

COUNTY OF DELAWARE
ADDENDUM # 3
PREVENTATIVE MAINTENANCE OF HEATING, VENTILATING, AIR CONDITIONING AND REFRIGERATION EQUIPMENT
(eDFM-090325)

The County of Delaware advertised on the County of Delaware's website/PennBid and in the Philadelphia Inquirer and Daily Times newspapers the Invitation to Bid for: PREVENTATIVE MAINTENANCE OF HEATING, VENTILATING, AIR CONDITIONING AND REFRIGERATION EQUIPMENT (eDFM-090325) on July 22, 2025. Submissions are to be received via PennBid on Wednesday, September 17, 2025 @ 11:00 a.m.

*****BID QUESTIONS, CLARIFICATIONS AND ANSWERS*****

BID DEADLINE HAS BEEN EXTENDED TO SEPTEMBER 17, 2025 AT 11:00 AM.

SECTION FOR APPENDIX M: LETTER OF INTENT HAS BEEN CORRECTED TO APPENDIX L.

SECTION FOR QUALIFICATION STATEMENT HAS BEEN ADDED UNDER REQUESTED INFORMATION.

Questions #1: Do you have a detailed Filter List for all locations?

Answer: The County does not have a list on file.

Questions #2: Do you have detailed Fan Belt List for all locations?

Answer: The County does not have a list on file.

Questions #3: During the walkthrough we were told Fair Acres will provide all filters and belts. Is this the case for all the county locations on the list?

Answer: No. The Invitation to Bid states that all labor and materials will be provided by the winning contractor with the exception of Fair Acres complex, which is time and material based

Questions #4: Can you provide us a copy the recent HVAC Needs Assessment Report that details the future list of replacement equipment for the various locations?

Answer: The County will issue addendum #4 with the requested information.

Questions #5: Is water treatment to be excluded from our pricing?

Answer: Water treatment and testing is excluded from this Invitation to Bid and will be contracted separately by the County.

Questions #6: Solution samples would be included in the PM pricing for Absorption Chillers but adjustments to the solutions would be billed out as extra, correct?

Answer: Solution adjustments will be an additional cost to the County- only with proof of improper concentration levels.

Questions #7: Is the intention to award the entire portfolio to one contractor or potentially break it up based on pricing/merit?

Answer: There will be one contractor selected for the entire portfolio covered under the Invitation to Bid.

Questions #8: Regarding the Absorption Chillers, is there a reason the evaporator and Generator tubes are being cleaned and eddy-current tested every year? Industry average is every 3 to 5 years.

Answer: The County will accept a three-to-five-year testing interval.

Questions #9: Regarding the Absorption Chillers, they appear to be direct fired absorbers so there are no generator tubes, there may be a heating bundle, but it looks like you use the boilers, so it seems unlikely. Can you confirm this?

Answer: None of our chillers at the Government Center Complex are direct fire. Fair Acres has centrifugal chillers.

Questions #10: Under Appendix B-2, Page 52, Bid Cost Form-Preferred Labor Rates for Repairs: Currently there are no provisions listed for escalation of rate schedules Years 2-5.

Would this pricing be firm Years 1 - 5, or subject to escalation yearly during the term of the agreement?

Answer: The County will permit for escalation of rates in years 2 through 5 for labor and CPI only. A revised Bid Cost form will be provided and posted as addendum.