

SAN ANTONIO WATER SYSTEM PURCHASING DEPARTMENT

Issued By: Clifford Gorman
BID NO.: 17-17001

Date Issued: January 20, 2017

**FORMAL INVITATION FOR BIDS FOR THE
PURCHASE, INSTALLATION AND WARRANTY FOR REPLACEMENT CHILLER(S) AT SAWS
HEADQUARTERS**

Sealed bids addressed to the Purchasing Director, San Antonio Water System, 2800 US Hwy 281 North, Administration Bldg., 5th Floor, San Antonio, TX 78212 will be received until **3:00 p.m., January 27, 2017** and then publicly opened and read aloud for furnishing materials or services as described herein below,

The San Antonio Water System Purchasing Department is willing to assist any bidder(s) in the interpretation of bid provisions or explanation of how bid forms are to be completed. Assistance may be received by visiting the Purchasing Office in the SAWS Main Office, 2800 US Hwy 281 North, San Antonio, TX 78212, or by calling (210) 233-3819.

This invitation includes the following:

Invitation for Bids
Terms and Conditions of Invitation for Bids

Specifications and General Requirements
Price Schedule

The undersigned, by his/her signature, represents that he/she is authorized to bind the Bidder to fully comply with the Specifications and General Requirements for the amount(s) shown on the accompanying bid sheet(s). By signing below, Bidder has read the entire document and agreed to the terms therein.

Signer's Name: _____ Firm Name: _____
(Please Print or Type)

Address: _____

Signature of Person Authorized to Sign Bid _____ City, State, Zip Code: _____

Email Address: _____ Telephone No.: _____

Fax No.: _____

Please complete the following:

Prompt Payment Discount: _____% _____ days. (If no discount is offered, Net 30 will apply.)

Please check the following blanks which apply to your company:

Ownership of firm (51% or more):

Non-minority Hispanic African-American Other Minority (specify) _____

Female Owned Handicapped Owned Small Business (less than \$1 million annual receipts or 100 employees)

Indicate Status: Partnership Corporation Sole Proprietorship Other (specify) _____

Tax Identification Number: _____

To report suspected ethics violations impacting the San Antonio Water System, please call 1-800-687-1918.

This addendum is being issued to revise the bid due date, schedule a second site visit and answer questions that were received from interested bidders.

This addendum does not need to be returned with you bid submittal.

Page 1 currently reads:

Sealed bids addressed to the Purchasing Director, San Antonio Water System, 2800 US Hwy 281 North, Administration Bldg., 5th Floor, San Antonio, TX 78212 will be received until **3:00 p.m., January 25, 2017** and then publicly opened and read aloud for furnishing materials or services as described herein below,

Is being revised to read:

Sealed bids addressed to the Purchasing Director, San Antonio Water System, 2800 US Hwy 281 North, Administration Bldg., 5th Floor, San Antonio, TX 78212 will be received until **3:00 p.m., January 27, 2017** and then publicly opened and read aloud for furnishing materials or services as described herein below,

The Arctic Cool chillers have been deemed as acceptable equivalents.

Due to requests from multiple vendors we will hold a second site visit at 9:00 a.m. January 24, 2017. This is not a mandatory site visit and no new vendors will be allowed to participate. Those that wish to attend should meet Elroy Bishop in the Tower 1 lobby. There will be no alternate or additional opportunities to visit the mechanical spaces.

Questions received from potential bidders.

1. Who and what phone numbers and email are the contacts at Computrols so we may obtain a bid for the controls portion of the contract?
Computrols
Jamie Hardouin
Cell 504-388-4191
Office 504-529-1413
2. Is the contractor to include electrical services under our bid, or is SAWS obtaining separate bids for the electrical?
The Contractor will be responsible for the electrical wiring and Piping up to the Breaker-if the Breaker is too small or to big SAWS personal will replace the breaker to the Contractors & Equipment requirements.
3. Page 14 of 33, c) Installation, 3) refers to the chiller being installed in 5 working days. What are the damages if any if the 5 day timeline is not met?
No damages will be taken-just need to correlate a schedule with the POC from Facility.
4. Page 14 of 33 c) Installation 13) ask for a 5 day start up. This is not necessary, most chillers require a 1-3 day start up at the most. If the objectives of the manufacturer's start up is met in less time, may it be bid that we are only required to meet the manufacturer's start up requirements.
Yes, start-up will consist of meeting all of the manufacturers start up requirements and providing for stable operation of the new equipment.
5. Page 15 of 33, Warranty items 1. And 2. What does SAWS want covered, Labor, Parts and Refrigerant? Or one or a combination of Labor, Parts and Refrigerant.
SAWS requires that the warranty cover parts, labor, refrigerant and any other costs to provide those warranty services.

6. During your A.M. site visit 01/17/2017 at the SAWS Office Towers we observed Computrols Control Panels in each of your mechanical facilities. A point interface and protocol for the new chiller is required. Please include this Computrols proprietary information as an addendum to your RFQ on this project. We will share appropriately with the equipment manufacture for use in preparation of their proposal.
SAWS will have the new point interface ready for the Awarded contractor. The protocol can BACnet, LAN, TCP/IP.
7. **Asbestos** – Is there asbestos in the pipe insulation?
We are not aware of any asbestos containing material at this location.
8. **Hours** – Can we do the work during standard working hours or do we need to plan our work for when the building is not occupied? If we need to do the work while the building is not occupied, what is the occupancy schedule?
Yes, work can be performed during normal business hours, 6:00am-6:00pm Monday through Sunday, after hours work may be scheduled as needed. All work hours will need to be coordinated with the Facilities Maintenance Representative.
9. **Building Automation System** – Is the contractor responsible for integrating the new chillers into the building automation system? If so, can you provide the contact information for the incumbent building automation system contractor?
No, the contractor is not responsible for integrating the new chillers into the building management system.
10. **Refrigerant Monitor** – The new unit will use a different refrigerant from the R-22 that is currently in use. Will the contractor be responsible for updating/replacing the refrigerant monitor?
No, the Contractor will not be responsible for updating or replacing the refrigerant monitor.
11. **ASHRAE 15 Code** – Do the mechanical rooms meet current ASHRAE 15 Safety Codes?
No, the mechanical rooms do not meet ASHRAE 15 code; we are working on getting exhaust systems.
12. Does the mechanical room have an exhaust system tied to the refrigerant monitor?
No, once the exhaust systems are in place the refrigerant monitors will be tied into them.
13. If not, will the contractor be responsible for bringing the mechanical room up to code?
No, the contractor will not be responsible for bringing the mechanical rooms up to code.
14. **Job Duration** – Is there a specific deadline we need to meet?
SAWS' goal is to have the chillers installed and functioning before that chiller capacity is needed.
15. **Site Visit** – If necessary, would it be possible to visit the site again? Who would we contact to set that up?
A second site visit is scheduled above.
16. The bid asks for a 300 ton chiller and a 215 ton chiller, which is the nominal tonnages shown in the model number. The actual tonnage the existing machines obtain at design conditions are 320 and 210 respectively. Should we size our chiller for what the bid asks for or actual design conditions?
Please size your chillers for what the bid asks for.