



1112 Manatee Avenue West  
Bradenton, FL 34205  
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## Solicitation Addendum

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Addendum No.: 1  
Solicitation No.: 24-R084454DJ  
Solicitation Title: Professional Design Services for the Central Energy Plant Chiller System  
Addendum Date: June 14, 2024  
Procurement Contact: Dave Janney, Procurement Agent III

**IFBC 24-R084454DJ is amended as set forth herein. Responses to questions posed by prospective bidders are provided below. This Addendum is hereby incorporated in and made a part of RFQ 24-R084454DJ.**

The deadline to submit all inquiries concerning interpretation, clarification or additional information pertaining to this IFBC was June 7, 2024.

### CHANGE TO:

### ADVERTISEMENT, DATE, TIME AND PLACE DUE

#### **DATE, TIME AND PLACE DUE:**

The Due Date and Time for submission of Proposals in response to this RFQ is ~~June 27, 2024~~ **July 12, 2024, by 11:00 AM ET**. Proposals must be delivered to the following location: Manatee County Administration Building, 1112 Manatee Ave. W., 7th Floor, Suite 705, Bradenton, FL 34205 and time stamped by a Procurement representative by the Due Date and Time. Proposals will be opened immediately following the Due Date and Time at the Manatee County Administration Building, 7th Floor, Suite 705.

**CHANGE TO:**

**SECTION A, INSTRUCTIONS TO PROPOSERS, A.02, DUE DATE AND TIME**

**A.02 DUE DATE AND TIME**

The Due Date and Time for submission of Proposals in response to this Request for Qualifications (RFQ) is ~~June 27, 2024~~ July 12, 2024, by 11:00 AM ET. Proposals must be delivered to the following location: Manatee County Administration Building, 1112 Manatee Ave. W., 7th Floor, Suite 705, Bradenton, FL 34205 prior to the Due Date and Time.

**CHANGE TO:**

**SECTION A, INSTRUCTIONS TO PROPOSERS, A.36, SOLICITATION SCHEDULE**

Scheduled Item	Scheduled Date
Mandatory site tour will meet at Manatee County Administration Building, 1112 Manatee Ave. W., 7th Floor, Suite 705, Bradenton, FL 34205.	May 15, 2024 at 9:00 AM ET
Question and Clarification Deadline	June 7, 2024
Proposal due Date and Time	<del>June 27, 2024</del> <u>July 12, 2024</u> , by 11:15 AM
Technical Evaluation Meeting	TBD
Technical Evaluation Meeting	TBD
Interviews/Presentations (if conducted)	TBD
Final Evaluation Meeting (if required)	TBD
Projected Award	August 2024

**CHANGE TO:**

**SECTION E, EXHIBITS, EXHIBIT 1, SCOPE OF SERVICES, SECTION 1.02 PROJECT DESCRIPTION, PROPOSAL REQUIREMENTS, A**

**a. Interested parties should submit a detailed proposal outlining the following:**

- I. Company background and experience in designing industrial chiller systems.
- II. Proposed chiller system specifications, including capacity, model details, and any additional features.
- III. Design plan, including timeline, resource allocation, and proposed methodology.
- ~~IV. Cost structure, including design fees and any additional expenses.~~
- ∇ IV. References from previous clients for similar projects.

**CHANGE TO:**

**SECTION E, EXHIBITS, EXHIBIT 1, SCOPE OF SERVICES, SECTION 1.03 SCOPE OF WORK, PARAGRAPH 1, DESIGN AND ENGINEERING**

**Proposal Submission:**

**Interested parties are invited to submit their proposals. Proposals should include but not limited to:**

- I. Company profile and relevant experience.
- II. Detailed project plan, including timelines and milestones.
- ~~III. Cost breakdown, including design fees and any additional expenses.~~
- IV III. References from past clients for similar projects.

**QUESTIONS AND RESPONSES:**

**Q1. I am requesting that you please share the sign in sheets.**

R1. See attached Mandatory Site Visit Sign In Sheets.

**Q2. I see under Tab 9 that it says photos and exhibits are permitted as an attachment and are excluded from the page count. Is there a page limit for proposals? I don't see a page limit listed any place and want to make sure.**

R2. Refer to Exhibit 2, Proposal Response, 2.01, Information to be Submitted.

**Q3. Will the sign in sheet from the site visit be posted?**

R3. See response to Q1.

**Q4. In Tab 6, section 7, the RFP states that the proposal should “Provide a minimum of three (3) client references for Chiller and HVAC Design Services performed by Proposer, who are agreeable to responding to an inquiry by the County.” Would past references from staff who performed work at a previous firm qualify or, is the proposer defined as the firm submitting a proposal?**

R4. Proposer is defined as the firm submitting the proposal.

**Q5. Similar to the above, in Tab 9 of the RFP, it is stated that the proposal should “Provide a list of at least three (3) projects, particularly those in Florida, which Proposer has provided Chiller and HVAC Design services since May 1, 2014.” Would past experience of staff who performed work at a previous firm qualify or, is proposer defined as the firm submitting a proposal?**

R5. Proposer is defined as the firm submitting the proposal.

**Q6. Please define the extent of the existing piping to be replaced at each site (i.e. chiller water piping, condenser water piping, pumps, valves and associated controls).**

R6. Will depend on the final scope of work.

**Q7. Please provide what the existing front-end BMS is.**

R7. Automated Logic WebCTRL is BMS.

**Q8. Are the new chillers intended to operate as a stand alone plant and tie into the existing BMS for monitoring/adjusting points?**

R8. Tie into existing BMS.

**Q9. Please confirm whether existing/associated cooling tower if tower sumps need to be replaced or not. If not, confirm scope is for controls interface between the new chillers and existing cooling towers and front end.**

R9. To be determined by the Architectural / Engineering firm upon investigation and determination of new chillers being installed and the compatibility.

**Q10. Please Confirm that temporary tower(s) may need to be designed, and who would be the responsible party for providing it?**

R10. Yes, Designer / A/E.

**Q11. Please confirm that there is adequate power to support temporary chillers.**

R11. Confirmed.

**Q12. Is a 3rd party commissioning professional required?**

R12. Yes.

**Q13. Are any Flood concerns about all existing equipment at ground level in the involved central chiller plants?**

R13. No.

**Q14. Can you confirm whether the design documents need to be separated into phases to keep the chiller plant shutdown at a minimum?**

R14. Confirmed.

**Q15. "Can you confirm that if there has been a Hazmat study or hazmat testing has occurred for the scope area? If yes, can you send it?"**

**If not, should we include an evaluation of the Hazmat in the scope of the design?"**

R15. The County does not have a Hazmat study. Proposer to include a hazmat study.

**Q16. The sub-consultants who may be needed for the project (e.g. Structure, Hazmat, Geotech, etc.), should they be included in the base bid or as add alternate as needed?**

R16. Alternates as needed.

**Q17. We are assuming that there is no glycol in the chilled or cooled loop. Please confirm?**

R17. No glycol.

**Q18. Is there a construction budget number available?**

R18. Not at this time.

**Q19. Please confirm whether modifications to the Fire Alarm, Fire Protection, Refrigerant Monitoring system are required?**

R19. Confirmed.

**Q20. Is there a refrigerant monitoring system in the chiller plant? Is there any information available?**

R20. Yes, additional information will be provided to the awarded bidder.

**Q21. Is there a Milestone Schedule outline? What is the anticipated construction completion schedule?**

R21. Not at this time.

**Q22. Confirm there are no sustainability goals above and beyond the FECC.**

R22. Shall meet or exceed Florida Green Building Coalition to qualify for certification.

**Q23. Is the lead/lag/standby approach the final desired system?**

R23. Yes.

**Q24. Confirm redundancy and reliability requirements, both during construction and final system delivery.**

R24. Confirmed.

**Q25. What are the specific cooling requirements? Was this information provided or are we to deduce it from the existing chillers capacities?**

R25. To be determined based on energy calculations that will need to be performed along with future plans to be discussed with A/E firm.

**Q26. Is the existing capacity enough for the existing conditions? If not, we are talking of a system, the change in one component will affect the others. are there an “accepted” approach?**

R26. Yes.

**Q27. All the request refers only to “chillers”. Are we including the other system components in the request? Ex: equipment as pumps, cooling towers, heat exchangers? Or small components such as valves, filters, check valves, balancing valves?**

R27. Yes.

**Q28. Does Manatee County have any specs or preferred brands for the involved equipment and components for these buildings?**

R28. Trane, Carrier, and Daikin are preferred.

**Q29. Does Manatee County have any specs or preferred controls solutions that the involved equipment must comply on this building?**

R29. Automated Logic WebCTRL.

**Q30. What is the requirement of the electric scope? Are we only dealing with the portion related to the new equipment? If the existing conditions and capacities need change, are we updating the entire electrical system? Or, Are there electrical requirements independents of the chillers/equipment?**

R30. Depends on existing conditions and demands of the new chiller(s) if the electrical system needs to be upgraded. To be determined based on sizing calculations.

**Q31. The deliverables (plan, specs, submittals) should be in paper, digital, or both?**

R31. Both.

**Q32. Are there any issues or challenges in the existing installed design solution that the county considers can be improved or avoided? Examples: difficulties in performing maintenance tasks, maintenance costs, difficult access to spare parts, lack or poor of customer service, environmental/ecological issues.**

R32. No issues currently. Open to improvement opportunities.

**Q33. Are any other upgrades or changes being performed, or recently performed on any other systems that feed the existing chillers at this time?**

R33. No recent upgrades.

**Q34. Does the existing systems run on generator power during outages at this time?**

R34. Central Energy Plant – No

**Q35. Do you have any inspection reports available?**

R35. Not at this time.

**Q36. RFQ states under A.35 Accessibility:**

The County is committed to making its documents and information technologies accessible to individuals with disabilities by meeting the requirements of Section 508 of the Rehabilitation Act and best practices (W3C WCAG 2). **For assistance with accessibility regarding this solicitation, contact the Manatee County Procurement Division via email at [purchasing@mymanatee.org](mailto:purchasing@mymanatee.org) or by phone at 941-748-4501, X3014.**

Successful Proposer shall ensure all its electronic information, documents, applications, reports, and deliverables required in the proposal are in a format that meets the requirements of Section 508 of the Rehabilitation Act and best practices (W3C WCAG 2).

Where not fully compliant with these requirements and best practices, Successful Proposer shall provide clear points of contact for each document and information technology to direct users in how to obtain alternate formats. Further, Successful Proposer shall develop accommodation strategies for those non-compliant resources and implement strategies to resolve the discrepancies.

And under **TAB 5 Proposer Statement of Organization #12:**

12. Detail Proposer's accessibility under Section 508 of the Rehabilitation Act strategies and processes as follows:

- a. Detail Proposer's strategies and approach to meeting the ADA accessibility compliance standards of Section 508 and/or WCAG 2.0 AA for all documents to be submitted under the Agreement.
- b. Briefly describe Offeror's ADA accessibility conformance testing process.

Is the requested information under Tab 5 applicable to this project?

R36. Yes.

**Q37. In exhibit 1 of the RFP, pricing information is requested. However, earlier in the RFP, pricing information is not requested until the negotiations phase. Can you confirm whether or not respondents should submit pricing information with their proposals?**

R37. See Change To section above.

**Q38. These chillers seem to be relatively new and in good condition. Are there operational, capacity or maintenance issues that are prompting this replacement? If so, can some of the specifics be shared.**

R38. Central Energy Plant: Keep two existing chillers add a third chiller approximately 500-tons additional piping may be required to additional buildings.

**Q39. Is the intention to provide phasing or temporary cooling so the building can remain operational during the replacement?**

R39. Yes! All facilities will need to remain functional during the replacement. Phasing or temp units would be required.

**Q40. Are fee proposals required or requested as part of this submission, Exhibit 1 "Proposal Requirements" states "Cost Structures, including design fees and any additional expenses" is stated, but the following Exhibit 2 which is proposal response does not indicate this section?**

R40. See Change To section above.

**Q41. Construction Administration, Bidding Services, and Cost/Budget Services are not explicitly stated in the RFP. We would typically include this in our fee, is the intention that these be part of the base fee or additional a la carte type services?**

R41. Fees are not part of the bid response.



**Q42. Is the project intended to be commissioned by a third party or should a fee provided as an alternate service to provide commissioning.**

R42. See the response to Q13.

**NOTE:**

Deleted items will be ~~struck through~~, added or modified items will be underlined. All other terms and conditions remain as stated in the IFBC.

**INSTRUCTIONS:**

Receipt of this Addendum must be acknowledged as instructed in the solicitation document. Failure to acknowledge receipt of this Addendum may result in the response being deemed non-responsive.

**END OF ADDENDUM**

AUTHORIZED FOR RELEASE

**ATTENDANCE RECORD  
MANDATORY SITE TOUR**

**Title:** IFBC No. 24-R084454DJ, Professional Design Services for the Central Energy Plant Chiller System.

**Location:** Manatee County Central Chiller Plant  
314 8th Street West  
Bradenton, FL 34205

**Date / Time:** May 15, 2024, at 10:00 am

Attendee Name	Company	Phone and Email Address
Dave Janney	MCG Procurement	941-749-3056, Dave.Janney@MyManatee.org
Jerry Schneider	SGM ENGINEERING	407-767-5188, Jerry@SGMENGINEERING.COM
Jesse Davis	GHD	786-447-7972, JESSE.DAVIS@GHD.COM
MIKE LINDEN	JLRD ENGINEERS	561-689-2303, MLINDEN@JLRDINC.COM
MAURO BARBOSA	McFARLAND JOHNSON	561-817-8710 MBARBOSA@MJIINC.COM
GREG HOFSTETTER	R2DESIGN A GNL COMPANY	817-457-1177 GHOFSSTETTER@GNLINC.COM
Barry Dunham	MCKIM & CREED	727-709-4088 BDUNHAM@MCKIMCREED.COM
William Bernard	SETTY	571-245-7221 will.bernard@SETTY.COM
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MIKE CORDERO	BCER	(727) <del>800</del> 800-7315 MCORDERO@BCER.COM

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Attendee Name	Company	Phone and Email Address
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Kevin Spellacy	Campbell Spellacy Eng.	352-372-6967 spellacy@campbellspellacy.com

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Attendee Name	Company	Phone and Email Address
KEVIN TOKARCZYK	WS ARCHITECTS	224-430-8378 KEVIN.TOKARCZYK@WSARC.COM
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