

2026 STA Chiller RFP
Addendum #1 re: Questions/Answers

1	<p>Are we anticipated to be the prime contractor, or has King’s University already determined whether the mechanical or electrical contractor (or another party) will act as the prime?</p> <p>As the mechanical contractor, and with the mechanical equipment typically representing a significant portion of the project scope, we are often designated as the prime contractor.</p>
	We want the Bidder to be the prime contractor.
2	<p>What are the above ground lines for?</p>
	We had a leak and needed emergency services to put in a temporary fix.
3	<p>After successful installation will the contractor be responsible for removing the temporary piping?</p>
	Yes. The contractor will also be required to make good where piping enters fresh air piping at building. This was not included in the RFP because this leak and temporary fix occurred after posting.
4	<p>Do we need to contact London Hydro?</p>
	Yes, the successful bidder will contact London Hydro to determine whether power needs to be turned off. In addition to various King’s owned buildings, the Seminary or Merrymount would also be affected by a power outage.
5	<p>Who is your preferred chemical supplier and are you open to alternative options?</p>
	Rochester Midland is our preferred vendor. We are open to other options as well.
6	<p>Anything else we should know?</p>
	The primary building piping loop that feeds the building equipment and fan coils contains glycol; the secondary loop is heated by gas fired boilers. These systems are separated by a heat exchanger.
7	<p>Can you share the list of eligible contractors so that electrical and mechanical vendors can provide multiple contractors with pricing?</p>
	Yes. Vendors eligible to bid include: Aim Industrial, Ainsworth Inc, Art Blake Refrigeration, Besterd Mechanical, Black & MacDonald Ltd, CIMCO Refrigeration, Curney Mechanical, JTS Mechanical Systems Inc, Nutemp Mechanical Systems Limited, Soan Mechanical, Superior Boiler Works & Welding Ltd, Tonda and Triple D Electric LTD.
8	<p>The RFP indicates that “construction will be planned to take place during a time of year when air conditioning for the building will likely not be required”. Can you please provide the typical shutdown, and start-up dates of the air conditioning system? Additionally, the warranty (as per specifications) may be affected by the ‘ready for takeover’ date, so we will need to know when the planned 2027 spring/summer start-up date is.</p>
	Typically, the chiller would shut down no later than October 15 in any given year and start up by April 15.
9	<p>There are currently ground mounted temporary glycol lines. Is the successful contractor <u>OR</u> the owner responsible for draining glycol, storing glycol, demolishing lines, repairing existing ductwork, restoring wall opening, and restoring chiller fencing? This work is not explicitly requested on drawings and/or specifications.</p>
	The successful contractor is responsible for draining glycol, storing glycol, demolishing lines, repairing existing ductwork, restoring wall opening, and restoring chiller fencing.
10	<p>Please confirm that the existing propylene glycol charge can be stored and reinstalled.</p>

	Yes, it can be stored and reinstalled. Glycol levels are to be confirmed by the successful bidder (40% propylene glycol).
11	Is it the consultant's intent for us to freeze or drain the existing glycol in order to install the new bypass/isolation valves shown on drawing ME3? If draining is required, please confirm estimated glycol charge to drain.
	Plan to drain existing glycol system. We do not have an estimated glycol charge at this time. We are confirming that the design has been revised. The existing bypass isolation arrangement will remain in place, and the new piping will be connected to this configuration.
12	Is a building permit required? If so, who is applying and paying for it?
	No building permit required for HVAC equipment replacement. ESA permits will be the responsibility of the successful bidder.
13	Specification section 21 05 01 item 3.16.4 indicates engaging chemical treatment vendor of Owner's choice. Please provide name, email, and phone number.
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14	Specification section 23 20 00 item 2.2.4.2 indicates transite to PVC pipe couplings. Is there any transite pipe to connect to?
	We do not believe there is any transite connections for this particular job.
15	Is there a designated substance report available?
	A DSS report is in progress that will be shared with the successful bidder.
16	Drawing ME3 details piping connection to existing piping within the building, however does not detail piping connection to the new chiller. Can a piping detail to the new chiller be provided?
	Drawing ME2 provides chiller piping connection description.
17	Specification section 23 20 00 item 2.6.1.1 indicates flexible connectors. Please confirm if flexible connectors are required at the new chiller.
	Drawing ME2 provides chiller piping connection description. Flexible connectors are required.
18	Attachment #3 (Costs) does not have a separate line item for the \$5,000 cash allowance outlined in section 26 05 00 item 3.22.1.1. Please confirm that the \$5,000 cash allowance shall be included in our total base bid price and not a separate line item.
	The cash allowance shall be included in the base price. See Addendum 2 with revised version of Attachment 3.
19	Drawing ME1 shows a new feed for the chiller. Please confirm that as per note #1 the 2" conduit specified is the existing conduit within the duct bank.
	Provide pricing for new conduit and cable in duct bank.
20	Is the chiller connected to any BAS system? If so, please provide name, email, and phone number of BAS contractor.
	This chiller is not connected to a Building Automation System.
21	At the site meeting it was mentioned that the existing buried glycol lines have leaked. Is it the intent to reinstate all existing contaminated soil once new buried lines have been installed? Has a soil test been performed in the location of the glycol leak? If so, can we have a copy of the report?

	King's has engaged a contractor to perform soil testing and provide recommendations. Any impacted soil will be replaced. Any additional charges related to the glycol leak will be subject to a change order.
22	For purpose of the as-builts, will the CAD files be transferred to the successful contractor at no cost?
	These will be provided by our consultant.