



Addendum # 2

RFP #2020-06 - SBVC HVAC Equipment Services

SAN BERNARDINO COMMUNITY COLLEGE DISTRICT ANSWERS TO VENDOR QUESTIONS

1. The equipment located in Central Plant (Chillers, pumps, towers) is it part of this agreement? If so can you provide equipment list / make model.

Chillers, cooling towers and boilers are not part of this RFP.

2. Would it be possible to receive a copy of the current contract for these maintenance services?

SBCCD has not had a comprehensive contract for these types of services. This is our first RFP for these services.

3. Would it be possible to receive the bid results relating to the current contract for these maintenance services?

SBCCD has not had a comprehensive contract for these types of services. This is our first RFP for these services.

4. I noticed in the section 1.5. RFP Compliance, Forms, and Certifications that there's a construction engineering spec on the insurance liabilities \$10,000,000 aggregate. I'm only asking since this is a maintenance service RFP. Please let me know if the \$10,000,000 aggregate is correct.

The RFP includes the prescribed levels of coverage. Other proposed limits may be negotiated.

5. We are looking for bid documents that were submitted the last time San Bernardino Community College was bid on, probably a couple of years ago. There is a public bid out right now for their HVAC Services and we are looking to see the pricing sheets, technical proposal, and any other documents that were submitted.

SBCCD has not had a comprehensive contract for these types of services. This is our first RFP for these services.

6. Page 24 of the 32 pages (Appendix B) at section 2 instructs that a fixed price for each Unit Price item in the space(s) be provided on the "next page of the Bid Form" if applicable. There is no page attached for the entry of these numbers. Can you clarify the method of price submission?

Please propose your rates and or prices for all PM and repairs. Labor rates (e.g. foreman, laborer, apprentice), cost of materials, mark-up, other charges such as truck charge. SBCCD has no set format for your price submission.

7. Are make and model #s available for the equipment in Exhibit A

No.

8. Are filters, belts replacement within this agreement. Filters are not. Belts are included on an annual basis. If so can there sizes be provided per exhibit A. No

9. Under General Condition it states that the Boiler services are OCT and March. Can you clarify servicing 2 times a yr. and December/ January Chillers, Towers, VFD's and AC Units. Can you clarify 1 annual servicing

Chillers, cooling towers and boilers are not part of this RFP.



Addendum # 2

RFP #2020-06 - SBVC HVAC Equipment Services

10. Is there specific maintenance tasking and frequency for each piece of HVAC equipment that SBVC would like mechanical contractor to follow? **Bi-annually.**
11. Please confirm central plant is not to be included. **Correct.**
12. Can scheduled maintenance for all buildings be completed during normal working hours (Mon-Fri, 7am -4pm)? **No, 3pm.** Please note some equipment will need to be shut off momentarily to complete maintenance tasking. Please confirm if a certain piece of equipment or building needs to be scheduled over the weekend or during off hours.
If a shutdown will affect campus operations, (e.g. HLS snorkels), then yes, work must be performed after the hours listed above.
13. Are filters replacements to be done by mechanical contractors? **No.** If so, are filters being provided by SBVC or is it the responsibility of the mechanical contractor to procure? If so, do filters need to be disposed off site? Is there a staging/receiving area for filters to be delivered or will the mechanical contractor be responsible for receiving and housing the filters? If a removable dumpster is needed can a staging area be provided? **n/a**
14. Are belt replacements to be done by mechanical contractor? **Yes – annual.** If so, are belts being provided by SBVC or is it the responsibility of the mechanical contractor to procure? **Contractor.**
15. Are annual (one-time) condenser washing for packaged units and splits systems to be included in the bid for the listed equipment? **Yes, unless manufacturer specs more often.**
16. The RFP mentions boilers, chillers, cooling towers but are not listed in Exhibit A. If Chillers, Boilers, & Cooling Towers are to be included will preventative maintenance be done quarterly, semi-annually, or once a year. If Chillers, Boilers, & Cooling Towers are to be included what will be the scope all mechanicals should bid?
Example: Will Chillers need tube brushing? Will boilers need burners to be cleaned and at what frequency?
Chillers, cooling towers and boilers are not part of this RFP.
17. During the job walk we visited the Physical Science building and found an Air Cooled Chiller and a couple boilers. These are not listed in Exhibit A. Do we need to include them in our bid?
No.
18. Please confirm which buildings have chill water systems.
All except – Transportation (Diesel), Warehouse, Observatory, CDC, CTS, Applied Tech modular, Gym B, C, D and E, SHS.
19. Exhibit A under The Liberal Arts building shows a motor control center. Is this an electrical panel? Is it starters? What will be the maintenance tasking for this piece of equipment and the frequency?
Not Included.
20. Exhibit A under HLS shows a Walk in Freezer Structure with a quantity of 80. Is that 80 refrigerators or is that a tonnage? Is there submittal information that can be sent?
This equipment should not be included in the RFP proposal.



Addendum # 2

RFP #2020-06 - SBVC HVAC Equipment Services

21. Exhibit A under SHS shows HVAC Control System - Medical Building with a quantity of 2400. Are these controllers and/or sensors? Are Mechanical Contractors responsible for these controls? If these controls are the responsibility of the Mechanical Contractors do we get maintenance controls bids from specific controls contractors? **For the Student Health Services (Medical Clinic), the quantity is 2400 square feet which is the size of the portable building, not the quantity of the controllers or sensors.**
22. Exhibit A under PS shows a Reverse Osmosis System. What specific maintenance tasks will be required? What will be the frequency of filters changes times and which filters will be the responsibility of the mechanical contractor. Can a model number or submittal information be provided for this piece of equipment? **This equipment should not be included in the RFP proposal.**
23. How is access to the roof at each building? Is it all ladder and hatch?
All are hatch except for Applied Tech east wing.
24. Please confirm in Exhibit A the column listed as "QTY" is quantity **-Yes**, not the tonnage or horsepower **-Correct**. Does AHU-CP-2 have a 25 horsepower fan **-Yes** or is there 25 air handlers tagged AHU-CP-2? Is CU-CP-23 a 2 ton split system **-Yes** or is there two split systems with the same tag?
25. Can you confirm if filters should be included in the cost? **No**. Can you confirm if belts should be included in the cost? **Yes - annual**
26. Can you clarify on the Applied Tech. bldg. within Exhibit A there is a unit listed as (Condenser Unit, Evaporative) CEU-1 TO CEU 14. Are there a total of 14 units? **Yes, there are 14 units.**
27. The last line on page 11 the General Conditions mentions a SBVC Standard Service Contract, but appendix 'D' is a Professional Services Agreement.
The Professional Services Agreement contains general terms and conditions which will be the basis for the negotiated service contract with the selected vendor.
28. The General Conditions lists intervals for Chillers and Cooling Towers, Are these part of the scope of work, they are not seen on the equipment list. **Not included.**
29. General Conditions says "All equipment is to be serviced per equipment manufacturer recommendations or frequency prescribed by SBVC staff." Do you have a list of prescribed frequencies?
Campuswide – bi-annual; HLS and PS are quarterly.
30. There is no mention of Filtration replacement **-No** or Belt replacement **-Yes - annual**, are these to be considered as part of the maintenance? If so, is there a list of materials needed that you can provide?
No.
31. We carry 2 Million Dollars in general Liability Insurance with and addition 5 Million Aggregate Total 7 million, Is this acceptable?
The RFP includes the prescribed levels of coverage. Other proposed limits may be negotiated.



Addendum # 2

RFP #2020-06 - SBVC HVAC Equipment Services

32. We completed the \$175,000 - \$3,000,000 Pre-qual with financial statements, has this been approved? If so, can it be used for the qualification?

No.

33. Can a copy of incumbent's most recent proposal, pricing and contract be made available to all bidders?

SBCCD has not had a comprehensive contract for these types of services. This is our first RFP for these services.

34. Is the service required to have a California Contractor's license to perform this work? Yes.

35. There are several consumable supplies that will be required while performing the preventive maintenance on the various pieces of equipment. This would include but not be limited to belts, Lubricants, coil cleaners -Yes, air filters -No. Please confirm if consumable supplies such as these are to be included in the pricing -Yes or are they to be billed back as needed. Or if some are to be included by service provider and others are to be provided by SBVC. If items such as belts -Yes and filters -No are required in scope and pricing, additional manufactures make and model information will be needed for the equipment.

36. Is replacement of filters based on run hours, pressure drops, or specific time frames such as quarterly, semi-annual, or annually for equipment that does not run very often? Not included.

37. In the General Conditions portion of the RFP there is a reference to time frames for Chillers, Boilers, and Cooling Towers but these pieces of equipment are not listed in the Exhibit A Equipment List. Please confirm that there are no boilers, chillers or cooling towers included in the scope. Correct – not included.

38. Can you provide clarity regarding what is required for the submittal on equipment tasking and scheduling? In the General Conditions portion of the RFP there is a reference to equipment to be serviced per manufactures recommendations or frequency prescribed by SBVC staff. The equipment list provided does not include the equipment manufacturers. Is that information available or is there a list available of frequencies prescribed by SBVC? In Scope of Work page 13, it states bidders are to provide a task list and recommended frequency for each piece of equipment.

Campuswide – bi-annual; HLS and PS are quarterly.

39. There was mention during the job walk of some employees on campus working under the California School Employees Association (CSEA) union. Is there a requirement for the service provider on this RFP to provide union employees? No.

40. Since the campus is spread out when the service provider is on site, is he responsible for his own method of transportation on campus such as electric or gas carts? Vehicle access is allowed with parking permit issued by M&O or Admin. If service provider is to provide his own on-site transportation such as a cart is there a provision to have this stored on campus when not in use? No.

41. Is there a list available if refrigerant types in use throughout the campus? No.



Addendum # 2

RFP #2020-06 - SBVC HVAC Equipment Services

42. There are 8 portable buildings for CTS adjacent to parking Lot 8. These buildings do not appear to be on the equipment list. Is any of the equipment in those buildings in scope? **Yes, one package unit for each portable. In addition, CD11, CD12, and four portables near Applied Tech are missing from the RFP, exhibit A.**

END.