



RFQ-CMIP21201901

Amendment No. 2: To the Tender Documents

Heating, Ventilation and Air Conditioning Preventive Maintenance

Amendment Date: February 5, 2019

To all Bidders:

The Purpose of this Amendment is to address the following:

Site Visit Summary

In attendance included representatives of CMI from building management and procurement.

Agenda

- Introductions
- Site walkthrough and key notes
 - o Lower Annex and Archival Storage unit
 - o Upper Annex
 - o Annex Boiler Room and AC unit room
 - o Annex Roof (chillers and Daikin Condensors)
 - o North Stairs (AC units)
 - o Unit 12
 - o Roof : York condensors as well as Fridge freezer condensors
 - o Kitchen : Unit 12 and fridge freezer
- Return to Windsor Foundation Classroom for questions. Questions and answers will be posted as part of an addendum after the visit.

After a brief over of the preventative maintenance work as detailed under Section 1.2 Scope of Work, the following questions were addressed:

- 1) Is the contractor able to access ceilings or is access restricted? How does the contractor arrange access?

CMI will provide unlimited access during most instances of the contract as work tends to stay in the mechanical mezzanine or annex mezzanine spaces. In the event that access coordination is required, CMI will arrange access.

- 2) Are controls included in the scope of work?

No.

- 3) Is replacement of the kettles and humidifier included in the Scope of Work?

Yes, where required, the Contractor may need to replace the steam pot. One pot is currently available onsite for use, Leibert part 154016P1.

4) Is there space to store filters onsite?

Yes.

5) Is water treatment part of the scope of work?

Yes, refer to Addendum 1.

6) Does the contractor need to provide their own ladders and access equipment?

Yes.

7) What is the mid-season expectation?

Check for operation and functionality of all items. Mid-summer season is also a good time to check and fix the steam boiler.

8) Is a pump list available?

No.

9) If the contractor turns a unit off for inspection or repair, will it start-up again automatically?

Yes.

10) Are there any 3-way valves onsite?

CMI is unaware of any 3-way valves.

11) Can the Daikins be used as heat pumps?

Yes, however they are unnecessary as there are other heating units including three boilers.

12) If there are controls issues, is the contractor expected to fix them?

No, controls are out of scope of this contract.

13) What year and where are the steam boilers located?

Two Viessmann Gas boilers in 2012 another Veissmann Gas boiler added in 2015, located in Annex Boiler Room. One Weil-Mclain Gas Steam Boiler in 2012, located in Steam Boiler Room of main museum. Two McQuay Chillers in 2013 and One York Chiller in 2015, located on Annex Roof.

14) Is there a full equipment list?

No, however a partial list of most elements is available under Amendment 1.

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