

THE PORT AUTHORITY OF NY & NJ

PROCUREMENT DEPARTMENT
2 MONTGOMERY STREET, 3RD FL.
JERSEY CITY, NJ 07302

1/21/2015

ADDENDUM # 2

To prospective Bidder(s) on Bid # 41002 for Maintenance and Repair of Heating, Ventilation, and Air Conditioning (HVAC) Equipment at Various Monorail Locations at Newark Liberty International Airport (EWR)

Due back on 1/29/2015, no later than 11:00AM

I. CHANGES/MODIFICATIONS

Part IV, page 8, fourth item, **delete** "157" and **replace** with "175."

Part V, page 3, section 3, "Work Required by the Specifications," first sentence **delete** the word "boilers."

Part V, page 4, section 3, "Work Required by the Specifications," last bullet, **delete** "Gas or Oil Fired Boilers."

Part V, page 7, **delete** in its entirety and **replace** with the attached Part V, page 7, dated 1/21/15.

II. BIDDER'S QUESTIONS AND ANSWERS

The following information is available in response to questions submitted by prospective Bidders. The responses should not be deemed to answer all questions, which have been submitted by Bidders to the Port Authority. It addresses only those questions, which the Port Authority has deemed to require additional information and/or clarification. The fact that information has not been supplied with respect to any questions asked by a Bidders does not mean or imply, nor should it be deemed to mean or imply, any meaning, construction, or implication with respect to the terms.

The Port Authority makes no representations, warranties or guarantees that the information contained herein is accurate, complete or timely or that such information accurately represents the conditions that would be encountered during the performance of the Contract. The furnishing of such information by the Port Authority shall not create or be deemed to create any obligation or liability upon it for any reason whatsoever and each Bidder, by submitting its Bid, expressly agrees that it has not relied upon the foregoing information, and that it shall not hold the Port Authority liable or responsible therefor in any manner whatsoever. Accordingly, nothing contained herein and no representation, statement or promise, of the Port Authority, its Commissioners, officers, agents, representatives, or employees, oral or in writing, shall impair or limit the effect of the warranties of the Bidder required by this Bid or Contract and the Bidder agrees that it shall not hold the Port Authority liable or responsible therefor in any manner whatsoever.

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The Questions and Answers numbering sequence will be continued sequentially in any forthcoming Addenda that may be issued.

Question # 4	Is an equipment list available?
Answer # 4	Please see Part IV, Pricing Sheets and Changes/Modifications above.
Question # 5	Part IV-3 “Name and Residence of Principals Sheet”. How do we handle this if we are a publicly traded corporation?
Answer # 5	Provide a list of corporate officers and provide their corporate address. This can be provided as an attachment.
Question # 6	In Part III-10 “Extra Work” and also Part V-6 “Major Repairs”. Allowable charges does not state any cost for overhead which is normally included by the industry in its stated hourly rate. Will the Port Authority be compensating for overhead costs that the contractor occurs for extra work and major repairs?
Answer # 6	Extra Work shall be compensated per the clause in Part III. Per Part V, “Major Repairs shall be compensated for time and materials as specified in Part IV hourly service rate and parts and equipment costs.”
Question # 7	Part V- Specifications, Section 3, Work Required by the Specifications, states: “Total Maintenance shall include but not limited to maintenance of: All mechanical, electrical systems, building HVAC automation controls, boilers...” There are no boilers listed on the Pricing Sheets. Please confirm boilers are not included in the bid package and are by others?
Answer # 7	Confirmed. Please see above section Changes/Modifications.
Question # 8	In the Specifications, Part V-6, it lists bi-annual smoke purge testing for the equipment. There are no line items to provide this pricing. How should we price this?
Answer # 8	Please see the sentence below this section which states, “All of the above shall be part of the routine maintenance and included in the monthly maintenance charges in the Pricing Sheets.”
Question # 9	Part IV-8 lists ice machine in break room at structural garage bldg. #157. Should this be bldg. #175?
Answer # 9	Please see above Changes/Modifications.

This communication should be initialed by you and annexed to your Bid upon submission.

In case any Bidder fails to conform to these instructions, its Bid will nevertheless be construed as though this communication had been so physically annexed and initialed.

THE PORT AUTHORITY OF NY & NJ

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KATHY LESLIE WHELAN
ASSISTANT DIRECTOR
COMMODITIES & SERVICES DIVISION

BIDDER'S FIRM NAME: _____

INITIALED: _____

DATE: _____

QUESTIONS CONCERNING THIS ADDENDUM MAY BE ADDRESSED TO
EMILY BAXTER, WHO CAN BE REACHED AT (201) 395-3421 or at
ebaxter@panynj.gov.

standard, unless otherwise agreed to by the Manager, for any replacement. Any deviation shall require written approval of the Manager.

The Contractor shall perform work in accordance with the Specifications, completing all of the Total Maintenance, inspection, service and repair routines according to the amounts listed on the Pricing Sheets. Each of these routines shall be subject to advance notice and shall be scheduled as approved by the Manager. During each routine the Contractor shall perform maintenance and repair for the following units below as a minimum:

- HVAC Unit / Unit heaters / Dom HW Heater - P1 Remote Station Bldg 61
- HVAC Unit / Unit Heater / Dom HW Heater - P2 Remote Station Bldg 62
- HVAC Unit / Unit Heater / Dom HW Heater – P3 Remote Station Bldg 63
- HVAC Units four (4) / one (1) Unit Heater – P4 Remote Station Bldg 64
- Curtain Heaters (8) / Dom HW Heater - P4 Remote Station Bldg 64
- HVAC Units three (3) – P4 Garage Bldg 175
- Ice Machine Unit (1) – P4 Garage Bldg 175
- HVAC Units DX Split systems four (4) AHU-1,&2 East, AHU-1&2 West– NEC Bldg 65 Waiting Areas East & West Track
- HVAC Units DX Split three (3) AH-1,2, & 3 - NEC Bldg 65 Monorail Station
- FARR Glide/Pack Filter Units three (3) for AH-1, 2, & 3 - NEC Bldg 65 Monorail Station
- HVAC Units DX Split three (3) – NEC Bldg 65 Monorail Station Overpass Units RTU's 4, 5 & 6
- Three (3) Ductless Units AC-1, 2, 3 - NEC Bldg 65 Monorail Station Elevator Machine Rooms East, West & Air Train Station Tracks at NEC Bldg 65
- HVAC Pkg Units two (2) – Bldg 60 Mfg Governair
- HV Units three (3) – Bldg 60 Mfg Governair
- Fourteen (14) Gas Fired Unit Heaters – Bldg 60 Mfg Reznor
- HVAC Unit one DX split – Bldg 60 Mfg Carrier
- Six (6) Cabinet Heaters – Bldg 60 Mfg Johnson
- One (1) Hot Water Heater & B&G Circulating Pump – Bldg 60 Mfg Rheem

4. Monthly Routine Maintenance and Inspections

All measurements, such as motor amps and volts, temperatures, and pressures, shall be taken and documented for each piece of equipment on the service ticket. The maintenance work on both air-conditioning and heating equipment shall include, but not be limited to the following:

Compressors

- Check crankcase heater. Energize as required. Note and repair any discrepancies.
- Check oil level. Add/change as required. Note and repair any leaks and or discrepancies.
- Check for adequate compressor motor cooling. Note and repair any discrepancies.
- Check the motor mounts. Note and repair any discrepancies.
- Check compressor contactors for wear and or arcing. Note and repair any discrepancies.
- Check voltage and compressor amperage. Report readings in service ticket, noting all discrepancies.