



## ADDENDUM NUMBER ONE

December 29, 2022

**RFQ#23-913-05**

**HVAC PREVENTIVE MAINTENANCE AT GUSTE HIGH-RISE HOUSING COMMUNITY**

THIS ADDENDUM IS BEING ISSUED TO INCORPORATE THE FOLLOWING IN THE REFERENCED REQUEST FOR QUOTES.

### **Question #1**

The RFQ Documents do not specifically identify in the equipment list, and do not provide a scope or tasks required on the Hot Water Heating Boilers or Domestic Hot Water Boilers.

Are the boilers to be included in the Maintenance Agreement or will this be the responsibility of the Guste High Rise Engineering Team?

**Answer: Yes, both boilers will be included in the preventive maintenance agreement. Note: that the hot water heating boilers and the domestic hot water boilers are in the process of being replaced to match existing but we cannot provide a model number until we get the new ones installed.**

### **Question #2**

The following item is included in the RFQ No. 23-913-05, however an accompanying equipment does not exist. For instance, the equipment list does not list any "...Domestic Hot Water Boiler Annual Inspections, Domestic Hot Water Boiler".

"NOTES: This work includes One Annual Stop Inspection with Condenser Tube Brushing, Cooling Tower Cleaning Once Annually, Cooling Tower Quarterly Inspections, Hot Water Boiler Annual Stop Inspections, Hot Water Boiler Quarterly Inspections, Domestic Hot Water Boiler Annual Inspections, Domestic Hot Water Boiler Quarterly Inspections, Circulating Pump Annual Stop Inspections, Circulating Pumps Quarterly Inspections, VFD Annual Stop Inspections, VFD Quarterly Stop Inspections, Oil Analysis, Chiller Plant Control System Quarterly Inspections, Lobby Air Handler Unit Annual Stop Inspection and Lobby Air Handler Unit Quarterly Inspections."

Please advise if the boiler exist or does not exist.

**Answer: Yes there are three of each kind and will be added to the list.**

**Question #3**

"All work to be performed by Authorized Factory Technicians"

However, the equipment includes Danfoss, Trane, and Marley so please advise on what "Authorized Factory..." is being referenced. Please advise.

**Answer: Delete on Page 22 All work to be performed by Authorized Factory Technicians**

**Remove: Equipment Sheet included in Original solicitation 23-93-05**

**Insert: The attached revised Equipment Sheet.**

**Quotes must be received by the Housing Authority of New Orleans (HANO) in the Office of Procurement and Contracts by 2:00 p.m., local time on Thursday, January 5, 2023. All terms and conditions shall remain as stated in the original Request for Quotes. All addenda must be acknowledged.**

**END OF ADDENDUM NUMBER ONE**

**Guste High Rise  
HVAC EQUIPMENT COVERAGE**

The Housing Authority of New Orleans (HANO) is looking for qualified HVAC companies to provide HVAC preventive maintenance services at it the Guste High Rise community located at 1301 Simon Bolivar.

**SCOPE OF SERVICES**

The Contractor shall provide all labor, materials and repair parts to maintain these components. The contractor shall maintain/inspect these components described herein and their respective equipment components in accordance with the original manufacturer's design specifications, operational efficiencies and capacities at The Housing Authority of New Orleans (HANO). This agreement is for preventative maintenance only. The scope of work does not include corrective maintenance repairs. The contractor shall notify HANO when repairs to components are required, and upon approval from HANO will proceed with necessary repairs. The Contractor shall provide HANO with a firm fixed hourly billing rate for corrective maintenance repairs during normal business hours (M-F 8am to 5pm), and after normal hours (M-F 5pm to 8am), all day Saturdays and Sundays. Work performed under these specifications shall be in accordance with all applicable Federal, State, and local codes, regulations and Standards.

The Contractor shall maintain/inspect the following equipment and component parts in accordance with the schedule outlined herein:

The following "Covered Equipment" will be serviced at Guste High Rise

| Equipment                                  | Qty | Manufacturer | Model Number | Serial Number | Asset Tag |
|--|-----|--------------|--------------|---------------|-----------|
| Indoor Modular Climate Changer air handler | 1   | Trane        | MCCA010UBO   | K99J59010N    | AHU 1     |

**Description**

M Series Annual (Service 3)  
M Series Quarterly (Service 4)

**Quantity Per Term**

One Per Year  
Three Per Year

| Equipment                      | Qty | Manufacturer | Model Number | Serial Number | Asset Tag |
|--------------------------------|-----|--------------|--------------|---------------|-----------|
| RTHB Series R(TM)<br>CenTraVac | 1   | Trane        | RTHB300AMF   | U99K02124     | CHILLER 1 |
| RTHB Series R™<br>CenTraVac    | 1   | Trane        | RTHB300AMF   | U99K02125     | CHILLER 2 |

**Description**

Water Cooled Rotary Annual Inspection (Service 8)  
Water Cooled Rotary Quarterly Inspection (Service 9)

**Quantity Per Term**

One Per Year  
Three Per Year

| Equipment                            | Qty | Manufacturer | Model Number | Serial Number | Asset Tag           |
|--------------------------------------|-----|--------------|--------------|---------------|---------------------|
| TR1 2800 - Variable Frequency Drives | 1   | Trane        |              | GS-391000-15  | VFD                 |
| TR1 2800 - Variable Frequency Drives | 1   | Trane        |              | GS-391000-16  | VFD                 |
| TR1 2800 - Variable Frequency Drives | 1   | Trane        |              | GS-391000-17  | VFD                 |
| TR1 2800 - Variable Frequency Drives | 1   | Danfoss Inc  | 177V9546     | 2330024135A   | COOLING TOWER VFD-2 |

|                                      |   |             |          |             |                     |
|--------------------------------------|---|-------------|----------|-------------|---------------------|
| TR1 2800 - Variable Frequency Drives | 1 | Danfoss Inc | 177V9546 | 2330024135B | COOLING TOWER VFD-1 |
| TR1 2800 - Variable Frequency Drives | 1 | UNKNOWN     |          | 12831221    | SCHWP-2 VFD         |
| TR1 2800 - Variable Frequency Drives | 1 | UNKNOWN     |          | 12831240    | SCHWP-1 VFD         |

**Description**

Variable Frequency Drive Maintenance (Service 7)

**Quantity Per Term**

Four Per Year

| Equipment               | Qty | Manufacturer      | Model Number | Serial Number | Asset Tag       |
|-------------------------|-----|-------------------|--------------|---------------|-----------------|
| Mechanical-Draft Towers | 1   | Marley Engineered |              | GS-391000-14  | COOLING TOWER-1 |

**Description**

Annual Mechanical-Draft Cooling Tower Inspect and Clean (2 Cells) (Service 1)  
 Quarterly Mechanical-Draft Cooling Tower (2 Cells) (Service 5)

**Quantity Per Term**

One Per Year  
 Three Per Year

| Equipment | Qty | Manufacturer | Model Number | Serial Number | Asset Tag  |
|-----------|-----|--------------|--------------|---------------|------------|
| Pumps     | 1   | UNKNOWN      |              | GS-391000-1   | PUMP-1     |
| Pumps     | 1   | UNKNOWN      |              | GS-391000-10  | THREE PUMP |
| Pumps     | 1   | UNKNOWN      |              | GS-391000-11  | THREE PUMP |
| Pumps     | 1   | UNKNOWN      |              | GS-391000-12  | THREE PUMP |
| Pumps     | 1   | UNKNOWN      |              | GS-391000-13  | FIRE PUMP  |
| Pumps     | 1   | UNKNOWN      |              | GS-391000-19  | PUMP-10    |
| Pumps     | 1   | UNKNOWN      |              | GS-391000-2   | PUMP-2     |
| Pumps     | 1   | UNKNOWN      |              | GS-391000-20  | PUMP-11    |
| Pumps     | 1   | UNKNOWN      |              | GS-391000-3   | PUMP-3     |
| Pumps     | 1   | UNKNOWN      |              | GS-391000-4   | PUMP-4     |
| Pumps     | 1   | UNKNOWN      |              | GS-391000-5   | PUMP-5     |
| Pumps     | 1   | UNKNOWN      |              | GS-391000-6   | PUMP-6     |
| Pumps     | 1   | UNKNOWN      |              | GS-391000-7   | PUMP-7     |
| Pumps     | 1   | UNKNOWN      |              | GS-391000-8   | PUMP-8     |
| Pumps     | 1   | UNKNOWN      |              | GS-391000-9   | PUMP-9     |

**Description**

Annual Pump Maintenance (Service 2)  
 Quarterly Pump Maintenance (Service 6)

**Quantity Per Term**

One Per Year  
 Three Per Year

| Equipment                 | Qty | Manufacturer | Model Number | Serial Number | Asset Tag |
|---------------------------|-----|--------------|--------------|---------------|-----------|
| Hot Water Heating Boilers | 2   | TBD          | TBD          | TBD           | TBD       |
| Domestic Water Heater     | 3   | PVI          |              |               |           |

**NOTES:** Includes One Annual Stop Inspection with Condenser Tube Brushing, Cooling Tower Cleaning Once Annually, Cooling Tower Quarterly Inspections, Hot Water Boiler Annual Stop Inspections, Hot Water Boiler Quarterly Inspections, Domestic Hot Water Boiler Annual Inspections, Domestic Hot Water Boiler Quarterly Inspections, Circulating Pump Annual Stop Inspections, Circulating Pumps Quarterly Inspections, VFD Annual Stop Inspections, VFD Quarterly Stop Inspections, Oil Analysis, Chiller Plant Control System Quarterly Inspections, Lobby Air Handler Unit Annual Stop Inspection and Lobby Air Handler Unit Quarterly Inspections.