



**DeKalb County**  
**Department of Purchasing and Contracting**



Maloof Administration Building, 1300 Commerce Drive, 2<sup>nd</sup> Floor, Decatur, Georgia 30030

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10/28/16

**TO:** All Bidders under Invitation to Bid No. 16-100782

**FROM:** Department of Purchasing and Contracting, DeKalb County, Georgia

**ADDENDUM NO. 1**

Invitation to Bid (ITB) No. 16-100782, *Chiller Inspection, Repair, and Preventative Maintenance Service* is hereby amended as follows:

1. We have received questions pertaining to this Invitation. The questions and their resulting answers appear below:
  - A. **Question:** In items 6 through 9 on the price schedule, the request for a single per unit price for each of these tasks cannot be given without more detailed information. The sizes of these pieces of equipment can vary tremendously. You can have a 50 ton cooling tower or a 1000 ton cooling tower, a chiller with 100 tubes or 1500 tubes. Are we supposed to price these as an average based on all the equipment or could the equipment or each location/building be listed as a separate line item?

**Answer:** Price as one price for cleaning a cooling tower. It will be your decision as to how you arrive at that price. There will be a total of 16 towers until 12/31/16, after this date there will be 15 towers.

- B. **Question:** Could we get an updated list of all equipment to be covered under regularly scheduled maintenance? The current list only has two cooling towers listed and there will be at least one tower for every building that has water cooled chillers or SWUD units.

**Answer:** Currently, there are 16 cooling towers.

- C. **Question:** There is also a mothballed York chiller and a Trane centrifugal chiller scheduled to be removed from service. Could you clarify if any work is to be performed on either of those pieces of equipment?

**Answer:** No maintenance will be required on the mothballed chiller located at the Administrative Tower. Maintenance on Clark Harrison Building Trane chiller ends 31 December 16. This will reduce cooling towers for maintenance by 1.

- D. **Question:** Is there any additional equipment to include in this scope of work (AHUs, etc.)? If so, can you please provide a listing?

**Answer:** The chiller system is a complete cooling package and should be considered as such.

- E. **Question:** Can you provide a scope of work for additional equipment to be maintained?

**Answer:** Comply with industry standards.

- F. **Question:** Can you provide the sizes of the cooling towers?

**Answer:** Yes please refer to model number. Contractor can obtain model number and it will provide size.

- G. **Question:** Are the cooling towers to be maintained with 1 annual and 3 operating inspections also? If so, can you please provide a scope of work?

**Answer:** Yes the cooling towers to be maintained with 1 annual and 3 operating inspections. As stated in question 1, the system is a complete cooling package.

- H. **Question:** Are water treatment services for the cooling towers excluded from this bid?

**Answer:** Yes

- I. **Question:** Is all work to be completed on a time and material basis for annual and operating maintenance?

**Answer:** No

- J. **Question:** Would you consider a Service Agreement with an annual price to complete this work?

**Answer:** No alternates

- K. **Question:** Are condenser coils to be cleaned on the air-cooled chillers? If so, what frequency?

**Answer:** Yes. Twice per year

- L. **Question:** On the pricing schedule for items 5-9, please confirm that all of these prices are on straight-time.

**Answer:** Straight time assuming it is not an emergency during months where outside air temp prevents free cooling.

- M. **Question:** Will a LSBE contractor from a surrounding county not on DeKalb County's preferred LSBE list be acceptable for the chiller, repairs and maintenance bid?

**Answer:** No. Only LSBEs that have been certified by DeKalb County (*and are currently listed on The Certified Vendors List*) shall be acceptable to receive preference in response to solicitation(s).

- N. **Question:** If there is not a qualified vendor on the certified LSBE list to perform specified work, how do we address the good faith efforts form?

**Answer:** Contractors failing to meet the LSBE benchmark must document and demonstrate Good Faith Efforts in accordance with the "Checklist for Good Faith Effort". All "Yes" response(s) shall include documentation to support your efforts. Failure to achieve the LSBE benchmark or demonstrate good faith efforts may result in a bid or proposal being rejected.

- O. **Question:** What if a LSBE does not meet our minimum requirements as a qualified sub?

**Answer:** Please refer to response to the letter "N." noted above.

- P. **Question:** Due to clarification on LSBE, will an extension be given to contact a LSBE if clarification is given that allows for use of a LSBE?

**Answer:** At this time there will be no extension to the bid opening.

2. It is the responsibility of each bidder to ensure that he is aware of all addenda issued under this ITB. Please sign and return this addendum. You may call Nyree A. Pugh, Procurement Agent at 404-371-3644 before the bids are due to confirm the number of addenda issued.
3. All other conditions remain in full force and effect.

Nyree A. Pugh  
Procurement Agent  
Department of Purchasing and Contracting

**ACKNOWLEDGMENT**

Date: \_\_\_\_\_

The above Addendum is hereby acknowledged:

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(NAME OF BIDDER)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Title)

