



FULTON COUNTY DEPARTMENT OF PURCHASING AND CONTRACT COMPLIANCE

Winner 2000-2005 Achievement of Excellence in Procurement Award
National Purchasing Institute
Jerome Noble, Director



Addendum 2 RFP Number 06RFPPHASEGC-JC-NH Performance Contract Fulton County Government Center & Judicial Center Mechanical Upgrades & Water Conservation

August 24, 2006

Dear Vendor:

Please be advised that the **Due Date** for the RFP listed above remains **Monday, September 25, 2006 at 11:00 am**. The **Question Deadline** for this project remains **Tuesday, September 5, 2006 at 3:00 pm**. Except as provided herein, all terms and conditions in the procurement referenced above remain unchanged and in full force and effect.

The following information is offered in response to vendor questions and requests for clarification or information.

Question: I would like to request a site visit for my engineers either August 22 or August 24 after 10:30AM each day. Please let me know if either one of these days is good for you and/or your staff.

Response: A site visit is scheduled on September 1, 2006 at 10:00 am. We will start at the Maintenance Office in the basement of the Carnes Building located at 165 Pryor Street, Atlanta, GA 30303 and then move to all other areas.

Question: At the time of the walk through, we would also like to review drawings and floor plans and pay for the copies that we need.

Response: The drawings can be reviewed at the office of Mr. Jim Winslett at the FAA building at the Fulton County Airport. Vendors must make an appointment to review the drawings by contacting Mr. Winslett at 404-505-5797.

Question: I would like to request that R123 chillers be accepted for the subject project and that the chillers be open to constant speed and variable speed drives.

Specifically, I'd like to address the following in Vol 2 on page 01 010-3.

Section 1.3 A. 1. a.
"...Chillers with Variable Frequency Drive (VFD)."

This is an RFP for a performance contract to save energy. It should be left to the contractor to decide how constant speed drives or VFDs save the most amount of energy or not, in order to deliver the greatest amount of savings to the County.

Section 1.3 A. 3. a.
"Environmentally friendly HFC-134A that is non-toxic and has no scheduled phase out anywhere in the world."



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R123 is environmentally friendly as R134a. R123 has a higher ODP index of 0.02 versus R134a ODP index of 0.0. However, R123 has a better GWP index (120 versus R134a's 1300), and has the highest thermodynamic efficiency than any other refrigerant manufactured today. R123 does have a phase-out date in 2030. However, Trane guarantee that there will be refrigerant available for the life of the chiller. Additionally, both R123 & R134a qualify for LEED's EA credit #4, recognizing that both refrigerants meet LEED's efficiency, environmental, and sustainability requirements.

Response: Variable Frequency Drives: It is a requirement of the Energy Management Program for Fulton County Government Facilities to convert to and use variable speed drives in replacement chillers and variable frequency drives in replacement air handler units. The Fulton County General Services Department completed a performance review and pilot test program of variable frequency drive manufacturers and selected Yaskawa. A replacement program was begun using Yaskawa products and Fulton County General Services Department intends to continue using them for maintenance and service standardization. There will be no change to Volume 2, Section 01 010-3, 1.3, A. 1 – Chiller Scope of Work, b.

Chiller Refrigerant: Fulton County does not have a Board of Commissioner approved policy in place addressing refrigerants. It is the desire of Fulton County General Services Department to utilize less toxic, environmentally friendly refrigerant that has no mandate for future phase out.

Considering that there is no legal basis or formal county policy for restricting the use of R-123, this product will be considered as long as all other aspects of chiller scope of work and features are accommodated and any venting systems that may be required as a result of using R-123 are provided by a Proposer that plans to use R-123.

See Addendum No. 2 - Attachment 2 for revision to Volume 2, Section 01 010-3, 1.3, A. 3 – Features of Chillers, a.

ATTACHMENTS:

- Addendum No. 2 - Attachment 1: Maintenance & Operating Costs
This information is issued as follow-up to response to inquiries in Addendum No. 1
- Addendum No. 2 - Attachment 2: Section 01 010-3 General Project Summary (Page 3 only)
This information is issued as follow-up to response to an inquiry regarding refrigerant.
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**FULTON COUNTY DEPARTMENT OF PURCHASING AND
CONTRACT COMPLIANCE**

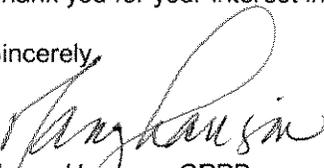
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Please feel free to contact Nancy Harrison, Assistant Purchasing Agent at nancy.harrison@co.fulton.ga.us should you require any additional information.

Thank you for your interest in doing business with Fulton County.

Sincerely,



Nancy Harrison, CPPB
Assistant Purchasing Agent

ACKNOWLEDGEMENT OF ADDENDUM NO. 2

06RFPPHASEGC-JC-NH

**Performance Contract Fulton County Government Center & Judicial Center
Mechanical Upgrades & Water Conservation**

Except as provided herein, all terms and conditions in the procurement referenced above remain unchanged and in full force and effect.

This Addendum forms a part of the contract documents and **modifies** the original RFP documents as noted below:

The undersigned bidder acknowledges receipt of this addendum by returning one (1) copy of this form with the proposal package to the Purchasing Department, Fulton County Public Safety Building, 130 Peachtree Street, Suite 1168, Atlanta, Georgia 30335 by the RFP due date and time **Monday, September 25, 2006 no later than 11:00 A.M.**

This is to acknowledge receipt of Addendum No. 2, _____ day of _____, 2006.

Legal Name of Bidder

Signature of Authorized Representative

ADDENDUM NO. 2 – ATTACHMENT 1

06RFP PHASE GC-JC-NH

Performance Contract Fulton County Government Center & Judicial Center
Mechanical Upgrades & Water Conservation**Maintenance & Operating Costs:**

Recurring Work Labor

Justice Center:	\$13,152.38
Government Center	\$ 7,436.77

Service Order Labor

Justice Center	\$61,162.77
Government Center:	\$59,454.70

PM Material

Justice Center	\$ 3,228.24
Government Center:	\$ 1,950.20

Operating Costs - HVAC On-Call Services

Justice Center	\$ 28,917.23
Government Center:	\$ 70,279.52

Operating Costs - Chiller Services

Justice Center

Chiller 1	\$3,496.00
Chiller 2	\$3,496.00
Chiller 3	\$3,496.00
	<hr/>
	\$10,488.00

Government Center

Chiller 1	\$2,891.00
Chiller 2	\$2,891.00
Chiller 3	\$2,891.00
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	\$8,673.00

ADDENDUM NO. 2 – ATTACHMENT 2

06RFPPHASEGC-JC-NH

**Performance Contract Fulton County Government Center & Judicial Center
Mechanical Upgrades & Water Conservation**

Revision to Section 01 010 – General Project Summary

Delete Volume 2, 01 010 - General Project Summary, 1.3, A. 3 – Features of Chillers, a, and replace with revised 1.3, A. 3 – Features of Chillers, a.

1.3 System Components

- A. **Chiller Replacements:** The existing centrifugal chillers located in the Government Center Central Plant are original to the Government Center building and have exceeded their useful life expectancy. The existing chillers will be replaced with new, high-efficiency variable speed drive chillers.
1. Chiller Scope of Work:
 - a. Isolate existing chillers for removal. Reclaim all refrigerants as per EPA regulations and leave for Owner's future use.
 - b. Replace with three (3) new Carrier chillers units (or equivalent from York or Trane): One (1) 19XRV 400-ton and two (2) 19XRV 600-ton Chillers with Variable Frequency Drive (VFD). A complete refrigerant charge will be on site for emergency use.
 - c. Install all associated piping, valves, and strainers.
 - d. Assure equipment sizes are coordinated to fit within existing equipment rooms with minimum modifications to equipment rooms, if any.
 - e. Weld all chill water and condenser lines. Install Pete's plugs in all pipe, entering and leaving equipment, to facilitate annual reading of medium temperature and pressure.
 - f. Install all high-voltage electrical wiring.
 - g. Install control wiring to existing control system as supplied by Owner.
 - h. Re-insulate all chilled water lines in mechanical room as needed.
 - i. Obtain all engineering, crane, permits, and insurance fees.
 - j. Complete factory start-up of the new system and training.
 - k. Full five-year parts and labor warranty.
 2. Controls: Include control and sensor modifications to the existing system to better maximize the economizer during winter usage. The existing Johnson Controls System will not change.
 3. Features of Chillers: Features of chillers will include the following:
 - a. Environmentally friendly HFC-134A that is non-toxic and has no scheduled phase out anywhere in the world. R-123 will be considered as long as all other aspects of chiller scope of work and features are accommodated and any venting systems that may be required as a result of using R-123 are provided by a Proposer planning to use R-123.
 - b. The lowest published refrigerant leak rate of 0.1 % in the industry.
 - c. Compliance with stringent ASME construction requirements.
 - d. Standard re-seatable relief valves; other chiller manufacturers only provide rupture disks.
 - e. The ability to store the entire refrigerant charge inside the chiller during maintenance, thereby reducing service time.
 - f. The ability to maintain efficiency over the entire life of the machine.
 - g. Front panel and remote panel control capability through the existing Johnson Controls System.
- B. **Liebert Replacement and Upgrades:** The existing computer room units serving the 911 areas in the Government Center have exceeded their useful life expectancy. These units will be replaced with new units that will operate at a