

THE PORT AUTHORITY OF NY & NJ

PROCUREMENT DEPARTMENT
4 WORLD TRADE CENTER
150 GREENWICH STREET, 21ST FLOOR
NEW YORK, NY 10007

8/24/2015

ADDENDUM # 4

To prospective Bidder(s) on Bid # 43214 for HVAC MAINTENANCE, REPAIR AND EMERGENCY SERVICE FOR VARIOUS CHILLER UNITS LOCATED AT THE CENTRAL HEATING AND REFRIGERATION PLANT (CHRP), BUILDING 46, AT NEWARK LIBERTY INTERNATIONAL AIRPORT (EWR) - THREE-YEAR CONTRACT

Due back on 9/2/2015, no later than 11:00AM

I. CHANGES/MODIFICATIONS

The following changes/modifications are hereby made to the solicitation documents:

- A. Delete in its entirety, Part V, Page, 4, Section 2 entitled “Work Required by the Specifications”, line g. and replace it with the following:
Cleaning of the waterside of evaporator and condenser tubes. During the seasonal shutdown, tubes to be cleaned with a tube punching machine and all water from said cleaning to be cleaned up at the end of every day.
- B. Delete in its entirety Part IV, Page 8, EXHIBIT B entitled “YEARLY INSPECTION, MAINTENANCE, TESTING, REPAIR , MECHANICAL AND ELECTRICAL SERVCIES CONTRACTOR’S PRICING SHEET” and replace it with the attachment entitled Exhibit B entitled “YEARLY INSPECTION, MAINTENANCE, TESTING, REPAIR, REPLACEMENT OF PARTS, MECHANICAL AND ELECTRICAL SERVICES” Revised date 8/24/2015.
- C. Part V, Page 5, Section 3 entitled “Yearly Maintenance Requirements for Centrifugal Chillers add the following after line h.:
During the months of January and February, all electrical connections on Chillers 5 through 8 are to be inspected, cleaned, replace any parts as necessary and test all electrical connections. This is to be completed no later than March 1st.

PS11All

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

<i>Question # 6</i>	Is the contractor responsible for repairing any pre-existing conditions on any of the items covered?
<i>Answer # 6</i>	The contractor will be responsible for performing maintenance, repair and emergency services for the chiller units as listed in Part V, Page 3, Section 2 entitled Work Required by the Specification, at the time the contract begins.
<i>Question # 7</i>	In part V, page V-4, section 2, Centrifugal chillers item "G" – Cleaning of waterside of evaporator and condenser tubes... It is not specified when this work should be performed. Is it to be done (part V-5), during item #3 Yearly Maintenance or item #5 Seasonal Shut Down?.
<i>Answer # 7</i>	See Part I. CHANGES/MODIFICATIONS, Section A, above in this addendum.
<i>Question # 8</i>	In part IV-12 pricing sheet, is this pricing for repair parts only? Will all repair parts come from this fund? Will maintenance parts be paid from this fund?
<i>Answer # 8</i>	See Addendum #2, Section I CHANGES/MODIFICATIONS, C.

Question # 9	In part V-6, item 6, Electrical Inspections. There is no line in the pricing sheet for this. Where is this pricing entered? Are all materials/parts to be included in this pricing?
Answer # 9	See Part I. CHANGES/MODIFICATIONS above, Section B.
Question# 10	Is the contractor responsible for waste/ used oil disposal? Or can this be billed for?
Answer # 10	Refer to Part V, page 9, Section 12 entitled “Debris Removal”
Question# 11	Is the contractor responsible for refrigerant disposal? Or can this be billed for?
Answer # 11	Refer to Part V, page 9, Section 12 entitled “Debris Removal”
Question #12	Is the contractor allowed the use of CHRP onsite refrigerant storage vessels and pump out equipment?
Answer # 12	No CHRP equipment is to be used by any contractor at any time. The contractor must provide all necessary equipment to perform their work at the CHRP.
Question #13	If the chillers are not available by January 1 st to perform the winter service, are we responsible to meet the March 1 st startup date and will be penalized?
Answer # 13	See Part I. CHANGES/MODIFICATIONS, C, ABOVE. Also, See Part III, Section 5 entitled “Liquidated Damages”, iv entitled “Failure to Perform Service with Required Time when Time is of the Essence”
Question #14	Is the contractor responsible for the following items: a) electrical cabinets b) chiller unishells c) valve castings, etc.?
Answer # 14	a)The contractor is not responsible for the electrical cabinets. However, it is responsible for the equipment inside the cabinet. Refer to Part V, Page 6, Section 6 entitled “Electrical Inspection Requirements” b) Refer to Part V, Page 5, Section 5 entitled “Seasonal Shutdown” c) Refer to Part V, Page 3, Section 2 entitled “Work Required by the Specifications”

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

KATHY LESLIE WHELAN,
ASSISTANT DIRECTOR
COMMODITIES AND SERVICES DIVISION
PROCUREMENT DEPARTMENT

BIDDER'S FIRM NAME: _____

INITIALED: _____

DATE: _____

QUESTIONS CONCERNING THIS ADDENDUM MAY BE ADDRESSED TO
LUZ SANTANA, WHO CAN BE REACHED AT (212) 435-4625 or at
LSANTANA@PANYNJ.GOV.

**EXHIBIT B – YEARLY INSPECTION, MAINTENANCE, TESTING, REPAIR,
REPLACEMENT OF PARTS, MECHANICAL AND ELECTRICAL SERVICES
CONTRACTOR’S PRICING SHEET**

HVAC Maintenance, Repair and Emergency Service at CHRP – Bldg. 46

Item No.	Three (3) Year Estimated Quantities	Description	Unit Price*	Estimated Three-Year Contract Price
1	3 (Once Yearly)	Inspect, clean, replacement of parts, and test all electrical connections on chillers 5 through 8 during the months of January and February to be completed no later than March 1st	\$	\$
2	3 (Once Yearly)	Inspect, clean, replacement of parts, and test all electrical circuit breakers on chillers 5 through 8 during the months of January and February to be completed no later than March 1st	\$	\$
3	3 (Once Yearly)	Inspect, clean, service, replacement of parts, and test all protective electrical relays on chillers 5 through 8 during the months of January and February to be completed no later than March 1st	\$	\$
4	3 Regular (Once Yearly)	Inspect, clean, service, replacement of parts and mega all electrical chiller motors on chillers 5 through 8.	\$	\$
B.	Total Estimated Three-Year Contract Price for Yearly Inspection, Maintenance, Testing, Repair, Replacement of Parts, Mechanical and Electrical Services (Add Estimated Total Amount of Items No. 1 thru 4)		\$	

***Unit Price** is all inclusive and includes, but is not limited to, Contractor’s labor (including benefits) per worker charges, overhead, profit transportation costs, vehicle costs, fuel, etc. No additional compensation will be provided for travel time, personal time or material pick-up time.