

ADDENDUM NO. 1

CITY OF SAN RAMON REQUEST FOR QUALIFICATIONS

For
HEATING, VENTILATION, AND AIR CONDITIONING (HVAC)
MAINTENANCE AND REPAIR SERVICES
RFQ Deadline: Tuesday February 20, 2024 at 2:00 p.m.

TO ALL RESPONDENTS:

Notice is hereby given that the following revision are made a part of and incorporated into the Request for Qualifications (RFQ) documents for Heating, Ventilation, and Air Conditioning (HVAC) Maintenance And Repair Services:

1. **Equipment Inventory, page 31 of the RFQ Document** - Revised Equipment Inventory for Dougherty Station Community Center
2. **Equipment Inventory, page 37 of the RFQ Document** - Revised Equipment Inventory for Dougherty Station Community Center
3. **Section 6. Parts and Supplies, page 25 of the RFQ Document** - With this product, filter changes would occur every ~~other~~ quarter. TriDim Filters or an equivalent product with a MERV 13 performance rating will be acceptable.
4. **Revised Attachment C – Proposed Schedule, page 44:** Added a line item for Boilers for annual maintenance, under routine services.
5. **Answers to RFI's and Questions:**
 - a. Pending the previously discussed Addenda, may we please have tasking for: Chillers, Boilers, Air Handling Units? Please advise if there is annual/major tasking that you would like to have performed for the equipment as well (i.e. Chiller: condenser tube cleaning, eddy current testing, vibrational analysis etc.; Boiler: annual burner inspections etc.)

Answer: Chiller at Public Safety Complex installed 2023. Annual inspection of electrical components, check for leaks, inspect oil levels, check piping is properly supported, advise if additional work is necessary.

Boiler at Public Safety Complex installed 2010. Annual inspection and cleaning of heat exchanger, advise if additional work is necessary.
 - b. Typically packaged units and condensing units call for annual condenser coil cleaning; Does the city request this service to be performed for these units as well?

Answer: Yes, clean coil surfaces.
 - c. Pending the previously discussed Addenda, may we organize a date to survey the equipment located at these sites via Site walk?

Answer:

Below is the Site Walk Schedule. Please email Emmanuel Garcia, Facilities Maintenance Supervisor at egarcia@sanramon.ca.gov to let us know which date and time you are attending:

Thursday, 2/15/24 at 9:00 AM - Public Safety Complex, 2401 Crow Canyon Road

Thursday, 2/15/24 at 10:30 AM - San Ramon Library, 100 Montgomery Road

Friday, 2/16/24 at 9:00 AM - Public Safety Complex, 2401 Crow Canyon Road

Friday 2/16/24 at 10:30 AM - San Ramon Library, 100 Montgomery Road

- d. May we please have the model/serial data for the air handlers located at the Police/Fire Department, 2401 Crow Canyon Road?

Answer: Custom made units; photos attached. We recommend attending site walk.

- e. Will an updated equipment list be sent out via addendum stating which equipment is no longer applicable?

Answer: Yes, the equipment list is updated on the RFQ Document.

END OF ADDENDUM NO. 1

Please incorporate the listed changes within this Addendum into the Request for Qualifications document.

City of San Ramon



Maria Fierner, Public Works Director

Date: 12/02/2024






Addendum No. 1 - HVAC Services - FINAL

Final Audit Report

2024-02-12

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