



5761 Keyo Building  
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**REQUEST FOR PROPOSALS #125-2017**  
**Mechanical & HVAC Preventative Maintenance, Inspection & Repair**  
**Services for Darling Marine Center, University of Maine**  
**RESPONSE ADDENDUM #1**  
**July 19, 2017**

This addendum responds to initial questions submitted by vendors.

The University of Maine

University of Maine  
at Augusta

University of Maine  
at Farmington

University of Maine  
at Fort Kent

University of Maine  
at Machias

University of Maine  
at Presque Isle

University of  
Southern Maine

Q1. On page 5, and on page 14 you mention a comprehensive maintenance program. I believe we had clarified that this was going to be a standard PM, and extras will be separately quoted at the set time and material rate.

*A1. The University is only seeking a preventative maintenance program for the equipment listed and possibly any other equipment not listed as well as hourly rates and material markup rate for repair services.*

Q2. The bid asks for a quarterly price, but on pages 40 through 43 the services are either annually or semi-annually. We usually bill the service after it has been done, but we can break it up into quarterly payments no problem.

*A2. The University prefers to pay a scheduled quarterly invoice for all scheduled services covered under the preventative maintenance program. Any services provided not covered under the PM Service would be paid upon completion of repairs and invoice received.*

Q3. The equipment list had quite a few changes such as the exhaust fans, air handlers and HEPPA filters in Brooke Hall, oil fired DHW tank in the Horse Barn, an extra split AC in the Library, 6 split AC systems in the Flowing Seawater Lab, and the exhaust fans in the Marine Culture building.

*A3. See Attachment A-1 to be included with all equipment listed in Attachment A of the RFP and in the Cost Response for Normal Scheduled Services.*

Q4. Would the University like the costs line itemed per site, and if you treat each separate building as a different site for billing purposes?

*A4. Separate billing per building is not needed.*

Q5. The RFP list Semi-annual Automation Maintenance however the listed equipment does not include any automation, is that still to be included?

*A5. The University will not need Semi-annual Automation Maintenance.*

Q6. Is there a list of filters and how often does the University require replacement of filters?

*A6. See **Attachment A-1** to be included in Normal Scheduled Services cost response.*

Q7. Does the Darling Marine Center have any large chillers or chiller towers?

*A7. No, the four (4) air handlers have condensing units but no large chillers.*

Q8. What was spent in repairs in the past?

*A8. The Darling Marine Center (DMC) over the past three years spent: July 1, 2016 – June 30, 2017 - \$16,500; July 1, 2015 – June 30, 2016 - \$7,580; July 1, 2014 – June 30, 2015 - \$21,320.*

Q9. Would the University be open to a comprehensive maintenance program?

*A9. See A1.*

Q10. Does cleaning of the boilers and boiler pumps need to be included in the Preventative Maintenance Program?

*A10. Yes, see **Attachment A-1** to include in Normal Scheduled Services cost response.*

Q11. Does the DMC have any known equipment that is expected to have major issues?

*A11. The DMC does not expect any major issues with the boilers however many of the compressors are ten (10) plus years old.*

Q12. Is the boilers and boiler rooms to code?

*A12. The University believes they are to code.*

Q13. Does the DMC keeps pathways clear of snow to access the entrances to the boiler rooms?

*A13. Yes*

## Attachment A-1

Additional Information / Equipment to be added to **Attachment A** in the RFP  
In addition to the four (4) larger air handlers *plus multiple evaporator/AC and heat units*

Administration Building – Add Oil Fired Water Heater.

**Hot air furnace filter** 20x25x1 (replace semi-annually)

Library – 3 Air Handlers, 1 – 5 ton & 2 – York H5DBO42506A, both are R22

**AC Air handler Filters**-20x22x1 (replace semi-annually), 20x25x1 (replace semi-annually)

Jumars' -Lab Bard AC Air Handler filter 20x30x1 (replace semi-annually)

Brook Hall – Boiler has 5 pumps of which 1 - 2 hp, 1 – 1hp, & 3 – cartridge pumps. Include 4 exhaust fans on top of roof above two air handlers – (Air handlers as heat only, no AC).

**Filters:** Dining room air handler heat only has two (2) 24x24x2” pre-filters, two (replace semi-annually) 20x24x12” filters part number Air Handler 5W991, one (replace semi-annually) 12x24x12” filter – part number Air Handler 4E411. Bathroom/Showers overhead air handler heat only –filters 13x27x1 (replace semi-annually)

Vessel Ops – 2 modine heaters w/ 2 pumps, include 5 hp. Air compressor

Dive Building – Boiler has 2 cartridge pumps, 4 modine heaters

Flowing Sea Water Lab – 3 - American Standard Allegiance 13 Air Handlers Mod # 2A7A3018A 1000AA 2.5 ton R22; Boiler has 5 cartridge pumps, 1 fractional pump; walk-in coolers x2; need to add 4 air condensers (Trane model #2TTB3060A1000CA 5 ton, York model H1CB018SO6A 2 ton, Thermal Zone model #TZMA-318-2A 2 ton, York Model # H4DB060S06A 5 ton) probably missing something.

**Filters:** AC air handler in Sea lab outside cold rooms 16x20x1 (replace semi-annually), Runge Lab south 18x20x1 (replace semi-annually), Runge lab north 18x20x1 (replace semi-annually), above shore lab 20x20x1 (replace semi-annually), EM room York air handler 13x27x1 (replace semi-annually), main air handler 16x20x2 (replace quarterly).

Marine Culture Lab– 2 walk-in coolers; boiler w/ 3 cartridge pumps, 2 – 1.5 hp. redundant heat exchangers; 1 – 2 ton & 1 – 3 ton air handler; 6 roof top exhaust fans; 6 Condensers – Trane XB1000 2 ton, Ameristar 3 ton, American Standard 2 ton, American Standard 3 ton, Trane 5 ton R22, & Gibson 5 ton R22.

**Filters:** Larval room ac air handler 20x20x1 (1) (replace semi-annually), Algae room ac air handler 18x20x1 (replace semi-annually), above outer office at corridor ac air handler 20x22x1 (replace semi-annually), above McAlice classroom ac air handler

*20x22x1 (replace semi-annually), 2<sup>nd</sup> floor north attic ac air handler 20x22x1 (replace semi-annually) and corridor supply 20x20x1 (replace semi-annually), 2<sup>nd</sup> floor south attic ac air handler 16x20x1 (replace semi-annually) and corridor supply 20x20x1 (replace semi-annually).*

Cabin 6 – Propane hot water heater

Leeman House – boiler has 3 cartridge pumps

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