



DEPARTMENT OF FACILITIES MANAGEMENT

OPEN CALL FOR BIDS #TFM-009-25

CENTRIFUGAL/CENTRAVAC CHILLER MAINTENANCE/SERVICE AGREEMENT

ADDENDUM 1

Date: April 30, 2025

Change in Closing/Opening Date:

The closing date has been extended to May 15, 2025 @ 10:00am NDT. The opening date is now May 15, 2025 @ 10:30am NDT.

Change in Webex Access Code:

The Webex Access code has been changed to the following: **2773 715 3077**

Questions and Answers:

1. The refrigeration detection system(s) are not included in Appendix D. Please provide the make and model and location of the refrigeration detection systems.
 - a. Our Honeywell Contractor is responsible for the majority of the refrigeration detection systems located throughout campus. They have a list of the systems that are currently on their radar, and the ones that are not currently on their radar are in the process of being added to their list. The Chiller Contract holder will not be responsible for the repair or replacement of the refrigeration detection systems.

2. During the site walk there were two Daikin chillers observed, however there is only one listed in Appendix D. Please confirm if the additional chiller is to be included under this contract.
 - a. Yes, there is a mistake on the Contract where the Daikens are listed. There is an error with unit #4, A-CHL-01. This is a Trane Unit with Model #RTUD110F 2L02 A1D1 AA2A 1X0Y 1B0A 4000 0A00 0B20 3 & serial U20M08248. There is also a mistake on AR-CHL-01, unit # 29. This unit should be identical to unit #30, AR-CHL-02. AR-CHL-01 is supposed to read as follows, Make: Daiken, Serial: STNU180900200 and model # TMC036DDSNA.
3. The Minimum Personnel Qualifications (b) notes that Confined Space Entry is required. Can we get confirmation on which units have confined space requirements for access?
 - a. No reason for any Chiller onsite to have a confined space entry permit. The most it would/could be is roof access. If for some reason confined space is required, you will need to provide the personnel required all with confined space training.
4. The Minimum Personnel Qualifications (g) notes proof of training on Micro-processor-based Chillers. Are you able to provide additional details on what is acceptable?
 - a. I am not sure what this is referring to, it is most likely left over from the previous contract that could be cleaned up. The required documentation for training is covered in (D) & (E).
5. The Minimum Personnel Qualifications (h) references a “McBee” Refrigerant Labeling System. Can you provide additional information about the system or provide some pictures/examples for reference?
 - a. This could be removed. Unaware of any systems on campus you would be required to label the system. This McBee System seems to be referring to labelling the piping and equipment so as not to mix match refrigerants during maintenance. There are several different types of refrigerants used on site which are listed in the equipment list.
6. The Minimum Personnel Qualifications (i) references a “Low-Pressure Refrigerant Recovery System”. Are there specifications available for what is required?
 - a. There are 3 Chillers in the Core Science Facility that operate on a low-pressure refrigerant system. This point is referring to you having the equipment available to recover the gas out of a low-pressure system. My understanding is, a low-pressure refrigerant recovery uses natural pressure differential to remove refrigerant, High pressure recovery uses a compressor to add a pressure differential.

7. It is possible that major repairs on the large chillers, if required, will require specialized technician assistance from chiller mechanics located outside of the St. John's area. Is it the intent of this contract to be able to include the required travel costs as separate identified costs on the repair quotes or will these costs have to be covered by the provided hourly rates in Appendix C - Article 1?
 - a. The hourly rates are not supposed to reflect travel costs needed for outside assistance from other technicians with regard to repairs that are not considered regular maintenance. Assistance needed outside of regular maintenance will be discussed with MUN for approval. Upon approval they will be billed separately from the contract. If assistance is needed to complete regular manufacturer recommended maintenance, it will be expected to be covered under your quote.
8. Have prior service providers been completing the oil analysis, refrigerant analysis and vibration analysis scope? Are their annual reports provided to MUN? It adds a significant cost and on past tender cycles
 - a. There are no records to indicate that refrigerant sampling was completed, only oil analysis. There are no reports that I have available on Oil, Refrigerant, or Vibration analysis. It's up to the bidder if they want to bid on the refrigerant analysis, but vibration analysis needs to be in the bid. We will be tightening up on the reports we receive going forward. If refrigerant analysis is required to identify maintenance activities or to support what the oil analysis cannot identify, it will be covered by the contractor.

END OF ADDENDUM 1