



July 19, 2024

**ADDENDUM #2
BL091-24
HVAC System Maintenance and Repair Services**

I. Revisions:

R1. The covered equipment list on Appendix A should also include five (5) walk-in coolers and five (5) walk-in freezers. Preventative maintenance will be done according to the manufacturer recommendations. Revised Covered Equipment List (Appendix A) attached.

II. Questions and Answers

Q1. Was there a previous contract in place for these services? What company was being used for Eddy current testing?

A1. The Sheriff has been handling these services in-house or piggybacking from other Gwinnett County contracts as needed. This solicitation is for a new annual contract that will cover HVAC services for the Sheriff's Office. The Eddy current testing is performed by TAI Services Inc.

Q2. Is there a DBE goal or set aside for this bid?

A2. Gwinnett County does not have a preference program.

Q3. Please define "comprehensive".

A3. Comprehensive Preventative Maintenance Services means that for the stated monthly dollar amounts, the selected Contractor shall provide all specified or scheduled preventive maintenance, inspections, and condition reporting required to maintain the specified HVAC equipment in proper and adequate operating condition at the specified facility locations. There shall be no additional costs to the County for these services.

Q4. Are you providing detailed preventative maintenance (PM) directions?

A4. Preventative maintenance will be done according to manufacturer recommendations.

Q5. In the invitation, it states that the contractor will provide and replace filters and belts (see Pg 3, Sec 2, Para 2). The invitation also mentions that the Sheriff's Office replaces filters in-house (see Appendix C, Item 8). Is the Sheriff's Office staff going to purchase and install filters and belts or is it the contractor's responsibility?

A5. Sheriff's Office staff will purchase the filters and belts. However, the Sheriff's Office may ask the awarded contractor to help in the replacement of filters and/or belts. The filters and belts will be provided by the Sheriff's Office.

Q6. In the invitation, it states that the contractor will provide and replace filters and belts (see Pg 3, Sec 2, Para 2). The invitation also mentions that the Sheriff's Office replaces filters in-house (see Appendix C, Item 8). If it is the contractor's responsibility, is there a filter and belt list available?

A6. Please see A5 above.

Q7. Do you have any projected equipment replacements within the next year?

A7. There is a possibility of two (2) upcoming projects 1. the upgrade the BAS to Tracer SC+ and 2. AHU #3 replacement.

Q8. Is there easy access for heavy equipment?

A8. Yes, the building has a loading dock with a working lift that can easily accommodate large delivery trucks.

III. Attachments

1. Pre-Bid Conference Sign in Sheet
2. Revised Covered Equipment List (Appendix A)

This addendum should be signed in the space provided on the Bid Schedule. Failure to do so may result in your quote being deemed non-responsive.

Thank you,
Jenny Coleman
Purchasing Associate II

PRE-BID CONFERENCE

BL# 091-24

<u>Representative Name</u>	<u>Company Name</u>	<u>Phone #</u>	<u>E-Mail Address</u>
(DEPARTMENT REPRESENTATIVES SIGN-IN AT BOTTOM)			
1. <u>Jeremy Galvin</u>	<u>Trane</u>	<u>404-867-6368</u>	<u>jhgavin@trane.com</u>
2. <u>Mark Similao</u>	<u>It's a Custom Thing</u>	<u>913-634-7185</u>	<u>Similao@gmail.com</u>
3. <u>Kevin Jackson</u>	<u>Harrison Mechanical</u>	<u>404-226-4271</u>	<u>kevin.jackson@harrmech.com</u>
4. <u>Mike Stephens</u>	<u>Maxair Mechanical</u>	<u>770-714-9620</u>	<u>mstephens@maxairmech.com</u>
5. <u>Thomas Cobb</u>	<u>Georgia Mechanical, Inc</u>	<u>706-207-7962</u>	<u>tcobb@georgia-mech.com</u>
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
12. _____	_____	_____	_____
13. _____	_____	_____	_____

<u>Department Representative Name</u>	<u>Department</u>	<u>Department Representative Name</u>	<u>Department</u>
<u>Glen Fountain</u>	<u>GCSO</u>	<u>Jenny Coleman</u>	<u>DOFS</u>
<u>Lucian Heredia</u>	<u>GCSO</u>	<u>Jake Scarpone</u>	<u>DOFS</u>
<u>Viorel Sirbu</u>	<u>GCSO</u>	_____	_____

APPENDIX A
Equipment List

Wembley Tower

UNIT NAME	MODEL #	SERIAL #
AHU M-Series AH-T1-1	MCCB030UA0C0UA	K05C38456
AHU M-Series AH-T1-2	MCCB025UA0C0UB	K05C38447
AHU M-Series AH-T1-3	TSCB010U0C0000	K05C35789
AHU M-Series AH-T1-4	MCCB014UA0C0UA	K05C38466
AHU M-Series AH-T1-5	MCCB008UA0C0UB	K05C38474
AHU M-Series AH-T1-7	MCCB035UA0C0UA	K05C38481
AHU M-Series AH-T1-8	MCCB030UA0C0UB	K05C38495
AHU M-Series AH-T1-9	MCCB030UA0C0UA	K05C38506
AHU M-Series AH-T1-10	MCCB035UA0C0UA	K05C38537
AHU M-Series AH-T1-11	MCCB030UA0C0UB	K05C38601
AHU M-Series AH-T1-12	MCCB030UA0C0UA	K05C38648
AHU M-Series AH-T1-13	MCCB035UA0C0UA	K05C38657
AHU M-Series AH-T1-14	MCCB030UA0C0UA	K05C38673
AHU M-Series AH-T1-15	MCCB030UA0C0UA	K05C38693
AHU-SB-01(Lobby) Trane	TSCB021U0C0000	K05K30580A
AHU T-Series AHU-BB1	TSCB012U0C0000	K05C35797
AHU T-Series AHU-BB2	TSCB021U0C0000	K05C35805
AHU T-Series AHU-BB3	TSCB006U0C0000	K05C35814
AHU T-Series AHU-CC3	TSCB012U0C0000	K05C35829
AHU T-Series AHU-DD2	TSCB030U0C0000	K05D48466
Trane RTU (IT Rm.)	THC102A4RAO	816100398L
Trane RTU (IT Rm.)	THC102E3RAO	103712033L
ERU-1 ANNEX AIR	ERP-E-20-HP	0805-01-070805
ERU-2 ANNEX AIR	ERP-E-20-HP	0805-02-060805
ERU-3 ANNEX AIR	ERP-E-20-HP	0805-03-070805
Carrier RTU Admin Data	50TFF006- 501GA	2001G21698

Plunkett Building/Sheriff Building

UNIT NAME	MODEL #	SERIAL #
AHU #1 (A-pod)	McQuayLML117EH	3VB00435-00
AHU #2 (E-pod)	LML117EH	3VB00435-00
AHU #3 (B-pod)	LML117EH	3VB00486-00
AHU #4 (F-pod)	LML117EH	3VB00428-00
AHU #5 (C-pod)	LML117EH	3VB00433-00
AHU #6 (G-pod)	LML117EH	3VB00437-00
AHU #7 (D-pod)	LML117EH	3VB00430-00
AHU #8 (ZZ-med)	LSL114DH	3UM00662-04
AHU #9 (H-pod)	LML114EH	3VB00250-00
AHU #10 (N-pod)	LML117EH	3VB00434-00
AHU #11(K-pod)	LML117EH	3VB00438-00
AHU #12(J-pod)	LML117EH	3VB00254-00
AHU #13(Law library)	LSL111CH	3VM00663-06
AHU #14(L-pod)	LML117EH	3VB00438-00
AHU #15(I-pod)	LML117EH	3VB00203-00
AHU #16 (2ZZ247) Intake-Holding	LML114EH	3VB00251-00
AHU #17 (Central)	LSL122DH	3UM00664-04
AHU #18 (DD1 Courts 1,2)	LSL114DH	3UM00665-04
AHU #19 (2ZZ238) EE	LSL108CH	3UM00666-06

BL091-24 (Addendum #2)

AHU #20 (Shop) Trane	No Tag	No Tag
AHU#21 (M-pod)	LSL117DH	3UM00667-04
AHU #22(A, B, E, F Corridor)	LYF108CH	3VB00255-06
AHU#23 (A-E MECH)	LSL104CH	3UM00669-06
AHU #24 (D-H mech)	LSL111CH	3VD00054-06
AHU #25 (G-C mech)	LSL106CH	3UM00670-06
AHU #26 (K-N mech)	LSL111CH	3VD00055-06
AHU #27 (J-mech)	LSL106CH	3VD00056-06
AHU #28 (I, L Corridor)	LSL108CH	3UM00679-06
AHU #29 (L-I mech)	LSL104CH	3UM00680-06
AHU #30 (2FF204)	LSL106CH	3UM00641-06
AHU #31 (Connector Corridor)	LSL104CH	3UM00373-06
AHU #32 (2 Main Back Corridor)	LSL108CH	3UM00674-06
AHU #33 (1 Main Back Corridor)	LSL103 CH	3UM00675-06
AHU #34 (2 Main Front Corridor)	LSL104CH	3VA00037-06
AHU #35 (MAINT hall)	LSL106CH	3UM00676-06
AHU #36 (Cart Staging-Tray Up)	LSL 106CH	3UM00672-06
AHU #37 (SB FL 1)	LSL128DH	3UM00677-04
AHU #38 (SB FL 2)	LSL128DH	3UM00678-04
AHU #39 (Inmate Dining)	Trane CSAA008UBL00	K17J74430
AHU #40 (Fl 1 Main Front Corridor)	LSL104CH	3VB00431-06
AHU #41 (M Pod)	LSL103CH	3VB00432-06
AHU #42 (Kitchen)Trane	CSAA008UBL00	K16H61463
AHU #43(KITCHEN)Trane	CSAA017UBL00	K15E39534
BC-T1-701 2 Mezz RS Elect. Trane		
BC-T1-702 2 Mezz Right side. Trane		
BC-T1-101 In Medical By ISO. Trane		
BC-T1-503 Water Heater Rm. Trane		
BC-T1-504 Pmp. Rm. GG109. Trane		
BC-T1-S8 1 Mezz Over Medical. Trane		
FC-T1-301 Sgt. Office 1 st . Fl. Trane		
FC-T1-501In Laundry Office. Trane		
BC-T1-301 Secured Elec. 1 st . Fl. Trane		
BC-T1-302 Elec. Rm. By Electron. Trane		
BC-T1-303 Elec. Rm. 1 st . Fl. Trane		
BC-T1-304 TWR Kitchen. Trane		
BC-T1-501 Laundry Stock Rm. Trane		
BC-T1-502 1 Mezz Fire Alarm Rm. Trane		
BC-T1-S6 Back of Laundry Stairs. Trane		
BC-T1-S7 Between B&C Pods. Trane		
BC-T1-1001 3 Mezz Right side. Trane		
BC-T1-1002 3 Mezz Right Side. Trane		

CHILLER PLANT

UNIT NAME	MODEL #	SERIAL #
CHILLER #1 (3/6/2014)	CVHF570 Trane	L14E02491
CHILLER #2 (5/5/2015)	CVHF570 Trane	L15D02386

BL091-24 (Addendum #2)

CHILLER #3 (12/1/2023)	CVHF760 Trane	L23C00487
BOILER #1 Unilux	ZF700W	A2296
BOILER #2 Unilux	ZF700W	A2297
BOILER #3 Unilux	ZF1000W	A3800
COOLING TOWER 1	Marley	NC 101236657-A1-NC 8411QLN2GGF
COOLING TOWER 2	Marley	NC 10123657-A2-NC 84110LN2GGF 2016
COOLING TOWER 3	Marley	10017081-A1-NC8411UIGGF
COOLING TOWER PUMP#100	Taco 14 HL-1	TX20399-1
Motor	NIDEC FL97	X057646616
COOLING TOWER PUMP #101	Hydroflo 14HL-1	TX35853
Motor	NIDEC JC68	E 12 7840624-0002 M
COOLONG TOWER PUMP #3	Taco 14HL-1	TX20404-2
Motor	NIDEC 16703461-100	X11 16703461-001
COOLING TOWER PUMP#4	Taco 14HL-1	TX2004-1
Motor	NIDEC 16703461-100	11X16703461-0001
Mini Split Tower		
Elevator Split System Twr		
Elevator Split System Twr		
Elevator Split System Twr		
Split System by AHU-CC3		
Split System on Plunket Roof		

TOWER KITCHEN WALK-INS

UNIT NAME	MODEL #	SERIAL #
#1 FREEZER	THERMALRITE T19L07679	T19L07679
#2 COOLER	BALLY DX1205847-01	DX1205847-02

MAIN KITCHEN WALK-INS

UNIT NAME	MODEL #	SERIAL #
#8 FREEZER	THERMA-KOOL TX73-F-L	44066 AKIT
#7 FREEZER	THERMA-KOOL TX73-F-L	44166 AKIT
#6 FREEZER	NORLAKE W13178	99120354
#1 FREEZER	THERMA-KOOL 467292	18292
#2 COOLER	THERMA-KOOL 467292	18292
#3 COOLER	THERMA-KOOL 467292	18292
#4 COOLER	THERMA-KOOL 467293	18293
#5 COOLER	THERMA-KOOL 467293	18293

BUILDING AUTOMATION SYSTEMS (BAS) COVERED EQUIPMENT LIST

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Tracer Summit Building Management	1	Trane	BMTX001AAA	E05F71720	BCU#3
Service Description			Quantity Per Year		
System Analysis and Review (Service 1)			12		
AHU Controls Support (Service 2)			12		
Chilled Water System Controls Support (Service 3)			12		
Hot Water System Controls Support (Service 4)			12		
Operator Coaching (Service 5)			12		

BL091-24 (Addendum #2)

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Site Level Activities	1	Trane	MONITORING		
Service Description			Quantity Per Year		
Update Active Alarm Monitoring Processes (Service 6)			3		

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
MP581 Programmable Controller (BMTM)	1	Trane	49500500	E13K63790	
MP581 Programmable Controller (BMTM)	1	Trane	49500500	E13K63791	
MP581 Programmable Controller (BMTM)	1	Trane	49500500	E13K63792	
MP581 Programmable Controller (BMTM)	1	Trane	49500500	E13K63793	
MP581 Programmable Controller (BMTM)	1	Trane	49500500	E13K63796	
MP581 Programmable Controller (BMTM)	1	Trane	49500500	E13K63797	
MP581 Programmable Controller (BMTM)	1	Trane	49500500	E13K63798	
MP581 Programmable Controller (BMTM)	1	Trane	49500500	E13K63799	
MP581 Programmable Controller (BMTM)	1	Trane	49500500	E13K63801	
MP581 Programmable Controller (BMTM)	1	Trane	49500500	E13K63802	
MP581 Programmable Controller (BMTM)	1	Trane	49500500	E13K63803	
MP581 Programmable Controller (BMTM)	1	Trane	49500500	E13K63804	
MP581 Programmable Controller (BMTM)	1	Trane	49500500	E13K63805	
MP581 Programmable Controller (BMTM)	1	Trane	49500500	E13K63807	
MP581 Programmable Controller (BMTM)	1	Trane	49500500	E14B31200	
MP581 Programmable Controller (BMTM)	1	Trane	49500500	E14B31201	
MP581 Programmable Controller (BMTM)	1	Trane	49500500	E14B31202	

BL091-24 (Addendum #2)

MP581 Programmable Controller (BMTM)	1	Trane	49500500	E14B31205
MP581 Programmable Controller (BMTM)	1	Trane	49500500	E14B31206
MP581 Programmable Controller (BMTM)	1	Trane	49500500	E14B31210
MP581 Programmable Controller (BMTM)	1	Trane	49500500	E14B31212
MP581 Programmable Controller (BMTM)	1	Trane	49500500	E14B31213
MP581 Programmable Controller (BMTM)	1	Trane	49500500	E14B31215
MP581 Programmable Controller (BMTM)	1	Trane	49500500	E14B31216
MP581 Programmable Controller (BMTM)	1	Trane	49500500	E14B31217
MP581 Programmable Controller (BMTM)	1	Trane	49500500	E14B31218
MP581 Programmable Controller (BMTM)	1	Trane	49500500	E14E30081
MP581 Programmable Controller (BMTM)	1	Trane	49500500	E14E30082
MP581 Programmable Controller (BMTM)	1	Trane	49500500	E14E30083
MP581 Programmable Controller (BMTM)	1	Trane	49500500	E14E30084
MP581 Programmable Controller (BMTM)	1	Trane	49500500	E14E30089
MP581 Programmable Controller (BMTM)	1	Trane	49500500	E14E30090
MP581 Programmable Controller (BMTM)	1	Trane	49500500	E14E30091
MP581 Programmable Controller (BMTM)	1	Trane	49500500	E14E30093
MP581 Programmable Controller (BMTM)	1	Trane	49500500	E14E30095
MP581 Programmable Controller (BMTM)	1	Trane	49500500	E14E30096

BL091-24 (Addendum #2)

MP581 Programmable Controller (BMTM)	1	Trane	49500500	E14E30098
MP581 Programmable Controller (BMTM)	1	Trane	49500500	E14E30100
MP581 Programmable Controller (BMTM)	1	Trane	49500500	E14E30116
MP581 Programmable Controller (BMTM)	1	Trane	49500500	E14E30117
MP581 Programmable Controller (BMTM)	1	Trane	49500500	E14E30118
MP581 Programmable Controller (BMTM)	1	Trane	49500500	E14E30119
MP581 Programmable Controller (BMTM)	1	Trane	49500500	E14E30120
MP581 Programmable Controller (BMTM)	1	Trane	49500500	E14E30122
MP581 Programmable Controller (BMTM)	1	Trane	49500500	E14E30123
MP581 Programmable Controller (BMTM)	1	Trane	49500500	E14E30126
MP581 Programmable Controller (BMTM)	1	Trane	49500500	E14E30127
MP581 Programmable Controller (BMTM)	1	Trane	49500500	E14E30128
MP581 Programmable Controller (BMTM)	1	Trane	BMTM000AAD	E13K42073
MP581 Programmable Controller (BMTM)	1	Trane	BMTM000AAD	E13K42074
MP581 Programmable Controller (BMTM)	1	Trane	BMTM000AAD	E13K42075
MP581 Programmable Controller (BMTM)	1	Trane	BMTM000AAD	E13K42076
MP581 Programmable Controller (BMTM)	1	Trane	BMTM000AAD	E13K42077
MP581 Programmable Controller (BMTM)	1	Trane	BMTM000AAD	E13K42078
MP581 Programmable Controller (BMTM)	1	Trane	BMTM000AAD	E13K42079

BL091-24 (Addendum #2)

MP581 Programmable Controller (BMTM)	1	Trane	BMTM000AAD	E13K42080
MP581 Programmable Controller (BMTM)	1	Trane	BMTM000AAD	E13K42082
MP581 Programmable Controller (BMTM)	1	Trane	BMTM000AAD	E13K42083
MP581 Programmable Controller (BMTM)	1	Trane	BMTM000AAD	E13K42084
MP581 Programmable Controller (BMTM)	1	Trane	BMTM000AAD	E13K42085
MP581 Programmable Controller (BMTM)	1	Trane	BMTM000AAD	E13K42086
MP581 Programmable Controller (BMTM)	1	Trane	BMTM000AAD	E13K42087
MP581 Programmable Controller (BMTM)	1	Trane	BMTM000AAD	E13K42088
MP581 Programmable Controller (BMTM)	1	Trane	BMTM000AAD	E13K42089
MP581 Programmable Controller (BMTM)	1	Trane	BMTM000AAD	E13K42090
MP581 Programmable Controller (BMTM)	1	Trane	BMTM000AAD	E14B41947
MP581 Programmable Controller (BMTM)	1	Trane	BMTM000AAD	E14B41948
MP581 Programmable Controller (BMTM)	1	Trane	BMTM000AAD	E14B41954
MP581 Programmable Controller (BMTM)	1	Trane	BMTM000AAD	E14B41955
MP581 Programmable Controller (BMTM)	1	Trane	BMTM000AAD	E14F44841
MP581 Programmable Controller (BMTM)	1	Trane	BMTM000AAD	E14F44842
Tracer Summit Building Management	1	Trane	BMTX001AAC	E13K42050
Tracer Summit Building Management	1	Trane	BMTX001AAC	E13K42051
Tracer Summit Building Management	1	Trane	BMTX001AAC	E13K42052
System Control Units	1	Trane	MP-580	50100885
System Control Units	1	Trane	MP-580	NS-3703837

CUSTOMER SERVICE FLOWS FOR COVERED EQUIPMENT

The following Customer Service Flows provide additional service description detail for Covered Equipment. Note: There may be differences per the agreement in the work being performed between sites and the equipment on those sites. This section clarifies differences in the work being performed between sites and the equipment on those sites:

Service 1: System Analysis and Review

- Operator Workstation Inspection
- System Controller Inspection
- Verify System Software Programming
- System Back-Up
- Customer Review - 30 Minutes
- Software Service Pack Update (Per Workstation and/or BCU)

Service 2: AHU Controls Support

- Connect Service Tool
- System Controller Inspection
- Verify System Software Programming
- Sequence of Operation Verification
- Loop Tuning
- Review System Results
- Disconnect Service Tool

Service 3: Chilled Water System Controls Support

- Connect Service Tool
- System Controller Inspection

- Verify System Software Programming
- Sequence of Operation Verification
- Loop Tuning
- Review System Results
- Disconnect Service Tool

Service 4: Hot Water System Controls Support

- Connect Service Tool
- System Controller Inspection
- Verify System Software Programming
- Sequence of Operation Verification
- Loop Tuning
- Review System Results
- Disconnect Service Tool

Service 5: Operator Coaching

- Operator Coaching

Service 6: Update Active Alarm Monitoring Processes

- Alarms Monitoring
- Calibrate Alarm Monitor