



HVAC Full Services & Preventative Maintenance Systems and Service

RFP #2023-02

ADDENDUM #4

August 22, 2022

Answers to questions submitted.

Do you know if JCI is going to allow your-self or us to purchase the software, we are researching this our-selves also being we work for most all the control companies including JCI. But you might already have an agreement?

It is expected the new provider will purchase licenses and agreements from current provider.

I had as many as 200 full service or exclusive contracts, this without question spells out for us to furnish labor and material. Per our conversation earlier, if something is broke, destroyed we furnish it and the labor but it's proposed prior to proceeding. This with the acceptance of preventive maintenance labor and materials IE filters / belts/ oil/ grease.

Any repair or failure(s) beyond normal wear and tear, is beyond the scope of this RFP and will be quoted by the new provider, on a case by case basis. Quote shall include parts and labor.

Side Question- Duct cleaning

In our prior conversations you mentioned duct cleaning being Part of the agreement, I may have missed it, but I don't see anything referring to to duct cleaning. We can have Stanley propose it as an alternative to what's in the RFP.?

Duct cleaning services are NOT included in this RFP.

E. Chiller

Annual Work (First Quarter)

- Furnish labor and materials to perform annual start up measures. Materials to include:
- Oil and Refrigerant Filters
- Oil change (10 gallons)
- Purge unit desiccant driers/filters
- R-123 refrigerant consumed during annuals
- Oil analysis with Spectoanalysis reports

Jason, this would be another example of sounding like its full or all exclusive. But with a twist. Under aa normal preventive maintenance contract all the above would be covered. "BUT" the loss of refrigerant indicated an issue which would require a proposal to repair. Which would include the refrigerant in the proposal. A 180 ton chiller could loose several hundred lbs. but likely an alarm would go off prior to losing that kind of volume.

The loss of refrigerant that would trigger an alarm is above and beyond this scope of this RFP. Failure(s) of this type is beyond the scope of this RFP and will be quoted by the new provider, on a case by case basis. Quote shall include parts and labor

J. Temperature Controls

The following scope of service, to include parts and labor, will be performed as necessary and applicable to keep the pneumatic temperature control system operating properly and efficiently.

Quarterly

Same logic- This meaning that we repair furnishing labor and material, furnishing an invoice or proposal for the work required. (CORRECT)?

A proposal for the repair is provided for review first.

N. Type of Coverage – Total Services Provided after working hours, weekends and holidays:

The Contractor shall provide all the above required during normal working hours. If it becomes necessary to return any facility's HVAC to normal operational services afterhours, weekends and holidays, the contractor shall be allowed to remotely diagnose the terminal HVAC operational performance and troubleshoot service issues. If issue(s) cannot be remotely resolved, the contractor shall dispatch a service technician, within two (2) hours of the initial notification of trouble with the HVAC, regardless if the notification is via phone contact, or "trouble" alert through the remote monitoring.

This mentions work done on normal work hours, but if trying to correct remotely doesn't work, we have to dispatch someone within 2 hours. This would mean that the emergency call would be covered. Paid and generated by a service ticket.

Correct

Proposed costs to include:

- Proposals shall include the price of services on an annual basis for the potential five (5) year contract term, including preventative maintenance and required contract services for all HVAC systems and equipment on airport facilities as well as hourly rates for after hours, weekends and holiday work.
- All professional fees associated with the initial walk through, random evaluation, and service of the equipment during a potential five (5) year contract term.

This accentually means if awarded the contract it will be a (1) year agreement that potentially lead to an additional 4 years. This meaning if you have intentions of yearly increases, you need to include that in the proposal? Do you list like 2% year or build that into the cost and blend it in?

The agreement will be one (1) year initially, with up to four (4), one (1) year mutually agreed extensions.

Costs methodology for the four (4), one (1) year mutually agreed extensions shall be determined by the proposer.

E-mailed questions August 11, 2022:

All the controls should stay in place including the front end, would that be correct.

Correct

The information says that its monitoring that is the focus. We or you should have abilities to change equipment if they break by the controls or by-pass. (It also refers if we discover a better way to save energy that will be submitted and proposed) this would require rewriting the narrative.

Any repair or failure(s) beyond normal wear and tear is beyond the scope of this RFP and will be quoted by the new provider, on a case by case basis, for review. Quote shall include parts and labor. Costs and/or energy savings recognized by the selected proposer, shall be submitted for review.

Section 4.3 bullet point 4- I mention to you that we may sub the controls, water treatment. With some of our partners. Even may entertain JCI on as a sub contractor, it says we have to have your permission prior to doing.

Subcontractors are allowed by the successful proposer and if anticipated, shall be named in the proposal.

1. Could u please verify the number of addendums are there for RFP #2023-02 only seeing #2 / #3 don't see any of my questions.

RFP #2023-02 addendums are posted at [Public Notices - Charlottesville Albemarle Airport \(gocho.com\)](#)

2. How many VAV's have had the pneumatic controls removed and DDC installed?
Information unavailable.

3. Are the pneumatic controls have a DDC controller reading and adjusting as required. Are there any stand alone?

Information unavailable.

3. There was supposed to be an RFI on the RTU on the last bldg.. we looked at on the roof. I can't find it. I need the inf. For that unit please.

General information on this unit is in the addendum posted on [Public Notices - Charlottesville Albemarle Airport \(gocho.com\)](#)

4. In the fire station there was a unit that appeared to be abandoned, in the room above with no access.

One unit in the ARFF/Fire Station is not in service.

- Will the Airport provide VPN access to get onto Metasys remotely?
Yes
- For the remote monitoring, is the expectation that the system is remotely monitored 24/7 and CHO is notified as issues arise or do they expect periodic remote inspections?
24/7 monitoring is not the expectation or required. Proposer shall have the capability to remotely “log in” to the terminal HVAC and provide diagnostics of issue(s), and observe system performance.

Questions- Please comment and/or provide the following information;

1. master equipment list to compare to my recent site visit?

Refer to RFP #2023-02 Addendum #2.

2. master filter list?

Not available, HVAC system uses industry standard, commercially available HVAC filters.

- 3 master belt list?

Not available, HVAC system uses industry standard, commercially available belts.

- 4 master Uv light list?

Total of 15 UV lights installed in five (5) air handlers. UV lights are industry standard, commercially available UV lights.

- 5 refrigerant log history?

Not Available.

6. service history for all systems?

7. eddy current history for the York 180-ton chiller?

Not available.

8. recent oil test results and run hours on file for the York 180-Ton chiller.

Oil test results not available. Run hours on the display of the York 180 Ton Chiller.

9. water treatment history?

Last treatment history:

SERVICE REPORT

Location: **Charlottesville Airport**
 100 Bowen Loop, Charlottesville, VA 22911
Contact: F. Jason Devillier, C.M. (434) 981-7944
 jdevillier@gocho.com
 Airport Security: (434) 981-4152
Date: **August 18, 2022**

ANALYSIS <i>Expressed in PPM unless other unit is specified</i>	Total Hardness	Total Alkalinity	Max Temperature (°F)	Organic Phosphate	pH	Nitrite	Molybdate	Conductivity	Stabilized Bromine	Inlet Temperature (°F)	Outlet Temperature (°F)	Approach Temperature (°F)
LIMITS:				10 - 20		Chill 400-800 Hot-Dual 800-1200		Tower 500 - 1000				
Makeup Water	80	80			7.2			295				
Main Building Cooling Tower	280	280		10.5	8.1			1502				
Main Building Chill Water Loop					9.5	1000		2012				
Main Building Hot Water Loop	O	F	F	L	I	N	E					
Fire House Cooling Tower	210	360		5.4	8.2			1980				
Fire House Hot Water Loop	O	F	F	L	I	N	E					

10. current annual rate for this full-service program?

\$107,939

11. Hvac controls upgrade - addendum #2, due date?

Upgrade completed.