



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

Department of Administration
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April 14, 2016

ADDENDUM NUMBER FOUR

RFQ # 7550354

TITLE: HVAC Maintenance and Repairs, Davies Career & Technical High School

Closing Date and Time: 5/3/16 at 11:00 AM

Per the issuance of this ADDENDUM # (4), 7 pages, including this cover sheet.

Specification Change /Addition / Clarifications

Attached is the Amended HVAC Specifications that were revised within Section J.2. (Old Building) for corrections necessary to the listed equipment.

NOTE: Vendors are not required to fill in the pricing lines on the attached pages. Please be sure to complete your pricing on the original Request for Quote form posted with the original Invitation to Bid. (25 line items).

William M. Davies, Jr. Career & Technical High School
Bid Procurement - HVAC Preventative Maintenance
July 1, 2016 through June 30, 2019
(with option to renew for two additional years)
Amended on 4-11-16 for correction to scheduled equipment ()**

PART I.

The William M. Davies Jr. Career & Technical High School is soliciting bids for a **FULL SERVICE MAINTENANCE CONTRACT ON ALL AIR CONDITIONING, HEATING, VENTILATING, AND EXHAUST FAN UNITS** as outlined below:

- A. THE FULL SERVICE MAINTENANCE CONTRACT SHALL EXCEED ALL EXISTING WARRANTIES. THE VENDOR IS TO SUPPLY ALL LABOR, PARTS AND TOOLS TO ACCOMPLISH ALL SERVICING AND MAINTENANCE ON ALL LISTED UNITS.**
- B. THE BIDDING CONTRACTOR SHALL BE REGULARLY ENGAGED IN THE MANUFACTURE, INSTALLATION, REPAIR AND MAINTENANCE OF PNEUMATIC, ELECTRONIC AND DIGITAL CONTROL SYSTEMS AS MANUFACTURED BY HONEYWELL, TRANE, AND JOHNSON CONTROLS**
- C. BIDDING CONTRACTORS SHALL RETAIN IN DIRECT EMPLOY TECHNICIANS /MECHANICS AUTHORIZED AND CERTIFIED BY A MINIMUM OF ONE OF THE THREE LISTED MANUFACTURERS TO INSURE THE OWNER SHALL GET PROMPT RESPONSIVE SERVICE TO ANY SERVICE CALL. WRITTEN PROOF OF MANUFACTURER CERTIFICATIONS/AUTHORIZATION SHALL BE SUBMITTED WITH THE BID.**
- D. THE BIDDING CONTRACTOR SHALL RETAIN A 24 HOUR 7 DAY EMERGENCY SERVICE OPERATIONS CENTER, MANNED BY PERSONNEL IN THE DIRECT EMPLOY OF THE CONTRACTOR, TO INSURE PROMPT RESPONSE TO EMERGENCY REQUESTS. TELEPHONE ANSWERING MACHINES AND SUB-CONTRACTED SERVICES DO NOT QUALIFY.**
- E. THE CONTRACTOR MUST BE LICENSED IN THE STATE OF RHODE ISLAND TO PERFORM PNEUMATIC, ELECTRICAL, STEAMFITTING, HVAC AND REFRIGERATION WORK. COPIES OF LICENSES SHALL BE SUBMITTED WITH THE BID.**
- F. MAINTENANCE AGREEMENT SHALL CONSIST OF TWO (2) VISITS PER YEAR (1 PRE-SEASON COOLING AND 1 PRE-SEASON HEATING). ALL FAN BELTS SHALL BE CHANGED ONCE PER YEAR ON A SCHEDULED ANNUAL BASIS. ALL FILTERS ARE TO BE CHANGED THREE (3) TIMES PER YEAR, DURING AUGUST, DECEMBER, AND APRIL. ---NOTE FILTERS ARE TO BE AT LEAST MERV-8 OR GREATER---ROOF TOP UNITS MERV 10.**

G. INCLUDED IN MONTHLY MAINTENANCE PRICE SHALL BE THE MATERIAL AND LABOR FOR THE REPLACEMENT OF UP TO (10) FAILING CIRCUIT SETTERS AND/OR DIELECTRIC UNIONS PER YEAR.

H. RATES FOR ITEMS A-G ABOVE ARE TO BE INCLUDED IN BIDDERS MONTHLY PRICING.

I. CONTRACTOR IS TO RESPOND TO TELEPHONE NOTIFICATION FROM THE FACILITIES MANAGER, MAINTENANCE TECHNICIAN OR DIRECTOR/PRINCIPAL WITHIN FOUR (4) HOURS FOR AN EMERGENCY AND WITHIN TWENTY-FOUR (24) HOURS FOR NORMAL SERVICE.

J. EQUIPMENT SCHEDULE FOR THIS CONTRACT:

1. MODULAR BUILDING:

**9 TRANE 3T S/SHEAT PUMPS
1 CARRIER 3T S/S HEAT PUMP
2 ELECTRIC HALLWAY HEATERS
3 EXHAUST FANS**

2. OLD BUILDING:

**14 MCQUAY UNIT VENTILATORS (OFFICES-GUIDANCE & SCHOOL- TO-CAREER)
12 AAF COIL ELECTRIC HEAT (CORRIDORS)
25 EXHAUST FANS
1 TRANE RTU 10 TON UNIT (OVER THE STUDENT MANAGEMENT AREA) ELECTRIC HEATING & COOLING
1 HV-2 STORAGE ROOM NEAR GYM
1 TRANE RTU 7 TON UNIT ELECTRIC HEAT (LECTURE HALL)
3 COMFORT AIRE/MSI 3T S/S (VARIOUS LOCATIONS)
4 MSI HORIZONTAL HEATERS (MACHINE SHOP)
**14 TRANE UNIT VENTILATORS (CLASSROOMS)
**14 TRANE XB13 COOLING UNITS
11 NESBITT AIRE MODULAR UNIT VENTILATORS HEAT PUMPS (CLASSROOMS)
**4 SANYO INVERTER COOLING UNITS
**1 FUJITSU FLEX INVERTER WALL UNIT
9 UV CEILING UNITS - SERIES 6000
4 UV END PANESL
1 ROOFPACK DRAW-THRU AIR HANDLER
1 SINGLE ZONE DRAW – AIR HANDLER
6 INTAKE LOUVERS WITH VERTICLE BLADES
2 AIR-COOLED CONDENSING UNITS
12 S/S CONDENSING UNITS
3 MCQUAY CABINET UNIT HEATERS
1 ROOFTOP A/C
1 ECONOMIZER
15 EXHAUST FANS**

K. TOTAL MAINTENANCE COST PER MONTH FOR ALL UNITS ABOVE:

RATE/MONTH 07/01/16 – 06/30/17 \$ _____
RATE/MONTH 07/01/17 – 06/30/18 \$ _____
RATE/MONTH 07/01/18 – 06/30/19 \$ _____

Option pricing for two additional years:

RATE/MONTH 07/01/19 – 06/30/20 \$ _____
RATE/MONTH 07/01/20 – 06/30/21 \$ _____

**L. NEW BUILDING EQUIPMENT SCHEDULE FOR MAINTENANCE:
(THE NEW BUILDING IS A HOT WATER – GLYCOL PROTECTED
SYSTEM).**

- 10 AIR HANDLING UNITS ON ROOF MCQUAY CONSISTING OF:
(HV-1,HV-2,HV-3,HV-4,HV-5,HV-6, HVAC -7, HVAC-8, HAVC-9, HVAC-10,
- 1 HASTING HEATING UNIT OVER KITCHENS,
- 1 TITAN MAKEUP AIR UNIT (TITAN AIR INC.)
- 1 FREDRICH SMALL AIR CONDITONER ROOF OF CAFETEIRIA
- 1 HVAC-1 BASMENT NEAR CULINARY STORAGE
- 5 CONDENSING UNITS W/MULTPLE FANS
- 23 UNIT VENTILATORS (CLASSROOMS) MCQUAY
- 10 EXHAUST FANS
- 2 100% OUTDOOR MAKE-UP AIR UNITS
- 1 S/S IN AUTOBODY THEROY ROOM
- 1 DEHUMIDIFIER IN BASEMENT
- 1 MCQUAY CHILLER UNIT (EXTERIOR OF BUILDING)
- 2 MULTI-CITY MITUBISHI ELECTIRC WALL HUNG HEATING AND
COOLING UNITS – (ANNEX BUILDING)

M. TOTAL COST PER MONTH INCLUDING ALL OF THE ABOVE UNITS:

RATE/MONTH 07/01/16 – 06/30/17 \$ _____
RATE/MONTH 07/01/17 – 06/30/18 \$ _____
RATE/MONTH 07/01/18 – 06/30/19 \$ _____

Option pricing for two additional years:

RATE/MONTH 07/01/19 – 06/30/20 \$ _____
RATE/MONTH 07/01/20 – 06/30/21 \$ _____

**N. NOT INCLUDED IN CONTRACT WILL BE EXISTING POWER, WIRING
DISCONNECTS AT ALL UNITS, CABINETS, HYDRONIC PIPING, OR
STRCTURAL SUPPORTS.**

O. RATE FOR AUTOHRIZED WORK NOT COVERED UN THE FULL SERVICE MAINTENANCE CONTRACT:

RATE/HOUR ONSITE
07/01/16 – 06/30/17 \$ _____

RATE/HOUR ONSITE
07/01/17 – 06/30/18 \$ _____

RATE/HOUR ONSITE
07/01/18 – 06/30/19 \$ _____

Option pricing for two additional years:

RATE/HOUR ONSITE
07/01/12 – 06/30/13 \$ _____

RATE/HOUR ONSITE
07/01/13 – 06/30/14 \$ _____

P. OVERTIME RATE PER HOUR ONSITE

07/01/16 – 06/30/17 \$ _____
07/01/17- 06/30/18 \$ _____
07/01/18 - 06/30/19 \$ _____

Option pricing for two additional years:

07/01/19 - 06/30/20 \$ _____
07/01/20 - 06/30/21 \$ _____

Q. HOURS OF OVERTIME APPLIES TO:

4:30PM TO 8:00AM

PART II:

A. BID IS ALSO FOR A THREE-YEAR (WITH OPTION TO RENEW FOR TWO ADDITIONAL YEARS) PLANNED FULL PREMIUM SERVICES AGREEMENT ON THE JOHNSON CONTROLS

“METASYS SYSTEM” AND ALL ASSOCIATED SERVICE DEVICES OF AUTOMATIC TEMPERATURE CONTROLS AND FACILITY MANAGEMENT SYSTEMS, AS INSTALLED IN THE NEW BUILDING OF THE DAVIES FACILITY, AND TEMPERATURE CONTROLS OF NEW McQUAY HEATING UNITS INSTALLED IN THE GUIDANCE, SCHOOL-TO-CAREER OFFICES IN THE OLD BUILDING, AND LECTURE HALL AND STUDENT MANAGEMENT AREA.

B. MONTHLY COST FOR SERVICES IN ITEM A ABOVE:

RATE/MONTH 07/01/16 – 06/30/17 \$ _____

RATE/MONTH 07/01/17- 06/30/18 \$ _____

RATE/MONTH 07/01/18 - 06/30/19 \$ _____

Option pricing for two additional years:

RATE/MONTH 07/01/19 - 06/30/20 \$ _____

RATE/MONTH 07/01/20 - 06/30/21 \$ _____

C. THE FOLLOWING FILTERS AND BELTS LISTING IS PROVIDED FOR ADDITIONAL INFORMATIONAL PURPOSES.

LIST OF FILTER & BELTS

******FILTERS TO BE CHANGED THREE (3) TIME PER YEAR******

NOTE: ALL FILTERS ARE TO BE MERV-8 OR GREATER AND MERV-10 ON ROOF TOP UNITS WHERE APPLICABLE: (VENDOR TO VERIFY)

- (16) 6”x 6” STEEL WAHSABLE FILTERS
- (50) 25” x 10” x ¼” WASHABLE FILTERS
- (15) 33” x 8” x 1” ROLL CUT FIBERGLASS
- (7) 64” x 8” x 1” (3 CHANGES /YR)
- (4) 32” x 8” x 1” (3 CHANGES/YR)
- (2) 45” x 8” x 1” (3 CHANGES/YR)
- (17) 12”x 42” x 1” (3 CHANGES/YR)
- (7) 23 ½” x 23 ½” x ½” (3 CHANGES/YR)
- (7) 23 ½” x 23 ½” x 11 ½” (3 CHANGES/YR)
- (18) 10” x 60” x 1”
- 10” x 22” x 1”
- 10” x 48” x 1”
- 10” x 36” x 1”
- 16” x 25” x 2” (210 /YR)
- 16” x 20” x 2” (180/YR)

- 25" x 20" x 2" (78/YR)
- 20" x 20" x 2" (36/YR)
- 24" x 20" x 1" (3/YR)

BELTS FOR MOTORS: (VENDOR TO VERIFY)

- (3) 4L350
- (2) 4L410
- (2) A55
- (4) 4L330
- (5) 3L310
- (2) 4L320
- (1) A63
- (1) 4L470
- (1) A60

**THIS IS A MULTI-YEAR BID/CONTRACT SOLICITATION.
CONTINUATION OF THE CONTRACT BEYOND THE INITIAL FISCAL
YEAR WILL BE AT THE DISCRETION OF THE STATE OF RHODE ISLAND.
TERMINATION MAY BE AFFECTED BY THE STATE BASED UPON
DETERMINING FACTORS SUCH AS: UNSATISFACTORY PERFORMANCE,
DETERMINATION BY THE STATE FOR THE NEED TO DISCONTINUE
GOODS/SERVICES, REVISION OF THE SCOPE, OWNER DETERMINATIONS
THAT MAY PRECLUDE THE NEED FOR GOODS/SERVICES, AS WELL AS
THE AVAILABILITY OF FUNDS.**