



AFFILIATED
AGENCIES

Orange County
Transit District

Local Transportation
OCTA

Service OCTA for
Freeway Emergencies

Consolidated
Transportation
Service Agency

Congestion
Management
Agency

Service OCTA for
Abandoned
Vehicles

May 17, 2024

NOTICE TO ALL BIDDERS

Gentlemen/Ladies:

**SUBJECT: Invitation for Bids (IFB) 4-2254
Heating Ventilation and Air Conditioning Maintenance and
Repair Services**

This letter shall serve as **ADDENDUM No. 1** to the above subject IFB issued by the Orange County Transportation Authority (OCTA).

A. Response to questions received from Offerors by May 15, 2024:

- 1) RFP page i/12 - Page i of the IFB states that we must email Exhibit H to the undersigned "no later than noon May 30, 2024." Page 12 of the IFB states that we need to email Exhibit H to the undersigned no later than 10:00 a.m. on May 30, 2024. Please confirm the time by which we need to submit Exhibit H. (Sue to Answer)

Answer: No later than noon May 30, 2024.

- 2) What is the Authority's preferred printed page size for Exhibit B Price Summary Sheet? Can we print the Exhibit B Price Summary Sheets in landscape orientation or 11x17 page size to ensure all content is readable for inclusion in our bid?

Answer: OCTA's preferred printed page size for Exhibit B Price Summary Sheet is standard letter size (8.5" x 11"). Printing the Exhibit B Price Summary Sheets in landscape orientation or on 11x17 page size is not permitted.

- 3) The Santa Ana Base EVAPCO Cooling Tower is no longer operating and is no longer being utilized. Will PM service still be required for that asset?

Answer: No

- 4) If crane services are needed, what are the required notification and documentation procedures?

Answer: Contractor must rent their own equipment.

5) The IFB 4-2254 regarding Air Filters States that MERV 8 PLEATED are to be provided for the filter changes. Merv 8 filters are no longer available and have been replaced with Merv 10. Please confirm if Merv 10 is acceptable.

Answer: Yes.

6) Paint Booth Heaters located at (4) difference sites. IFB 4-2254 states that Annual servicing to be provided in September. Would this service start this September 2024 or September 2025?

Answer: September 2024.

7) How many filters changes are required?

Answer: According to price summary sheets.

8) What type of Certifications are you looking for?

Answer: HVAC, specifically CAA608 UNIVERSAL.

9) The IFB asks for filters to be changed on an as-needed basis, while the price summary sheet states that some equipment should be serviced every two months, and some equipment monthly. For the purposes of this bid, should we price the filter changes as happening every month for the CC MAU, GG MAU and SA MAU units, and every two months for all other equipment?

Answer: Price according to price summary sheets.

10)What is the current controls system at these locations?

Answer: Various units

11)This IFB states that this maintenance agreement is NOT a Full-Service Contract. Please define Full-Service.

Answer: This contract is everything except installation.

12)Would like to request a 2-week extension of the due date from May 30th to June 13th.

Answer: No, the schedule does not allow for an extension.

13)Would like to request a second job walk.

Answer: No, the schedule does not allow for an extension.

14)Are we able to request the answers to the questions be sent back by May 30th.

Answer: No.

15)Is there water access on the roof for all the equipment and to adequately wash the coils?

Answer: Hose bibs are available but must follow SWPPP.

16)The scope of work indicates water treatment is to be included for the cooling tower. Can you please provide the scope of work for the tower. Can you please provide the Contractors name who is performing the water treatment now.

Answer: Not necessary, cooling tower is inactive.

17)Who is the incumbent contractor that held the previous contract?

Answer: Allison Mechanical.

18)On page 3 under, "Corrective Maintenance", please clarify if repair parts and equipment are billable except for belts and filters. If deficiencies are noted on equipment, the contractor shall provide a written quote/proposal for the repairs and will not move forward with the repairs until it is approved. These repairs will be billable. Is this a correct statement?

Answer: Repairs are billable at cost.

19)What type of Building Automation System do you have in the buildings. If we need to include maintenance on Controls, we need to know the what type of system. How many VAV's do you have in the buildings?

Answer: Details were available on job walk.

20)Scope of Work states, "Bi-Monthly" maintenance. Confirming that this is every other month for a total of (6) six visits.

Answer: Yes, Bi-monthly is every two months.

21)For the boilers annuals – are we replacing burners and ignitors? Are we to provide analyzer testing?

Answer: Yes.

22)If this is an all-inclusive maintenance contract, can we request an equipment assessment to take place noting all deficiencies on the

equipment with the understanding that equipment deficiencies will be fixed prior to the commencement of the contract?

Answer: No.

- B.** Offerors are advised that the Pre-Bid conference presentation, and Pre-Bid and Job Walk registration sheets are appended hereto as Attachment A to this Addendum.

Bidders must acknowledge the receipt of this Addendum No. 1 on Exhibit A, Bid Form.

Questions regarding this Addendum No. 1 should be directed to the undersigned at (714) 560-5631.

Bids are due at or before 11:00 a.m. on **May 30, 2024.**

Sincerely,

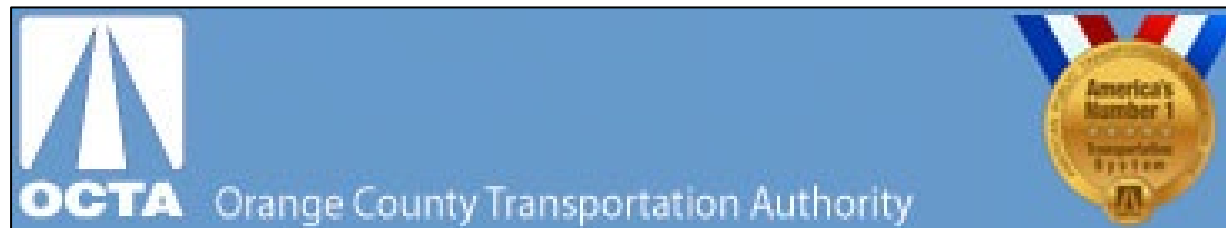


Sue Ding
Sr. Contract Administrator
Contracts Administration and Materials Management

ATTACHMENT A

PRE-BID CONFERENCE IFB 4-2254

Heating Ventilation and Air Conditioning Maintenance and Repair Services



*Orange County
Transportation Authority*



Agenda

- Review of IFB Documents
- Review of the Project Specifications
- Questions and Answers



CAMM NET Registration

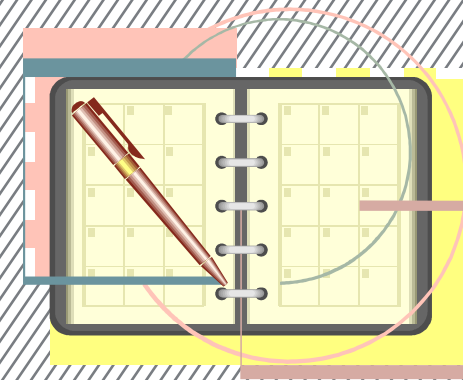
Why register on CAMM NET?

<https://cammnet.octa.net/>

- To receive e-mail notifications of Solicitations, Addenda and Awards
- View and update your vendor profile
- Required for Award

Key Procurement Dates

- Written Questions/ Approved Equals Due: May 15, 2024
- OCTA Responds: May 23, 2024
- Bids Due: May 30, 2024,
at 11:00 a.m.



Guidelines for Written Questions

- Questions or approved equal requests must be submitted directly to Sue Ding, Sr. Contract Administrator, in writing, prior to 4:00 p.m. on May 15, 2024.
- E-mail: sding@octa.net
- Any changes Authority makes to procurement documents will be by written Addenda only.
- Addenda will be issued via CAMM NET.
- Verbal discussions today are non-binding.

NEXT...
Bid Instructions

Followed by...
Review of Project Specifications

Bid Submittal Instructions

(Refer to IFB Section I,)

- Bids are due at or before **11:00 a.m.** on May 30, 2024.
- Bids are to be submitted to the address specified in the IFB.
- Submit in a sealed package and clearly identified on exterior of package as specified in the IFB.
- Bid openings will be held via teleconference and in person.
- Attendees to Bid Opening are required to complete the sign-in sheet on Exhibit H to this IFB and email it to sding@octa.net no later than noon May 30, 2024.

Proposal Submittal Instructions (continued)

(Refer to IFB Section I)

- Authority has the right to:
 - accept or reject any and all Bids;
 - withdraw or cancel the IFB;
 - postpone proposal opening for its own convenience.
- Bids received are considered public information.

Bid Submittal Instructions (continued)

In addition to Bid Package (Exhibit A , B, D), Bidders shall complete, sign, and submit all required forms below:

Forms:

- EXHIBIT F: STATUS OF PAST AND PRESENT CONTRACTS FORM
- EXHIBIT G: LIST OF SUBCONTRACTORS

All forms and information required must be submitted along with the bid.

(EXHIBIT H: BID OPENING SIGN-IN REGISTRATION)

Key Procurement Information

- **Contract Type is Low Bid**
- **Lowest Responsive, Responsible Bidder**



Key Contractual Terms (Section II)

Key Contractual Terms

Please review the terms so you are aware of the contractual requirements of this project.

Award

Award Process

- Lowest responsive and responsible bidder.
- All firms submitting a bid will be notified of the award via CAMM NET.

Project Specifications

(Refer to IFB, Section III)

Gretchen Burrow

Project Manager

Project Overview

- Questions?



- Reminder.... Bids are due @ **11:00 a.m.** on May 30, 2024.
- Please register on CAMM NET.
- Thank you for your interest in OCTA!

JOB WALK REGISTRATION



JOB WALK REGISTRATION

RFP #: 4-2254

Date: 5/8/24

LH TC

Title: Heating Ventilation and Air Conditioning Maintenance and Repair Services

37. Company Name: ALLISON MECHANICAL INC.

Attendee: Fred Larkin

Address: _____

City, State Zip: _____

Phone Number: (909) 674-6408 Registered on CAMM NET? ☒ Yes ☐ No

E-Mail Address: F L I N K I N @ A L L I S O N M E C H . C O M

38. Company Name: AC GEEKS HVAC. INC

Attendee: Mike Kichoyan

Address: 7924 Naylor Ave. North Hollywood CA 91605

City, State Zip: _____

Phone Number: (213) 205 2144 Registered on CAMM NET? ☒ Yes ☐ No

E-Mail Address: M I K E K I C H O Y A N @ A C G E E K S H V A C . I N C

39. Company Name: RK Mechanical Services Inc.

Attendee: Scott Holzhafer

Address: 7905 Chatfield Ave.

City, State Zip: Whittier, CA 90606

Phone Number: (714) 381-7395 Registered on CAMM NET? ☐ Yes ☒ No

E-Mail Address: R K M E C H A N I C A L S C O T T @ Y A H O O . C O M

40. Company Name: _____

Attendee: _____

Address: _____

City, State Zip: _____

Phone Number: () Registered on CAMM NET? ☐ Yes ☐ No

E-Mail Address: _____

PRE-BID CONFERENCE REGISTRATION

IFB #: 4-2254

Date: May 7, 2024

Title: Heating Ventilation and Air Conditioning Maintenance and Repair Services

Company Name	Attendee	Email Address
DT Thermal	Rey Agustin	reya@dthermal.net
Pride Industries	Randy Gregorcy	randy.gregorcyk@prideindustries.com
Pride Industries	Jim Schafer	richard.essary@prideindustries.com
Pride Industries	John DeHeer	john.deheer@prideindustries.com