

Boiler Cleaning & Maintenance Services



OFFICE OF FACILITIES & CAPITAL PROJECTS

A L A B A M A A G R I C U L T U R A L & M E C H A N I C A L U N I V E R S I T Y

Bid No. 2K20-BCM1

Addendum I

Questions / Answers

1. Bid Bonds are required on the lump sum price portion of the bid.
2. P&P bonds are only required on Public Works jobs, i.e. replacement of boilers of major equipment, etc.
3. In the bid package on Page 4. It looks like there is a line item for the total cost and that is it, (just one lump sum). The University is looking for a lump sum price only.
4. Is it okay if I fill in an amount but also attach a scope of work and cost per boiler? No, please follow the specifications for the required documents required at the time of bid.
5. In regards to chemical treatment on the boilers. Note: Omit 1.5 Scope of Work; Section C. from the specifications. Chemical treatment will not be a part of this bid.

6. Will the awarding bid be based on the lowest price for the preventative maintenance services or the lowest labor rates? In other words, what happens if a contractor is low bid for the services but high on the labor rates or vice versa? **The preventative maintenance services will be based on the lowest responsible bid, and the labor rates will be a tiered lowest to highest. Lump sum bid for Boiler Cleaning & Maintenance Services are separate from labor rates.**
7. On the boiler list, there is 32 boilers listed. **See updated list:**

Location	Boiler Type	HP	Serial #	Fuel	Year Built	State Permit	Model #
Foster Hall	Raypak HW Boiler	2499000BTU hr	1B02460460	Natural Gas	2014	AL114739	H3-2500
	Raypack H3-2500						
	Lochinvar CW143PM						
Stephens Hall	RBI CB 750	97.79 Heat sur	10954685	Natural Gas	2010	AI048048	CV750
	Laars PNCV0500NACC2BXN	500000BTU hr	C1627B9B4	Natural Gas	2016	AL104939	PNCV0500NACC2BXN
Hopkins Hall	Lochinvar CWN1797PM	1,755,000 BTU/hr	1751108560065	Natural Gas	2017	AL113791	CWN1797PM
Ralph Lee Student Center	Lochinvar CBN1795	76 sqft	J989244	Natural Gas	1998	AL002764	CBN1795
Bibb Graves Hall	Lochinvar CBN0985	956sqft	J89232	Natural Gas	1998	AI2768	CBN0985
Palmer Hall	Burnham V9A/V11	M		Natural Gas	2012	AI056148	
Council Hall	Raypak	Heat Surface 208 sqft	1501391556	Natural Gas	2010	AI103306	HHZ2500
Terry Hall	Raypack XFIRE plus	Heat sur 65.3 sq ft	D1140400112	Natural Gas	2014	AL059121	H7-0850A
	Raypack XFIRE plus	Heating surface 65.3	D1140400083	Natural Gas	2014	AL059122	H7-0850A
	Raypack XFIRE plus	Heating surface 58.1	D1140400051	Natural Gas	2014	AL059124	WH7-0700A
	Raypack XFIRE plus	Heating surface 58.1	D1140400052	Natural Gas	2014	AL059123	WH7-0700A
Thomas Hall							
Thigpen Hall	Raypak X-FYRE	Heating surface 65.3 sf	D116420072	Natural Gas	2010	AL052407	H-70850A
	Lochinvar PFN0752PM	750,000BTU/HR	C10H00224990	Natural Gas	2007	AL52424	Power Fin
Carter Hall	Cleaver Brooks CBE200-70	704P	L-102749	Natural Gas	2003	AI002805	CBE200-70
Drake LRC	Raypack H9-1532C	162sqft	1709451385	Natural Gas		AL002776	Delta
	Raypack H9-1532C	162 sqft	170945183	Natural Gas		AL113153	Delta
Knight Hall	Raypack H3-1826A	160MWP	131977	Natural Gas		AL104941	
	Raypack H3-1826A	160MWP	131969	Natural Gas		AL002785	
	Raypack	160mwp	1709451381	Natural Gas		AL113151	
	Raypak	160mwp	131961	Natural Gas		AL113151	
	A.O. Smith boiler 1	150MWP	SB96-61824-Y5	Natural Gas		AL002790	TJV-500A
	A.O. Smith boiler 2	160MAWP	C24734	Natural Gas		AL04788	
	A.O. Smith TJV-500A	MWP150	SB96-61830-Y5	Natural Gas		AI002758	TJV-500A
	A. O. Smith TJV-500A	160 MAWP	C23205	Natural Gas		AI047879	H3-0403B-CF
Elmore Gym	RBI HB3600	heating boiler	21055234	Natural Gas		AL047997	HB3600
Field House	Lochinvar CWN1255PM-80	120.2	D964616	Natural Gas		AL002780	CWN1255PM-480
	Lochinvar	120.20 Heat Surface	D964615	Natural Gas		AL002779	CWN1255PM-850
Health and Wellness	RBI HB1900		30952709	Natural Gas		AI056205	NB 23547
	RBI HB1900		30952708	Natural Gas		AI056206	NB23547
New Residence Hall	Raypak H7-2005A	187sqft	1705443855	Natural Gas	2017	AL112551	H7-2005A
	Raypak H7-2005A	187sqft	1705443854	Natural Gas	2017	AL112550	H7-2005A
	Raypak H7-2005A	187sqft	1705443853	Natural Gas	2017	AL112549	H7-2005A
School of Business	Hesco B13G						
	Hesco HNS 1300						
Dawson Hall	Raypak	160MWP 129 sqft	609255754	Natural Gas	2014	AL35278	
School of Engineering	Lochinvar Chn2072	200sqft	185111340B11	Natural Gas	2018	AL114743	CHN 2072
	Lochinvar CHN2172	200 sqft	1835111640810	Natural Gas	2018	AL114742	CHN 2072
ARC	Lochinvar FBN1251		183B111885220	Natural Gas	2018	AL114744	FBN1251
	Efficiency Pac		F03H00155395	Natural Gas	2003	AL002803	EWN250PM
Parker annex	Raypak	28sqft	9411119457	Natural Gas	2008	AL2800	
Parker Classroom	Raypak	26sqft	403219510	Natural Gas	2008	AL219510	H1-0331
Carver Complex Thomas Wing	Raypak H7-0500A	50.8sqft	D11632005999	Natural Gas	2016		H7-050004
Carver Complex Hopkins Wing	Lochinvar FBN1501	162.3	1742107862027	Natural Gas	2017	AL113195	FBN1501
	Lochinvar FBN1501	162.3	1472107862025	Natural Gas	2017	AI113154	FBN1501
	Unilux VZ150W	253	Vz150W	Natural Gas	2007	AL042766	3930
Irradiation	Raypak	66sqft	9704139263	Natural Gas		AL103856	H30824A
McCalep	Lochinvar	87sqft	1742107861990	Natural Gas	2017	AL114685	Crest FBN0751
	Lochinvar	87sqft	174210786199160	Natural Gas	2017	AL114686	
Morris	Lochinvar heat lead		1917114627416	Natural Gas	2019	AI05592	Crest
	Lochinvar heat #2		1918114627418	Natural Gas	2019	AI105593	Crest
	Lochinvar HWH lead		1915114383791	Natural Gas	2019	AI105591	
	Lochinvar HWH #2		191511438789	Natural Gas	2019	AI105590	
	Lochinvar Storage	2x6			2019	AI105594	
	Lochinvar Storage	2x6			2019	AI 105595	

8. I feel like there is some gray area with the "One Year Guarantee". I think we could mostly agree to this (most certainly with the workmanship). However, there may be situations where a one year warranty is not available.

A. One Year Guarantee:

- I. The Contractor shall guarantee to maintain the work and materials against any defects arising from faulty installation, faulty materials supplied under the contract, or faulty workmanship, which may appear within one(1) year from the date of acceptance of the work. **Add: The one year guarantee applies to new installation of major parts and new equipment only. It does not apply to PM services.**
9. Is it stated that overtime rates should not exceed 1.5 times the standard rate. Our exceptions to that would be Sunday's (which are 2X standard rate) and holidays (which are 2.5X standard rate). **See updated Proposal Form.**
10. Under the scope of work, it mentions the contractor performing chemical testing and treatment. We would have to take exception to this part of the scope. We would recommend that the university hires a qualified water treatment company to do so and not rely on a boiler company for these services. We would be glad to recommend someone for this. **Note: Omit 1.5 Scope of Work; Section C. from the specifications. Chemical treatment will not be a part of this bid.**
11. Under invoicing, it mentions "trip charges". However, there is not a line section on the bid form to fill out a trip charge value. **See updated Proposal Form.**
12. Under the labor pricing, it has a line for "boiler service tech" and "helper". There is no mention about a boilermaker and/or certified welder. **See updated Proposal Form.**

End of Addendum 1