



Ogden City Corporation

Request for Proposal

HVAC Systems – Inspection & Preventative Maintenance Contract

Q & A

1. *Are there any belts or filters required at the Ogden Airport?*

Yes, please refer to the manufacturer's recommendations on belts and filters for this equipment.

2. *Are there any belts or filters required at Fire Station 3?*

Yes, please refer to the manufacturer's recommendations on belts and filters for this equipment.

3. *Is the programming/monitoring of controls included in this program and be covered in the PM cost? Or will we bill separately as needed? If included, typically HOW OFTEN are these visits?*

Yes, the programming and monitoring of controls during preventative maintenance visits should be included in the PM Cost. If programming and monitoring is part of a separate service call outside the regular PM, then the cost should be billed on the service call. The PM's happen quarterly and the service calls are on an as-needed basis.

4. *Proposed schedule for cleaning Cooling Tower(s) indicates end of cooling season and at the beginning of cooling season -is this correct? Do the cooling towers run year-round?*

Yes, this is correct. The cooling towers run only during warmer weather, typically from March through September.

5. *Are we permitted to subcontract the water treatment?*

Ogden City utilizes Power Engineering for our water treatment. The HVAC Contractor coordinates with Ogden City Facilities when water treatment is needed. Ogden City Facilities schedules the water treatment with Power Engineering.

Purchasing Division

6. *Is it the contractor's responsibility to stock salt and softeners for water or does Ogden City keep a supply on hand?*

Yes, it is the responsibility of the contractor to stock salt and water softeners.

7. *When was the last eddy current testing done on each of the chillers' condensers and evaporators?*

Public Safety – 10 Years ago as per the manufacturer's recommendation. This Testing will need to be completed as part of the new contract.

Municipal Building – A new chiller was installed in 2020 so this will not be applicable during a 3-year contract.

Public Works Building – A new chiller was installed in 2020 so this will not be applicable during the 3-year contract.

8. *When was the last time the pressure temperature valves were changed on each of the water heaters?*

Completed within the last 5 years. It will need to be completed within the next contract period.

9. *Which air compressors are applicable to have oil and filters changed quarterly?*

It is applicable to any and all compressors with Pneumatic HVAC Controls listed on the equipment list on the Request for Proposal.

10. *At the Water Treatment plant – are the Unit Heaters gas fired or electric? If gas how many BTU's? Confirm 34 total?*

The Boiler at the Water Treatment Plant is 1,200,000 BTU's. There are 18 units fed from this boiler in the Pretreatment Building. The other units are as follows:

- 1 Unit – Feed Room 305,000 BTU's
- 1 Unit – LAB NE Corner 305,000 BTU's
- 1 Unit – Garage 305,000 BTU's
- 1 Unit – Filter Building 120,000 BTU's

Purchasing Division

11. *At the Public Safety Center –*

a. *What is the tonnage/CFM on each of the Liebert Systems?*

The tonnage is approximately 5 tons. The CFM is unknown.

b. *Are the Unit Heaters gas fired or electric? If gas how many BTU's?*

The Unit Heaters are Water coming off the Boilers.

12. *At the Public Works bldgs. 2,5,&9 – are the Unit Heaters gas fired or electric? If gas how many BTU's*

The Unit Heaters are gas fired and the BTU's are anywhere from 80,000 to 150,000 BTU's

13. *Are there any belts or filters required at Union Station?*

Yes, please refer to the manufacturer's recommendations on belts and filters for this equipment.