

THE PORT AUTHORITY OF NY & NJ

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

1/29/2015

ADDENDUM # 5

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)

Now due back on 2/5/2015, no later than 11:00 AM
(Originally due on 1/27/2015, no later than 11:00 AM)

CHANGES/MODIFICATIONS

The bid due date has been extended until 2/5/15, no later than 11:00 AM.

Part V, page 6, Section 3, Work Required by the Specifications, Minor Repairs, **delete** "Power washing of both condenser and evaporator coils twice per year using a biodegradable coil cleaner"

Part V, page 8, Section 5, Monthly Routine Maintenance and Inspections, Condenser Systems, and Fans, Evaporators and Airside Equipment **delete** "Clean condenser coil as required. It is estimated that coil cleaning will be required twice yearly. • Perform coil cleaning using only a non-acid biodegradable condenser coil cleaning solution and electric pressure washer capable of a minimum of 1,000 psi adjustable output."

Part V, page 1, delete and replace with the attached Part V, page 1, revised 1/30/15.

Part V, page 18, delete and replace with the attached Part V, page 18, revised 1/30/15.

I. 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.

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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.

Question #11	Does the contractor have full responsibility for maintenance, repair and replacement of the Trane Tracer system and Carrier comfort system? Can you provide a more thorough scope of service expectation?
Answer # 11	The Contractor is fully responsible for all maintenance, repair and replacement of the Trane Tracer system and Carrier comfort system. The scope of the services shall include, but is not limited to such items as hardware, software, and wiring components.
Question #12	The contract states under minor repairs that power washing of condenser units and evaporator coils are to be included in the cost of regular PM Service (Part V – 6). However, there is also a separate line item price for this service (Part IV – 15). Can you clarify if it should be included under regular PM service price, or separate line item pricing?
Answer # 12	Coil cleaning is not part of a routine regular PM service price, as it expected to be done only 2x per year. The separate line item pricing will account for this cost.
Question #13	Will a scheduled annual PM planner be followed, or shall all PM be done on as requested basis?
Answer # 13	The Manager reserves the right to request PM's be done on an as requested basis or as needed. However, upon Contract award a schedule will be discussed.

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.

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the only acceptable replacement HFC refrigerant when 100% of the HCFC R-22 refrigerant must be recovered from a system in accordance with established Environmental Protection Agency refrigerant handling protocols. The Contractor shall record the weight of the refrigerant recovered from the system and shall attach identification tags to compressors, near all Manufacturer data tags and all refrigerant access points clearly identifying R-422B as the system's new refrigerant.

Recovered refrigerants shall be the sole responsibility of the Contractor and must be properly disposed in an acceptable manner in accordance with state and federal laws and regulations. Recovered refrigerant shall not be stored on the Facility or reused in equipment elsewhere on or off the Facility. The Contractor shall document the usage of refrigerants in the log kept in the Manager's office.

Refrigerant replacement will be compensated under the terms "Extra Work" and only when approved by the Manager.

22. Coil Cleaning

- It is estimated that coil cleaning will be required twice yearly on both Evaporator and Condenser Coils and shall be at the price listed on the Contractor's Pricing Sheets for this item.
- The Contractor shall perform coil cleaning using only a non-acid biodegradable condenser coil cleaning solution manufactured specifically for HVAC use.
- The Contractor shall supply an electric pressure washer capable of a minimum of 1,000 psi adjustable output.
- The Contractor shall supply all water hoses and electrical extension cords necessary to properly reach all HVAC equipment covered under this Contract.
- All Coil Cleanings are to be scheduled at the discretion of the Manager and shall be approved by the Manager prior to completion.