bids. Eg: Labour /time, scope /tasks performed on each interval, quality of materials etc. Is there a scope/ task outline?

In Section 1.22, **add:** "Provide **preventative** maintenance of all mechanical equipment related to heating, ventilation, air conditioning and humidification". CMI expects that filters shall be changed each quarter and belts shall be changed minimum once per year or when needed.

4. Quarterly inspections requested however boilers are traditionally 1-2 inspections. Could be major or minor (tear down clean heat exchangers or clean burners only – mid season efficiency test etc.). Please confirm requirements

CMI expects that boilers are inspected once per year during summer months and include a tear down. In addition, CMI expects that boilers are inspected mid-heating season for a minor inspection.

5. Request to clean and replace all Daiken filters...Why replace washable filters?

For clarification, CMI expects that the Contractor shall replace washable filters when worn out.

6. It also states disposable filters (not pleats) for air handling units however RFQ later mentions Merv 8 pleats and Hepas replaced in 2<sup>nd</sup> year. Would not the Merv 8 filters imply pleats and be changed quarterly in AHU's ?

Yes, the Merv 8's are to be changed quarterly.

7. Please clarify what is meant by maintain water softeners.

CMI expects the preventative maintenance of water softeners. The Contractor shall ensure proper function of the units during quarterly visits and will provide water-softening product when required.

8. Please clarify "supply and replace all chemicals change"

Under Section 1.2.3 **remove** "Supply and replace all change chemicals as needed."

9. 2.6.2 It states not less than 2 million insurance then further request CMI's Property must be insured on an "actual cash value basis" please clarify.

While working on the equipment and caused by the Contractor, the Contractor is responsible for any damages of equipment on an actual cash value basis.

10. 4.1 says bid is based on lowest price that meets mandatory requirements. Can you please clarify "mandatory requirements" Refer to 1.22 question: Is there a scope of work outlining major and/ or minor tasks performed during each interval so all bidders submissions are equivalent.

The Contractor must submit Section 5. Pending review and approval by the Evaluation Committee, the bidder with the lowest price shall be recommended for contract award.

The Scope of Work can be found under Section 1. This is a preventative maintenance contract.

11. 5.22 Hourly rates seem to be one rate only. Is this a fixed price for 5 years?

Under Section 5.2.1, preventative maintenance is based on a fixed price per year.

Under Section 5.2.2, hourly rates are for year one and can be resubmitted each year as a contract amendment. Hourly rates include emergency repairs/replacements and shall be quoted to CMI prior to completion. Once approved, these shall be billed by the Contractor.

**End of Document**

AHU Belts and Filters

Unit No.	Supply fan belt			Return fan belt			HEPA filter			Pleated filter		
	Type		No.	Type		No.	Size		No.	Size		No.
1	Gates tri-power	AX26	2	Gates tri-power	Ax26	2	Merv 14	24x20x12	2	Merv 8	20x24x2	2
2	Gates tri-power	AX26	2	Gates tri-power	Ax27	2	Merv 14	24x20x12	2	Merv 8	20x24x2	2
3	Gates tri-power	BX40	3	Gates tri-power	Bx44	2	Merv 14	24x12x12	2	Merv 8	12x24x2	2
							Merv 14	24x20x12	2	Merv 8	20x24x2	2
4	Gates tri-power	AX45	2	Gates	AX40	1	Merv 14	24x24x12	2	Merv 8	24x24x2	2
5	Gates tri-power	BX44	3	Gates	AX40	1	Merv 14	24x20x12	6	Merv 8	20x24x2	6
6	Super HC	5VX580	2	Super HC	3Vx560	2	Merv 14	24x20x12	6	Merv 8	20x24x2	6
7	Gates tri-power	BX44	3	Gates tri-power	Bx38	2	Merv 14	24x12x12	3	Merv 8	12x24x2	3
							Merv 14	24x24x12	3	Merv 8	24x24x2	3
8	Super HC	3VX425	2	Super HC	3Vx450	2	Merv 14	24x12x12	2	Merv 8	12x24x2	2
							Merv 14	24x20x12	2	Merv 8	20x24x2	2
9	Gates tri-power	BX44	3	Gates hi-power	B47	2	Merv 14	24x20x12	6	Merv 8	20x24x2	6
10	Gates Super HC	3VX355	1	N/A			Merv 14	24X20X12	2	Merv 8	20x24x2	2
	Goodyear HY-T	3VX355	1									
11	Matchmaker SC	BX38 Gripnotch	3	Matchmaker SC	Bx37 Gripnotch	2	Extended surface air filter	20x20x12	4	Merv 8	20x20x2	2
							Extended surface air filter	24x20x2	4	Merv 8	20x24x2	2
12	Matchmaker SC	BX103	2	Matchmaker SC	Bx100	2	Extended surface air filter	20x24x12	6	Merv 8	20x24x2	6
							Extended surface air filter	20x20x12	9	Merv 8	20x20x2	9
A2	Goodyear HY-T	5VX450	2				Merv 13	24x24x12	2	Merv 8	24x24x2	4
Libert unit museum floor	Hi-Power II A38										28 1/2x29 1/2x2	1
Libert unit mechanical mezz	Gates hi-power	B60								Merv 8	16x25x2	4