

QUESTIONS AND ANSWERS

JANUARY 5, 2023

Question

Is a Performance/Payment bond Required?

Answer

No a performance/payment bond is not required.

Question

Section 1-13 states: Some equipment is listed as “end of useful life.” On this equipment we want a cost for normal maintenance only. Any additional costs incurred to keep this equipment up and running shall be done by the successful bidder on a time and materials basis outside of this contract. (Please note the “Additional Information” page.)

There is only one (1) unit noted on this page.

Is this the only unit considered at “end of useful life? If there are others, can you provide a list of that particular equipment (see ASHRAE 15)?

Answer

The MCPSS will be the sole authority to determine which equipment will be officially listed as “end of useful life.” At this time, there is no equipment listed at “end of useful life.”

The equipment information listed on the “Additional Information” page is not to be considered at “end of useful life” but is listed as having one dead refrigerant circuit.

Question

Can MCPSS provide a list of the current Equipment that have a planned replacement date and the anticipated date of replacement?

Answer

No, go by the information included in the RFP.

Question

Should replacement components be obsolete on NON Warranty equipment, and only updated retrofit components are available, who is responsible for the cost of the retrofit components and labor?

Answer

This is a full coverage maintenance bid, the awarded contractor will be responsible.

Question

Should no retrofit be available, and new equipment is the only solution, how will MCPSS expect the contractor to address?

Answer

MCPSS will evaluate and address accordingly.

Question

1.13 - Where is the list of “end of useful life” equipment?

Answer

The MCPSS will be the sole authority to determine which equipment will be officially listed as “end of useful life.” At this time, there is no equipment listed at “end of useful life.” The equipment information listed on the “Additional Information” page is not to be considered at “end of useful life” but is listed as having one dead refrigerant circuit.

Question

2.4 – What legal evidence of authority to sign is required?

Answer

Provide legal documentation for whomever signs the bid that they have the authority to sign on behalf of the corporation.

Question

3.1.A – What if the service office is outside of the 60-mile radius, will it automatically disqualify the service provider?

Answer

Yes, you are required to have a service office within a 60 mile radius.

Question

3.7 – Is there a cost to the service provider to access and use ‘School Dude’?

Answer

No cost

Question

4.4.D – Rental Machine; What if the delay in a part is for a unit under Full Parts Warranty. Who is responsible for the cost of the rental unit? Some parts (example VFD’s) are having up to a 6-month delay in replacement.

Answer

The responsibility would be on MCPSS for units under Full Parts Warranty.

Question

4.4.H – States oil sampling for ‘all chillers’. Is oil sampling required for all chillers or just the Centrifugal Chillers as shown in the supplied oil sample reports?

Answer

Oil sampling is required for all chillers per the OEM recommendations for air cooled chillers. The centrifugal chillers will be minimum once a year.

Question

4.4.I – Reviewing the supplied Eddy Current Tests, show just Condensers have been tested. Is the 2023 Contract now requiring BOTH the Condenser and Evaporator tubes be tested?

Answer

Yes, both evaporator and condenser

4.4.L – States ‘the contractor shall not be responsible for replacement of any tubes or coils ’.

Question

- a. Does this mean the contractor is not liable for replacement of any leaking Evaporator Coils on air-cooled chillers?

Answer

No the contractor is not responsible

Question

- b. What about any lost refrigerant from a leaking coil due to a solder failure or age?

Answer

No the contractor is not responsible

Question

4.10 – What KPI’s is MCPSS looking for in this?

Answer

Provide information required to assess the quality control program.

Question

4.12 – Does MCPSS have a ‘comprehensive analysis program’ in place now for equipment replacement?

Answer

A comprehensive analysis program is currently not in place.

Question

Page 42 – For units under Full Warranty such as Barton Academy, is the column for Annual PM just for the PM? What about OEM recommended Inspections. Are the Inspection costs to be included in the Annual Cost column?

Answer

Yes, All inspection costs shall be built into the PM.

Page 4

Question

Is there an electronic version of the individual sites bid page available?

Answer

Yes, it can be made available in excel. See website for document.