

## ADDENDUM ONE

Date: 7/6/15

To: All Bidders

From: Jeff Laabs, Buyer III  
Nebraska Department of Correctional Services

RE: Questions and Answers for Request for Proposal Number 79158-O3  
to be opened July 31, 2015 at 2:00 PM (Central Time).

Following are the questions submitted and answers provided for the above mentioned Invitation to Bid. The questions and answers are to be considered as part of the Invitation to Bid.

Questions	Answers
1. During the walk-thru we went through CSI Administration Building that is not listed on the RFP. Can you give a list of equipment to be covered, what type of coverage, and/or visits/hours to be proposed?	The CSI Administration Building is not part of this RFP and will not be covered.
2. Form C Page 47 #6 Excel Building Supervisor is not the control system installed on site– will control system drawings be made available for the installed system?	Excel Building Supervisor is the control system installed on site – Drawings will be made available to vendor for each facility that has them to be arranged upon request no later than July 24, 2015.
3. Form C Page 57 TSCI – will control system drawings be made available?	Drawings will be made available to vendor for each facility that has them to be arranged upon request no later than July 24, 2015.
4. Form C Page 59-60 NCCW – is mechanical maintenance included on the listed equipment or just controls maintenance?	Control service only.
5. Form C Page 60-62 WEC – is mechanical maintenance included on the listed equipment or just controls maintenance?	Control service only.
6. Form C Page 63-64 LCC - Is maintenance on the Honeywell WEBs control system installed at this location included in this RFP?	Yes.

Questions	Answers
7. Form C Page 64 D&E - Is maintenance on the Honeywell WEBs control system installed at this location included in this RFP?	Yes.
8. Form C Page 65 CCCL - Is maintenance on the Honeywell WEBs control system installed at this location included in this RFP?	Yes.
9. None None Cornhusker State Industries Warehouse - this building was not mentioned in the RFP but we toured the building and mechanical maintenance was mentioned, is mechanical maintenance for this building included in this RFP?	The CSI Administration Building is not part of this RFP and will not be covered.
10. None None Clarification: Please provide a list of maintained equipment plus hours and visit frequency for Cornhusker State Industries Warehouse if maintenance for this location is included in this RFP.	The CSI Administration Building is not part of this RFP and will not be covered.
11. -Do you want annual combustion analysis done on the boilers at applicable locations?	Yes.
12. -Will the facilities team be leading the tasks that need completed at outlined visits (i.e. 8 hours monthly)? How will they be communicating this (written work orders, verbally when tech reports, before scheduled visit (for example if they want to "bank" their hours for the month))?	Yes. The Facility Maintenance Manager or designee will communicate scheduling to the vendor via E mail, fax or verbally and vendor will follow up in writing for verification.
13. -Clarification: Any hours outside those outlined on the proposal shall be billed at the provided hourly rate. (example: We are scheduled for an 8 hour monthly visit, but the PM on equipment that needs completed for that month will take 16 hours, so 8 hours will be billed at the hourly rate).	Hours outside the 8 hour contract time shall be pre-approved by facility manager.  Hours worked beyond scheduled contract visit hours will be paid at the hourly rate bid by awarded vendor.
14. -Can we get Model (and serial if possible) numbers for the equipment at OCC	Information will be made available to vendor for OCC equipment to be arranged upon request no later than July 24, 2015.
15. -If mechanical and controls are separate companies (one sub-contracting), can they list their hourly rates separate on the hourly rate sheet?	No.
16. -Will you want generic equipment PM task lists provided on the proposal, or will each site have their own set of "PM tasks" they want completed on equipment?	Each Facility will have their own preventative maintenance required as directed by the facility maintenance manager or designee, per manufacturer's recommendations and indicated by the equipment listed in Form C.

Questions	Answers
<p><b>17.</b> -I think OCC is the only location that lists chillers at equipment, but do you want annual oil analysis included on those chillers? If so, we will need model and serial numbers on those chillers to determine how many compressor circuits there are.</p>	<p>No.</p>
<p><b>18.</b> -Need list of equipment for site that was not listed on RFP-the building at CSI (warehouse?), with amount of hours expected per month/quarter, etc.</p>	<p>The CSI Administration Building is not part of this RFP and will not be covered.</p>
<p><b>19.</b> -Is the security check-in labor hours included in the monthly/quarterly hour allotment outlined in the RFP?</p>	<p>Yes.</p>
<p><b>20.</b> -Are there any associated costs with background checks/security clearances, badges,etc?</p>	<p>NDCS pays for the background checks and identification cards. The awarded vendor is responsible for submitting the completed forms and their employees coming in to have the photo taken for the identification cards.</p>

Questions	Answers
<p><b>21.</b> <i>Please clarify the portion of the RFP that states that the winning bidder must be the factory representative for the existing control systems.</i></p> <p>1. Scope of Work, Page 38 Paragraph B. Work Plan:</p> <ul style="list-style-type: none"> <li>• <b>“The successful contractor shall be an authorized representative of the <u>entire existing system</u> and shall provide proof, in writing from the corporate headquarters that the above is true. This is required to service the <u>existing equipment</u> at the facility listed in section IV “C”.</b></li> </ul> <p>It appears from the walk through of these facilities is that there is a number of different “systems”, some complete BAS systems, some no more than a stand-alone controller on an individual piece of equipment, also there are more than one brand of HVAC controls in some facilities. There is also a variety of technologies from obsolete pneumatics to some modern DDC controllers. Control brands noted on walk through – Honeywell, Barber-Coleman, Johnson Controls, Powers, Andover, Invensys &amp; Siemens</p>	<p>Vendor shall be an authorized representative for the controls only. Vendor shall provide equivalent controls that are currently in place if replaced by vendor.</p> <p>This is no longer a requirement to be a factory representative for equipment other than the controls. Vendor must be able to provide service and inspection for all equipment listed in Form C.</p>

Questions	Answers
<p><b>22.</b> <i>Does the Owner expect the winning bidder to replace existing failed or non-represented branded controllers at the bidder's expense or will the provided labor rates and parts markups come into effect at those points? What would the scope of the HVAC controls system replacements be?</i></p> <ul style="list-style-type: none"> <li> <p><b><i>If the contractor is not authorized representative of the existing system at a particular facility, the contractor has the <u>option to replace ALL of the building automation equipment.... AHU, building, terminal and miscellaneous controllers and software packages at their expense with equipment they are authorized to represent..... The contractor shall be factory authorized for repairing, replacing and programming the control throughout the listed facilities on an ongoing basis as problem occur.</u></i></b></p> </li> </ul> <p>This would seem to put anyone aside from the "factory authorized representative" at an extreme competitive disadvantage – is this what the State of Nebraska wants?</p>	<p>All non-represented brand controls shall be replaced by vendor at their expense.</p> <p>Vendor shall provide equivalent controls that are currently in place if replaced by vendor.</p> <p>All equipment replaced must be preapproved by NDCS, compatible and operational with the current system.</p> <p>Factory authorized representative is no longer a requirement.</p>
<p><b>23.</b> We would like to request HVAC controls drawings and existing DDC points lists for the existing controls systems. Any system replacements would be predicated on the engineering &amp; control specifications being provided from the Owner.</p>	<p>Available control system drawings will be made available to vendor for each facility that has them to be arranged upon request no later than July 24, 2015.</p> <p>Available points lists will be made available to vendor for each facility that has them to be arranged upon request no later than July 24, 2015.</p>