

ADDENDUM NO. 2

ISSUE DATE: 9/5/2025
FSCJ ITB NUMBER: 2026C-06
FSCJ ITB TITLE: HVAC & Chiller Maintenance and Warranty Services – South, Deerwood & Advanced Technology Center

The above numbered solicitation is amended as follows:

- **Attachment “A” Clarifications, Questions and Answers (As of 9/3/2025)**
- **Attachment “B” Sign-In Sheet from Public Pre-Proposal Meeting held on 8/20/2025 @ 10:00 a.m.**
- **Attachment “C” GetAll Solicitation Holders List a.k.a. Plan Holders List (As of 9/4/2025)**
- **Attachment “D” Revised Solicitation Attachment A, “South Campus Lot 1 Current Equipment List: Addendum 2”**

The hour and date specified for receipt of bids:

 X is not extended, remains: **September 15, 2025 at 1:00 p.m.**
 is extended until: _____
 posting date is extended until: _____

Except as provided herein, all terms and conditions of the solicitation, including changes made by all prior addenda (if any), remain unchanged and in full force and effect.

Bidders must acknowledge receipt of this addendum prior to the time set for receipt and opening of bids as specified in the solicitation, or as amended, by one of the following methods:

- (a) By signing and returning one copy of this addendum.
- (b) By acknowledging receipt on the copy of the bid submitted.

FAILURE TO ACKNOWLEDGE RECEIPT OF THIS ADDENDUM PRIOR TO THE HOUR AND DATE SPECIFIED MAY RESULT IN REJECTION OF YOUR OFFER. If, by virtue of this addendum, you desire to change an offer already submitted, such change may be made by letter, provided such letter makes reference to the solicitation and this addendum and is received prior to the opening hour and date specified.



Randi Brokvist
Executive Director of Purchasing

(Complete this portion)

TO BE RESPONSIVE ALL BIDDERS MUST ACKNOWLEDGE RECEIPT OF ADDENDUM #2

COMPANY: _____

SIGNATURE: _____

TITLE: _____

DATE: _____

ADDENDUM NO. 2

CLARIFICATIONS

1. The Question Deadline has expired.
2. Attachment “D” is a Revised 2026C-06 Solicitation Document Attachment A, South Campus Lot 1 Current Equipment List. Highlighted items have been stricken from the list and removed from this solicitation.

QUESTIONS AND ANSWERS

1. **Q:** What is the required frequency for performing the Cooling Tower Preventative Maintenance services per Section 2.042 B? Monthly, quarterly, or annually?

A: Please refer to 2026C-06 ITB Submittal document Part 2 Cost Proposal Sheet Lot #1, 2.042.A
2. **Q:** What is the required frequency for performing the required Chemical Water Treatment Services per Section 2.042 C? Monthly, quarterly, or annually?

A: Please refer to 2026C-06 ITB Submittal document Part 2 Cost Proposal Sheet Lot #1, 2.042.B
3. **Q:** What is the required frequency for performing the required Chemical Water Treatment Services per Section 2.044 B (Deerwood)? Monthly, quarterly, or annually?

A: Please refer to 2026C-06 ITB Submittal document Part 2 Cost Proposal Sheet Lot #3, 2.044.B
4. **Q:** Will there be a discovery/survey period for the awarded contractor to thoroughly go through all equipment and note any pre-existing issues and/or repairs needed which would not be covered under the new contractor’s contract?

A: Yes, the College will provide for a 30-day review period of pre-existing conditions for covered equipment. All conditions must be reviewed and accepted by FSCJ within this 30-day timeframe to be considered part of the contract. It is the intent of FSCJ to either repair deficiencies identified or note current condition in the event of future failure. Equipment must be maintained per the contract.
5. **Q:** Downtown Lot # 5: Please confirm if chilled water coils are to be cleaned quarterly or annually.

A: Please refer to 2026C-06 ITB Submittal document Part 2 Cost Proposal Sheet Lot #5, 2.046.A
6. **Q:** Downtown Lot # 5: Please confirm if strainers are to be cleaned quarterly or annually.

A: Annually
7. **Q:** Southside Lot # 1: Please confirm if both the chilled water (closed loop) and condenser water (open loop) are to be chemical treated? (*South Campus*)

A: Yes
8. **Q:** Southside Lot # 1: the condenser pump CP-1 that serves cooling tower # 1 sounded like a bearing going bad. Will this be repaired prior to the new contract being awarded? If not, who is responsible for those repair costs? (*South Campus*)

A: Yes

9. Q: Southside Lot # 1: When was the last overhaul on each chiller? *(South Campus)*
- A: **No major overhaul has been performed on Chillers 1, 2, or 3. Chiller 4 last had a major overhaul in 2023**
10. Q: Southside Lot # 1: What repairs over the last 5 years have been done chiller # 4? *(South Campus)*
- A: **A complete overhaul including retube in 2023**
11. Q: Southside Lot # 1: Chiller # 4 had ongoing alarms on surging. Also, the pump out unit was frozen and working as hard as it can. It would appear there might be air getting into the chiller or some other issue causing it to surge. Will this be repaired prior to the new contract being awarded? If not, who is responsible for those repair costs? *(South Campus)*
- A: **Refer to response to Question #4.**
12. Q: Southside Lot # 1: Can we get copies of the eddy current tests that have been performed on these chillers over the last 5 years? *(South Campus)*
- A: **The eddy current tests will be provided to the awarded contractor for the 30 day review period as referenced in Question #4.**
13. Q: Southside Lot # 1: Pump P-18 was disassembled during the walk through. Who is responsible for pump P-18? Will this be repaired prior to the new contract being awarded? If not, who is responsible for those repair costs? *(South Campus)*
- A: **Yes**
14. Q: Southside Lot # 2: Please confirm if strainers are to be cleaned quarterly or annually. *(South Campus)*
- A: **Annually**
15. Q: Deerwood Lot # 3: Chiller # 4 has a lot of corrosion on condenser coils. Will this be repaired prior to the new contract being awarded? If not, who is responsible for those repair costs?
- A: **Refer to response to Question #4.**
16. Q: Deerwood Lot # 3: Chiller # 4 had large electrical conduit that is rusted through, with exposed wires and needs to be replaced. Will this be repaired prior to the new contract being awarded? If not, who is responsible for those repair costs?
- A: **Refer to response to Question #4.**
17. Q: Deerwood Lot # 4: Please confirm if chilled water coils are to be cleaned quarterly or annually.
- A: **Please refer to 2026C-06 ITB Submittal document Part 2 Cost Proposal Sheet Lot #4, 2.045.A**
18. Q: Deerwood Lot # 4: Please confirm if strainers are to be cleaned at this location? If so, are they to be cleaned annually or quarterly?
- A: **Please refer to 2026C-06 ITB Solicitation document Section 2.046, Subsection A and 2026C-06 ITB Submittal document Part 2 Cost Proposal Sheet Lot #4, 2.045.A**
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FSCJ ITB: 2026C-06 HVAC & Chiller Maintenance and Warranty Services – South, Deerwood & Advanced Technology Center
Attachment B

Sign-In Sheet from Public Pre-Proposal Meeting held on 8/20/2025 @ 10:00 a.m.

Webinar Name	Display Name	Role	Attendee Email
ITB 2026C-06 Pre-Proposal - HVAC & Chiller Maintenance and Warranty Services – South, Deerwood & Advanced Technology Center	Brokvist, Randi K.	coHost	r.brokvist@fscj.edu
ITB 2026C-06 Pre-Proposal - HVAC & Chiller Maintenance and Warranty Services – South, Deerwood & Advanced Technology Center	Chris Miciano	attendee	cmiciano@msifla.com
ITB 2026C-06 Pre-Proposal - HVAC & Chiller Maintenance and Warranty Services – South, Deerwood & Advanced Technology Center	Daulton Wright	attendee	wrightd@starktech.com
ITB 2026C-06 Pre-Proposal - HVAC & Chiller Maintenance and Warranty Services – South, Deerwood & Advanced Technology Center	Edward Rockstroh	attendee	rockstrohe@starktech.com
ITB 2026C-06 Pre-Proposal - HVAC & Chiller Maintenance and Warranty Services – South, Deerwood & Advanced Technology Center	Joe Harrison	attendee	jharrison@brookssolutions.net
ITB 2026C-06 Pre-Proposal - HVAC & Chiller Maintenance and Warranty Services – South, Deerwood & Advanced Technology Center	Lewis, Boone	attendee	boone.lewis@tranetechnologies.com
ITB 2026C-06 Pre-Proposal - HVAC & Chiller Maintenance and Warranty Services – South, Deerwood & Advanced Technology Center	Lisa Lynch	attendee	l.lynch@airsolutions-jax.net
ITB 2026C-06 Pre-Proposal - HVAC & Chiller Maintenance and Warranty Services – South, Deerwood & Advanced Technology Center	Malone, Maureen L.	coHost	maureen.malone@fscj.edu
ITB 2026C-06 Pre-Proposal - HVAC & Chiller Maintenance and Warranty Services – South, Deerwood & Advanced Technology Center	Michael Patterson	attendee	mpatterson@thermodyneservices.com
ITB 2026C-06 Pre-Proposal - HVAC & Chiller Maintenance and Warranty Services – South, Deerwood & Advanced Technology Center	Tafaoa, Noelle E.	host	noelle.tafaoa@fscj.edu
ITB 2026C-06 Pre-Proposal - HVAC & Chiller Maintenance and Warranty Services – South, Deerwood & Advanced Technology Center	Taylor Horner	attendee	thorner@msifla.com

GetAll Solicitation Holders List a.k.a. Plan Holders List (As of 9/4/2025)

Solicitation: 2026C-06 - HVAC and Chiller Maintenance and Warranty Services – South, Deerwood and Advanced Technology Center

Company		Viewed On
Dodge Data and Analytics	kathy.marshall@construction.com	Wednesday, August 20, 2025
Stark Tech	rockstrohe@starktech.com	Friday, August 22, 2025
Prime Vendor Inc.	primevendor124@gmail.com	Tuesday, August 12, 2025
Cortez Heating and Air	ronsowards@cortez-ac.com	Tuesday, August 19, 2025
Thermodyne Services	mpatterson@thermodyneservices.com	Tuesday, August 12, 2025
Portal Genial Serv TI LTDA	licitaja@licitaja.com.br	Tuesday, August 12, 2025
Trane	boone.lewis@tranetechnologies.com	Tuesday, August 12, 2025
GTG Overhauling Services LLC	johnfriezegt@outlook.com	Tuesday, August 12, 2025
Pilar Services, Inc.	katrina@pilarservices.com	Tuesday, August 12, 2025
Certified Air Contractors	cmiciano@msifla.com	Tuesday, August 12, 2025
Tlcprojects llc	tlcprojects@yahoo.com	Tuesday, August 12, 2025
Elitetex LLC	program@governmentbuy.com	Tuesday, August 12, 2025
Johnson Controls	james.scott.cantrell@jci.com	Tuesday, August 12, 2025
Thermodyne Services	pbutler@thermodyneservices.com	Wednesday, August 13, 2025
McGregor Air Conditioning	michael@mcgregorac.com	Wednesday, August 13, 2025
Weather Engineers Inc.	pphillips@weatherengineers.com	Wednesday, August 13, 2025
Johnson Controls	andrew.1.todd@jci.com	Wednesday, August 13, 2025
	erfp@sysoft.com	Saturday, August 16, 2025
Stark Tech Services	simmonsc@starktech.com	Tuesday, August 19, 2025
Chiller Medic Inc	David@chillermedic.com	Tuesday, August 19, 2025
TCI Mechanical	jarmstrong@tcimechanical.com	Thursday, August 21, 2025
Vent Kings Florida	ventkingsflorida@gmail.com	Friday, August 22, 2025
Brooks Building Solutions	jharrison@brookssolutions.net	Monday, August 25, 2025
e-Tech Energy Solutions	marcial@e-techenergy.com	Tuesday, August 26, 2025
Vanguard Electrical Contractors Inc.	lsinclair@vecjax.com	Wednesday, August 27, 2025
Air Solutions Heating and Cooling Inc	l.lynch@airsolutions-jax.net	Thursday, August 28, 2025
Air Solutions Heating and Cooling Inc	l.lynch@airsolutions-jax.net	Thursday, August 28, 2025
AME Consulting	Marketing2@ame-pc.com	Tuesday, September 2, 2025
Emprise Partners LLC	info@emprise-partners.com	Monday, September 1, 2025
MSI-Certified Air Contractors	thorner@msifla.com	Wednesday, September 3, 2025

South Campus Lot 1: Equipment List (Current)

Campus	Building	Room/ Location	Classification	Type	Equipment Name	EMG Equipment Description	Dude Equipment Description	Manufacturer Name	Model Number	Serial Number	Equipment Notes	Date Placed In Service / Date Installed (mm/dd/yyyy)	Condition Assessment Code	Local Names
South Campus (Lot #1)	Building A	Chiller #1: Mechanical Room A0115	HVAC	Chiller	SC_A_CHLR_1	Chiller, Centrifugal, 500 Ton	CHILLER, WATER COOLED, CENTRIFUGAL CHILLER #2	Trane	CVHE500	L22E01782		12/12/2022	Good	Chiller #1
South Campus (Lot #1)	Building A	Chiller #2: Mechanical Room A0115	HVAC	Chiller	SC_A_CHLR_2	Chiller, Centrifugal, 500 Ton	CHILLER, WATER COOLED, CENTRIFUGAL CHILLER #1	Trane	CVHE500	L22E01781		02/02/2023	Good	Chiller #2
South Campus (Lot #1)	Building A	Chiller #3: Mechanical Room A0116	HVAC	Chiller	SC_A_CHLR_3	Chiller, Centrifugal, 500 Ton	CHILLER, WATER COOLED, CENTRIFUGAL CHILLER #2	Trane	FAAG0C02101660CFCF00G0400000100AL	L18F02695		12/8/2018	Good	Chiller #3
South Campus (Lot #1)	Building S	Chiller #4: Central Utility-Mechanical Room S0100	HVAC	Chiller	SC_S_CHLR_4	Chiller, Centrifugal, 485 Ton	CHILLER, WATER COOLED, CENTRIFUGAL CHILLER #4	Trane	CVHF485	L01A06790		01/01/2001	Poor	Chiller #4
South Campus (Lot #1)	Building A	CT-1: Pad-Mounted on grade in close proximity to Building A	HVAC	Cooling Tower	SC A CL TWR 001	Cooling Tower, 500 Ton	COOLING TOWER	Evapco	USS 224-218	12-477962		01/01/2010	Fair	CT-1
South Campus (Lot #1)	Building A	CT-2: Pad-Mounted on grade in close proximity to Building A	HVAC	Cooling Tower	SC A CL TWR 002	Cooling Tower, 500 Ton	COOLING TOWER	Evapco	USS 224-218	12-477968		01/01/2010	Fair	CT-2
South Campus (Lot #1)	Building A	CT-3: Pad-Mounted on grade in close proximity to Building A	HVAC	Cooling Tower	SC A CL TWR 003	Cooling Tower, 500 Ton	COOLING TOWER	Evapco	USS 224-218			01/01/2010	Fair	CT-3
South Campus (Lot #1)	Building S	Cooling Tower #4 (CT-4): Pad Mounted on grade in close proximity to Building S	HVAC	Cooling Tower	SC-S-CL-TWR	Cooling Tower, 500 Ton	CONDENSING UNIT	Evapco	USS 112-218	1002082		01/01/2010	Fair	Cooling Tower #4 (CT-4)
South Campus (Lot #1)	Building A	CP-1: Pad-Mounted adjacent to Cooling Towers	HVAC	Pump	SC_A_CP_1	Distribution Pump, Chiller Water, 40 HP	PUMPS	Bell & Gossett	HSC394013.9	C152322-01G2140		01/01/2010	Fair	CP-1
South Campus (Lot #1)	Building A	PCHP-1: Mechanical Room A0115	HVAC	Pump	SC_A_PCHP_1	Distribution Pump, Chiller Water, 20 HP	PUMPS	Armstrong	WPN-DA286TSP-6C	BA6N020	20 HP	12/2022	Good	PCHP-1
South Campus (Lot #1)	Building A	PCHP-3: Mechanical Room A0115	HVAC	Pump	SC_A_PCHP_3	Distribution Pump, Chiller Water, 15 HP	PUMPS	Armstrong			15 HP	01/01/2000	Fair	PCHP-3

South Campus Lot 1: Equipment List (Current)

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South Campus (Lot #1)	Building A	SCHP-1: Mechanical Room A0115	HVAC	Pump	SC_A_SCHP_1	Distribution Pump, Chiller Water, 100 HP	PUMPS	US Motors			100 HP	01/01/2000	Good	SCHP-1
South Campus (Lot #1)	Building A	CP-2: Pad-Mounted adjacent to cooling towers	HVAC	Pump	SC_A_CP_2	Distribution Pump, Chiller Water, 40 HP	PUMPS	Bell & Gossett	HSC394013.9	C152321-02G2140	40 HP	01/01/2010	Good	CP-2
South Campus (Lot #1)	Building A	CP-3: Pad-Mounted adjacent to cooling towers	HVAC	Pump	SC_A_CP_3	Distribution Pump, Chiller Water, 40 HP	PUMPS	Bell & Gossett	HSC394013.9	C152321-01G2140	40 HP	01/01/2010	Good	CP-3
South Campus (Lot #1)	Building A	PCHP-2: Mechanical Room A0115	HVAC	Pump	SC_A_PCHP_2	Distribution Pump, Chiller Water, 20 HP		Armstrong	WPN-DA286TSP-6C	BA6N020	20 HP	01/01/2000	Good	PCHP-2
South Campus (Lot #1)	Building A	CWP-1: Mechanical Room A0115	HVAC	Pump	SC_A_TCHWP_1	Distribution Pump, Chiller Water, 100 HP		Bell & Gossett			100 HP	01/01/2002	Fair	CWP-1
South Campus (Lot #1)	Building A	CWP-2: Mechanical Room A0115	HVAC	Pump	SC_A_TCHWP_2	Distribution Pump, Chiller Water, 100 HP					100 HP	01/01/2002	Good	CWP-2
South Campus (Lot #1)	Building A	SCHP-2: Mechanical Room A0115	HVAC	Pump	SC_A_SCHP_2	Distribution Pump, Chiller Water, 100 HP		US Motors			30 HP	01/01/2000	Fair	SCHP-2
South Campus (Lot #1)	Building A	CHWP-3: Mechanical Room A0115	HVAC	Pump	SC_A_TCHWP_3	Distribution Pump, Chiller Water, 75 HP		Bell & Gossett			75 HP	01/01/2000	Good	CHWP- 3
South Campus (Lot #1)	Building A	CHWP-4: Mechanical Room A0115	HVAC	Pump	SC_A_TCHWP_4	Distribution Pump, Chiller Water, 75 HP		Bell & Gossett			75 HP	01/01/2000	Good	CHWP- 4
South Campus (Lot #1)	Building S	CWP-1: Central Utility Mechanical Room S0100	HVAC	Pump	SC_S_CWP_1	Distribution Pump, Heating Water, 30 HP	PUMP	Armstrong			30 HP	01/01/2007	Fair	CWP-1
South Campus (Lot #1)	Building S	P-1: Central Utility Mechanical Room S0100	HVAC	Pump	SC_S_PUMP_1	Distribution Pump, Chilled Water, 30 HP	PUMP	Paco			30 HP	01/01/2007	Fair	P-1
South Campus (Lot #1)	Building S	P-18: Central Utility Mechanical Room S0100	HVAC	Pump	SC_S_PUMP_18	Distribution Pump, Heating Water, 20 HP	PUMP					01/01/2007	Fair	P-18
South Campus (Lot #1)	Building S	P-2: Central Utility Mechanical Room S0100	HVAC	Pump	SC_S_PUMP_2	Distribution Pump, Chilled Water, 30 HP	PUMP					01/01/2002	Fair	P-2

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South Campus (Lot #1)	Building S	PCHP 4: Central Utility Mechanical Room S0100	HVAC	Pump	SC_S_PCHP_4	Distribution Pump, Chiller-Water, 20 HP	PUMP	Armstrong				01/01/2002	Fair	PCHP-4
South Campus (Lot #1)	Building S	SCHP 3: Central Utility Mechanical Room S0100	HVAC	Pump	SC_S_SCHP_3	Distribution Pump, Chiller-Water, 40HP	PUMP	Armstrong				01/01/2007	Fair	SCHP-3
South Campus (Lot #1)	Building S	Motor #1: Central Utility Mechanical Room S0100	HVAC	Pump	SC_S_MTR_1	Distribution Pump, Chilled-Water, 40HP		Bell & Gossett	E1510-SSF-11.0	1SSF680LF		01/01/2016	Good	LP-1
South Campus (Lot #1)	Building S	P-19: Central Utility Mechanical Room S0100	HVAC	Pump	SC_S_PUMP_19	Distribution Pump, Heating Water, 20 HP		Paco				01/01/2007	Fair	P-19

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