

# THE PORT AUTHORITY OF NY & NJ

PROCUREMENT DEPARTMENT  
2 MONTGOMERY STREET, 3<sup>RD</sup> FL.  
JERSEY CITY, NJ 07302

1/21/2015

## ADDENDUM # 2

To prospective Bidder(s) on Bid # 41001 for Maintenance and Repair of Heating, Ventilation, and Air Conditioning (HVAC) Equipment at Buildings 1, 70, 79, 80, and 157 at Newark Liberty International Airport (EWR)

Due back on 1/27/2015, no later than 11:00AM

### I. CHANGES/MODIFICATIONS

- Part IV, page 13, last box **delete** “PAC-LC” and **replace** with “PAC-L6.”
- 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 6, section 3, “Work Required by the Specifications,” Minor Repairs **delete** the sentence “All of the above shall be part of the routine maintenance and included in the monthly maintenance charges in the Pricing Sheets.” and **replace** with “All of the above shall be part of the routine maintenance and included in the unit price maintenance charges in the Pricing Sheets, with the exception of bi-annual smoke purge testing, which is listed as a separate item on the Pricing Sheets.”
- Part V, page 7, section 3, “Work Required by the Specifications,” 13<sup>th</sup> bullet, **delete** “PAC-LC” and **replace** with “PAC-L6.”

### 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

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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.

<b>Question # 4</b>	Is an equipment list available?
<b>Answer # 4</b>	Please see Part IV, Pricing Sheets and Part V, Section 3, Work Required by the Specifications for equipment.
<b>Question # 5</b>	Part IV-3 "Name and Residence of Principals Sheet". How do we handle this if we are a publicly traded corporation?
<b>Answer # 5</b>	Provide a list of corporate officers and provide their corporate address. This can be provided as an attachment.
<b>Question # 6</b>	In Part III "Extra Work" and also Part V "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?
<b>Answer # 6</b>	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."
<b>Question # 7</b>	For Building 157, 12 units are listed for pricing. During the walk through we were shown 13 units to service. Is pricing is only for 12, which unit is omitted? Also, the unit designations do not match the pricing sheet designations for building 157.
<b>Answer # 7</b>	The 13 <sup>th</sup> Rooftop unit is owned and Maintain by the Tenant (FAA) which is not included as part of this bid. PAC-LC should have been marked as PAC-L6. Please see above section Changes/Modifications.
<b>Question # 8</b>	In the specifications Part V-6, it lists bi-annual smoke purge testing for the equipment. There is only one line item for pricing for testing Building 1 only. Is Building 1 the only one to be tested on this contract?
<b>Answer # 8</b>	Yes. See section above Changes/Modifications.
<b>Question # 9</b>	Reference: Part III-Contract Specific Terms and Conditions, Section 4, Price Adjustment states, "The percentage markup for parts, materials, and equipment shall not be subject to adjustment"  During the walk-through it was noted that most of the equipment is

	using R-22 Refrigerant. The EPA issued their final rule on October 17, 2014 for the phase-out of R-22 from 2015-2019 which includes a 57% reduction in R-22 consumption allowances from 2014-2015. Continuation of the declining consumption allowances will continue each year after that until Zero consumption allowance is reached in 2020. Price increases of 200-300% will only continue in the years to come. Price adjustments for refrigerant R-22 should be allowed in the bid package.
<b>Answer # 9</b>	There shall be no adjustment to the percentage markup on net cost.
<b>Question# 10</b>	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?
<b>Answer # 10</b>	Confirmed. Please see above section Changes/Modifications.
<b>Question# 11</b>	Part V- Specifications #3 Minor Repairs states: Repair of leaking fittings including: refrigeration fittings such as flare nuts,... <u>refrigerant site glass</u> , brazed and soldered fittings.  Please confirm in order to remove, repair or replace a refrigerant site glass, a Major Repair is required, as is the current Major Repair items included: Solenoid valves, hot gas valves, filter dryers etc.
<b>Answer # 11</b>	No. Replacement of refrigerant site glass is considered a minor repair.
<b>Question# 12</b>	Can a revised equipment list be sent out which includes model or serial numbers or can an additional walkthrough be conducted?
<b>Answer # 12</b>	No.

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 & 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.