



Department of Administration
 Purchasing Division
 2019 Washington Street East
 Post Office Box 50130
 Charleston, WV 25305-0130

State of West Virginia
Purchase Order

CORRECT ORDER NUMBER MUST APPEAR
 ON ALL PACKAGES, INVOICES, AND
 SHIPPING PAPERS. QUESTIONS
 CONCERNING THIS ORDER SHOULD BE
 DIRECTED TO THE DEPARTMENT
 CONTACT.

Order Date: 04-16-2024

Order Number:	CPO 0211 4035 GSD2400000014 1	Procurement Folder:	1376312
Document Name:	Building 35 Cooling Tower Renovation	Reason for Modification:	Award of CRFQ GSD2400000015
Document Description:	Building 35 Cooling Tower Renovation		
Procurement Type:	Central Purchase Order		
Buyer Name:	Melissa Pettrey		
Telephone:	(304) 558-0094		
Email:	melissa.k.pettrey@wv.gov		
Shipping Method:	Best Way	Effective Start Date:	
Free on Board:	FOB Dest, Freight Prepaid	Effective End Date:	

VENDOR		DEPARTMENT CONTACT	
Vendor Customer Code:	000000202408	Requestor Name:	Timothy M Lee
CASTO TECHNICAL SERVICES INC 540 LEON SULLIVAN WAY		Requestor Phone:	304-352-5492
CHARLESTON WV 25301 US		Requestor Email:	timothy.m.lee@wv.gov
Vendor Contact Phone:	999-999-9999	Extension:	
Discount Details:			
	Discount Allowed	Discount Percentage	Discount Days
#1	No	0.0000	0
#2	Not Entered		
#3	Not Entered		
#4	Not Entered		

24
 FILE LOCATION _____

INVOICE TO	SHIP TO
DEPARTMENT OF ADMINISTRATION GENERAL SERVICES DIVISION 103 MICHIGAN AVENUE CHARLESTON WV 25305 US	DEPARTMENT OF ADMINISTRATION GENERAL SERVICES DIVISION BLDG 35 350 CAPITOL STREET CHARLESTON WV 25301 US

449-2462

Total Order Amount: \$253,140.32

Purchasing Division's File Copy

NKP 04/16/2024

PURCHASING DIVISION AUTHORIZATION DATE: <i>Tara H 4/19/2024</i> ELECTRONIC SIGNATURE ON FILE	ATTORNEY GENERAL APPROVAL AS TO FORM DATE: <i>John S. Gray</i> ELECTRONIC SIGNATURE ON FILE	ENCUMBRANCE CERTIFICATION DATE: <i>4-24-24</i> ELECTRONIC SIGNATURE ON FILE
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4/24/2024

Extended Description:

Central Purchase Order (CPO)

The Vendor, Casto Technical Services Inc., of Charleston, WV agree to enter into this One-Time Purchase with the General Services Division to perform Cooling Tower renovation/construction services located at Bldg. 35 (aka the Diamond Building), 350 Capitol St., Charleston, West Virginia 25301 per the bid requirements, specifications, terms and conditions, addendum no. 1 dated 03/04/2024, addendum no. 2 dated 03/08/2024 and the Vendors submitted and accepted bid dated 03/20/2024 incorporated herein by reference and made a part hereof.

Line	Commodity Code	Quantity	Unit	Unit Price	Total Price
1	72151207	0.00000		0.000000	253140.32
Service From	Service To	Manufacturer		Model No	

Commodity Line Description: Building 35 Cooling Tower Renovation

Extended Description:

Building 35 Cooling Tower Renovation

GENERAL TERMS AND CONDITIONS:

1. CONTRACTUAL AGREEMENT: Issuance of an Award Document signed by the Purchasing Division Director, or his designee, and approved as to form by the Attorney General's office constitutes acceptance by the State of this Contract made by and between the State of West Virginia and the Vendor. Vendor's signature on its bid, or on the Contract if the Contract is not the result of a bid solicitation, signifies Vendor's agreement to be bound by and accept the terms and conditions contained in this Contract.

2. DEFINITIONS: As used in this Solicitation/Contract, the following terms shall have the meanings attributed to them below. Additional definitions may be found in the specifications included with this Solicitation/Contract.

2.1. "Agency" or "Agencies" means the agency, board, commission, or other entity of the State of West Virginia that is identified on the first page of the Solicitation or any other public entity seeking to procure goods or services under this Contract.

2.2. "Bid" or "Proposal" means the vendors submitted response to this solicitation.

2.3. "Contract" means the binding agreement that is entered into between the State and the Vendor to provide the goods or services requested in the Solicitation.

2.4. "Director" means the Director of the West Virginia Department of Administration, Purchasing Division.

2.5. "Purchasing Division" means the West Virginia Department of Administration, Purchasing Division.

2.6. "Award Document" means the document signed by the Agency and the Purchasing Division, and approved as to form by the Attorney General, that identifies the Vendor as the contract holder.

2.7. "Solicitation" means the official notice of an opportunity to supply the State with goods or services that is published by the Purchasing Division.

2.8. "State" means the State of West Virginia and/or any of its agencies, commissions, boards, etc. as context requires.

2.9. "Vendor" or "Vendors" means any entity submitting a bid in response to the Solicitation, the entity that has been selected as the lowest responsible bidder, or the entity that has been awarded the Contract as context requires.

3. CONTRACT TERM; RENEWAL; EXTENSION: The term of this Contract shall be determined in accordance with the category that has been identified as applicable to this Contract below:

Term Contract

Initial Contract Term: The Initial Contract Term will be for a period of _____. The Initial Contract Term becomes effective on the effective start date listed on the first page of this Contract, identified as the State of West Virginia contract cover page containing the signatures of the Purchasing Division, Attorney General, and Encumbrance clerk (or another page identified as _____), and the Initial Contract Term ends on the effective end date also shown on the first page of this Contract.

Renewal Term: This Contract may be renewed upon the mutual written consent of the Agency, and the Vendor, with approval of the Purchasing Division and the Attorney General's office (Attorney General approval is as to form only). Any request for renewal should be delivered to the Agency and then submitted to the Purchasing Division thirty (30) days prior to the expiration date of the initial contract term or appropriate renewal term. A Contract renewal shall be in accordance with the terms and conditions of the original contract. Unless otherwise specified below, renewal of this Contract is limited to _____ successive one (1) year periods or multiple renewal periods of less than one year, provided that the multiple renewal periods do not exceed the total number of months available in all renewal years combined. Automatic renewal of this Contract is prohibited. Renewals must be approved by the Vendor, Agency, Purchasing Division and Attorney General's office (Attorney General approval is as to form only)

Alternate Renewal Term – This contract may be renewed for _____ successive _____ year periods or shorter periods provided that they do not exceed the total number of months contained in all available renewals. Automatic renewal of this Contract is prohibited. Renewals must be approved by the Vendor, Agency, Purchasing Division and Attorney General's office (Attorney General approval is as to form only)

Delivery Order Limitations: In the event that this contract permits delivery orders, a delivery order may only be issued during the time this Contract is in effect. Any delivery order issued within one year of the expiration of this Contract shall be effective for one year from the date the delivery order is issued. No delivery order may be extended beyond one year after this Contract has expired.

Fixed Period Contract: This Contract becomes effective upon Vendor's receipt of the notice to proceed and must be completed within _____ ^{Ninety (90)} _____ days.

Fixed Period Contract with Renewals: This Contract becomes effective upon Vendor's receipt of the notice to proceed and part of the Contract more fully described in the attached specifications must be completed within _____ days. Upon completion of the work covered by the preceding sentence, the vendor agrees that:

the contract will continue for _____ years;

the contract may be renewed for _____ successive _____ year periods or shorter periods provided that they do not exceed the total number of months contained in all available renewals. Automatic renewal of this Contract is prohibited. Renewals must be approved by the Vendor, Agency, Purchasing Division and Attorney General's Office (Attorney General approval is as to form only).

One-Time Purchase: The term of this Contract shall run from the issuance of the Award Document until all of the goods contracted for have been delivered, but in no event will this Contract extend for more than one fiscal year.

Construction/Project Oversight: This Contract becomes effective on the effective start date listed on the first page of this Contract, identified as the State of West Virginia contract cover page containing the signatures of the Purchasing Division, Attorney General, and Encumbrance clerk (or another page identified as _____), and continues until the project for which the vendor is providing oversight is complete.

Other: Contract Term specified in _____

4. AUTHORITY TO PROCEED: Vendor is authorized to begin performance of this contract on the date of encumbrance listed on the front page of the Award Document unless either the box for "Fixed Period Contract" or "Fixed Period Contract with Renewals" has been checked in Section 3 above. If either "Fixed Period Contract" or "Fixed Period Contract with Renewals" has been checked, Vendor must not begin work until it receives a separate notice to proceed from the State. The notice to proceed will then be incorporated into the Contract via change order to memorialize the official date that work commenced.

5. QUANTITIES: The quantities required under this Contract shall be determined in accordance with the category that has been identified as applicable to this Contract below.

Open End Contract: Quantities listed in this Solicitation/Award Document are approximations only, based on estimates supplied by the Agency. It is understood and agreed that the Contract shall cover the quantities actually ordered for delivery during the term of the Contract, whether more or less than the quantities shown.

Service: The scope of the service to be provided will be more clearly defined in the specifications included herewith.

Combined Service and Goods: The scope of the service and deliverable goods to be provided will be more clearly defined in the specifications included herewith.

One-Time Purchase: This Contract is for the purchase of a set quantity of goods that are identified in the specifications included herewith. Once those items have been delivered, no additional goods may be procured under this Contract without an appropriate change order approved by the Vendor, Agency, Purchasing Division, and Attorney General's office.

Construction: This Contract is for construction activity more fully defined in the specifications.

6. EMERGENCY PURCHASES: The Purchasing Division Director may authorize the Agency to purchase goods or services in the open market that Vendor would otherwise provide under this Contract if those goods or services are for immediate or expedited delivery in an emergency. Emergencies shall include, but are not limited to, delays in transportation or an unanticipated increase in the volume of work. An emergency purchase in the open market, approved by the Purchasing Division Director, shall not constitute a breach of this Contract and shall not entitle the Vendor to any form of compensation or damages. This provision does not excuse the State from fulfilling its obligations under a One-Time Purchase contract.

7. REQUIRED DOCUMENTS: All of the items checked in this section must be provided to the Purchasing Division by the Vendor as specified:

LICENSE(S) / CERTIFICATIONS / PERMITS: In addition to anything required under the Section of the General Terms and Conditions entitled Licensing, the apparent successful Vendor shall furnish proof of the following licenses, certifications, and/or permits upon request and in a form acceptable to the State. The request may be prior to or after contract award at the State's sole discretion.

The apparent successful Vendor shall also furnish proof of any additional licenses or certifications contained in the specifications regardless of whether or not that requirement is listed above.

8. INSURANCE: The apparent successful Vendor shall furnish proof of the insurance identified by a checkmark below prior to Contract award. The insurance coverages identified below must be maintained throughout the life of this contract. Thirty (30) days prior to the expiration of the insurance policies, Vendor shall provide the Agency with proof that the insurance mandated herein has been continued. Vendor must also provide Agency with immediate notice of any changes in its insurance policies, including but not limited to, policy cancelation, policy reduction, or change in insurers. The apparent successful Vendor shall also furnish proof of any additional insurance requirements contained in the specifications prior to Contract award regardless of whether that insurance requirement is listed in this section.

Vendor must maintain:

Commercial General Liability Insurance in at least an amount of: \$1,000,000.00 per occurrence.

Automobile Liability Insurance in at least an amount of: \$1,000,000.00 per occurrence.

Professional/Malpractice/Errors and Omission Insurance in at least an amount of: _____ per occurrence. Notwithstanding the forgoing, Vendor's are not required to list the State as an additional insured for this type of policy.

Commercial Crime and Third Party Fidelity Insurance in an amount of: \$100,000.00 per occurrence.

Cyber Liability Insurance in an amount of: _____ per occurrence.

Builders Risk Insurance in an amount equal to 100% of the amount of the Contract.

Pollution Insurance in an amount of: _____ per occurrence.

Aircraft Liability in an amount of: _____ per occurrence.

9. WORKERS' COMPENSATION INSURANCE: Vendor shall comply with laws relating to workers compensation, shall maintain workers' compensation insurance when required, and shall furnish proof of workers' compensation insurance upon request.

10. VENUE: All legal actions for damages brought by Vendor against the State shall be brought in the West Virginia Claims Commission. Other causes of action must be brought in the West Virginia court authorized by statute to exercise jurisdiction over it.

11. LIQUIDATED DAMAGES: This clause shall in no way be considered exclusive and shall not limit the State or Agency's right to pursue any other available remedy. Vendor shall pay liquidated damages in the amount specified below or as described in the specifications:

_____ for _____.

Liquidated Damages Contained in the Specifications.

Liquidated Damages Are Not Included in this Contract.

12. ACCEPTANCE: Vendor's signature on its bid, or on the certification and signature page, constitutes an offer to the State that cannot be unilaterally withdrawn, signifies that the product or service proposed by vendor meets the mandatory requirements contained in the Solicitation for that product or service, unless otherwise indicated, and signifies acceptance of the terms and conditions contained in the Solicitation unless otherwise indicated.

13. PRICING: The pricing set forth herein is firm for the life of the Contract, unless specified elsewhere within this Solicitation/Contract by the State. A Vendor's inclusion of price adjustment provisions in its bid, without an express authorization from the State in the Solicitation to do so, may result in bid disqualification. Notwithstanding the foregoing, Vendor must extend any publicly advertised sale price to the State and invoice at the lower of the contract price or the publicly advertised sale price.

14. PAYMENT IN ARREARS: Payments for goods/services will be made in arrears only upon receipt of a proper invoice, detailing the goods/services provided or receipt of the goods/services, whichever is later. Notwithstanding the foregoing, payments for software maintenance, licenses, or subscriptions may be paid annually in advance.

15. PAYMENT METHODS: Vendor must accept payment by electronic funds transfer and P-Card. (The State of West Virginia's Purchasing Card program, administered under contract by a banking institution, processes payment for goods and services through state designated credit cards.)

16. TAXES: The Vendor shall pay any applicable sales, use, personal property or any other taxes arising out of this Contract and the transactions contemplated thereby. The State of West Virginia is exempt from federal and state taxes and will not pay or reimburse such taxes.

17. ADDITIONAL FEES: Vendor is not permitted to charge additional fees or assess additional charges that were not either expressly provided for in the solicitation published by the State of West Virginia, included in the Contract, or included in the unit price or lump sum bid amount that Vendor is required by the solicitation to provide. Including such fees or charges as notes to the solicitation may result in rejection of vendor's bid. Requesting such fees or charges be paid after the contract has been awarded may result in cancellation of the contract.

18. FUNDING: This Contract shall continue for the term stated herein, contingent upon funds being appropriated by the Legislature or otherwise being made available. In the event funds are not appropriated or otherwise made available, this Contract becomes void and of no effect beginning on July 1 of the fiscal year for which funding has not been appropriated or otherwise made available. If that occurs, the State may notify the Vendor that an alternative source of funding has been obtained and thereby avoid the automatic termination. Non-appropriation or non-funding shall not be considered an event of default.

19. CANCELLATION: The Purchasing Division Director reserves the right to cancel this Contract immediately upon written notice to the vendor if the materials or workmanship supplied do not conform to the specifications contained in the Contract. The Purchasing Division Director may also cancel any purchase or Contract upon 30 days written notice to the Vendor in accordance with West Virginia Code of State Rules § 148-1-5.2.b.

20. TIME: Time is of the essence regarding all matters of time and performance in this Contract.

21. APPLICABLE LAW: This Contract is governed by and interpreted under West Virginia law without giving effect to its choice of law principles. Any information provided in specification manuals, or any other source, verbal or written, which contradicts or violates the West Virginia Constitution, West Virginia Code, or West Virginia Code of State Rules is void and of no effect.

22. COMPLIANCE WITH LAWS: Vendor shall comply with all applicable federal, state, and local laws, regulations and ordinances. By submitting a bid, Vendor acknowledges that it has reviewed, understands, and will comply with all applicable laws, regulations, and ordinances.

SUBCONTRACTOR COMPLIANCE: Vendor shall notify all subcontractors providing commodities or services related to this Contract that as subcontractors, they too are required to comply with all applicable laws, regulations, and ordinances. Notification under this provision must occur prior to the performance of any work under the contract by the subcontractor.

23. ARBITRATION: Any references made to arbitration contained in this Contract, Vendor's bid, or in any American Institute of Architects documents pertaining to this Contract are hereby deleted, void, and of no effect.

24. MODIFICATIONS: This writing is the parties' final expression of intent. Notwithstanding anything contained in this Contract to the contrary no modification of this Contract shall be binding without mutual written consent of the Agency, and the Vendor, with approval of the Purchasing Division and the Attorney General's office (Attorney General approval is as to form only). Any change to existing contracts that adds work or changes contract cost, and were not included in the original contract, must be approved by the Purchasing Division and the Attorney General's Office (as to form) prior to the implementation of the change or commencement of work affected by the change.

25. WAIVER: The failure of either party to insist upon a strict performance of any of the terms or provision of this Contract, or to exercise any option, right, or remedy herein contained, shall not be construed as a waiver or a relinquishment for the future of such term, provision, option, right, or remedy, but the same shall continue in full force and effect. Any waiver must be expressly stated in writing and signed by the waiving party.

26. SUBSEQUENT FORMS: The terms and conditions contained in this Contract shall supersede any and all subsequent terms and conditions which may appear on any form documents submitted by Vendor to the Agency or Purchasing Division such as price lists, order forms, invoices, sales agreements, or maintenance agreements, and includes internet websites or other electronic documents. Acceptance or use of Vendor's forms does not constitute acceptance of the terms and conditions contained thereon.

27. ASSIGNMENT: Neither this Contract nor any monies due, or to become due hereunder, may be assigned by the Vendor without the express written consent of the Agency, the Purchasing Division, the Attorney General's office (as to form only), and any other government agency or office that may be required to approve such assignments.

28. WARRANTY: The Vendor expressly warrants that the goods and/or services covered by this Contract will: (a) conform to the specifications, drawings, samples, or other description furnished or specified by the Agency; (b) be merchantable and fit for the purpose intended; and (c) be free from defect in material and workmanship.

29. STATE EMPLOYEES: State employees are not permitted to utilize this Contract for personal use and the Vendor is prohibited from permitting or facilitating the same.

30. PRIVACY, SECURITY, AND CONFIDENTIALITY: The Vendor agrees that it will not disclose to anyone, directly or indirectly, any such personally identifiable information or other confidential information gained from the Agency, unless the individual who is the subject of the information consents to the disclosure in writing or the disclosure is made pursuant to the Agency's policies, procedures, and rules. Vendor further agrees to comply with the Confidentiality Policies and Information Security Accountability Requirements, set forth in www.state.wv.us/admin/purchase/privacy.

31. YOUR SUBMISSION IS A PUBLIC DOCUMENT: Vendor's entire response to the Solicitation and the resulting Contract are public documents. As public documents, they will be disclosed to the public following the bid/proposal opening or award of the contract, as required by the competitive bidding laws of West Virginia Code §§ 5A-3-1 et seq., 5-22-1 et seq., and 5G-1-1 et seq. and the Freedom of Information Act West Virginia Code §§ 29B-1-1 et seq.

DO NOT SUBMIT MATERIAL YOU CONSIDER TO BE CONFIDENTIAL, A TRADE SECRET, OR OTHERWISE NOT SUBJECT TO PUBLIC DISCLOSURE.

Submission of any bid, proposal, or other document to the Purchasing Division constitutes your explicit consent to the subsequent public disclosure of the bid, proposal, or document. The Purchasing Division will disclose any document labeled "confidential," "proprietary," "trade secret," "private," or labeled with any other claim against public disclosure of the documents, to include any "trade secrets" as defined by West Virginia Code § 47-22-1 et seq. All submissions are subject to public disclosure without notice.

32. LICENSING: In accordance with West Virginia Code of State Rules § 148-1-6.1.e, Vendor must be licensed and in good standing in accordance with any and all state and local laws and requirements by any state or local agency of West Virginia, including, but not limited to, the West Virginia Secretary of State's Office, the West Virginia Tax Department, West Virginia Insurance Commission, or any other state agency or political subdivision. Obligations related to political subdivisions may include, but are not limited to, business licensing, business and occupation taxes, inspection compliance, permitting, etc. Upon request, the Vendor must provide all necessary releases to obtain information to enable the Purchasing Division Director or the Agency to verify that the Vendor is licensed and in good standing with the above entities.

SUBCONTRACTOR COMPLIANCE: Vendor shall notify all subcontractors providing commodities or services related to this Contract that as subcontractors, they too are required to be licensed, in good standing, and up-to-date on all state and local obligations as described in this section. Obligations related to political subdivisions may include, but are not limited to, business licensing, business and occupation taxes, inspection compliance, permitting, etc. Notification under this provision must occur prior to the performance of any work under the contract by the subcontractor.

33. ANTITRUST: In submitting a bid to, signing a contract with, or accepting a Award Document from any agency of the State of West Virginia, the Vendor agrees to convey, sell, assign, or transfer to the State of West Virginia all rights, title, and interest in and to all causes of action it may now or hereafter acquire under the antitrust laws of the United States and the State of West Virginia for price fixing and/or unreasonable restraints of trade relating to the particular commodities or services purchased or acquired by the State of West Virginia. Such assignment shall be made and become effective at the time the purchasing agency tenders the initial payment to Vendor.

34. VENDOR NON-CONFLICT: Neither Vendor nor its representatives are permitted to have any interest, nor shall they acquire any interest, direct or indirect, which would compromise the performance of its services hereunder. Any such interests shall be promptly presented in detail to the Agency.

35. VENDOR RELATIONSHIP: The relationship of the Vendor to the State shall be that of an independent contractor and no principal-agent relationship or employer-employee relationship is contemplated or created by this Contract. The Vendor as an independent contractor is solely liable for the acts and omissions of its employees and agents. Vendor shall be responsible for selecting, supervising, and compensating any and all individuals employed pursuant to the terms of this Solicitation and resulting contract. Neither the Vendor, nor any employees or subcontractors of the Vendor, shall be deemed to be employees of the State for any purpose whatsoever. Vendor shall be exclusively responsible for payment of employees and contractors for all wages and salaries, taxes, withholding payments, penalties, fees, fringe benefits, professional liability insurance premiums, contributions to insurance and pension, or other deferred compensation plans, including but not limited to, Workers' Compensation and Social Security obligations, licensing fees, etc. and the filing of all necessary documents, forms, and returns pertinent to all of the foregoing.

Vendor shall hold harmless the State, and shall provide the State and Agency with a defense against any and all claims including, but not limited to, the foregoing payments, withholdings, contributions, taxes, Social Security taxes, and employer income tax returns.

36. INDEMNIFICATION: The Vendor agrees to indemnify, defend, and hold harmless the State and the Agency, their officers, and employees from and against: (1) Any claims or losses for services rendered by any subcontractor, person, or firm performing or supplying services, materials, or supplies in connection with the performance of the Contract; (2) Any claims or losses resulting to any person or entity injured or damaged by the Vendor, its officers, employees, or subcontractors by the publication, translation, reproduction, delivery, performance, use, or disposition of any data used under the Contract in a manner not authorized by the Contract, or by Federal or State statutes or regulations; and (3) Any failure of the Vendor, its officers, employees, or subcontractors to observe State and Federal laws including, but not limited to, labor and wage and hour laws.

37. NO DEBT CERTIFICATION: In accordance with West Virginia Code §§ 5A-3-10a and 5-22-1(i), the State is prohibited from awarding a contract to any bidder that owes a debt to the State or a political subdivision of the State. By submitting a bid, or entering into a contract with the State, Vendor is affirming that (1) for construction contracts, the Vendor is not in default on any monetary obligation owed to the state or a political subdivision of the state, and (2) for all other contracts, neither the Vendor nor any related party owe a debt as defined above, and neither the Vendor nor any related party are in employer default as defined in the statute cited above unless the debt or employer default is permitted under the statute.

38. CONFLICT OF INTEREST: Vendor, its officers or members or employees, shall not presently have or acquire an interest, direct or indirect, which would conflict with or compromise the performance of its obligations hereunder. Vendor shall periodically inquire of its officers, members and employees to ensure that a conflict of interest does not arise. Any conflict of interest discovered shall be promptly presented in detail to the Agency.

39. REPORTS: Vendor shall provide the Agency and/or the Purchasing Division with the following reports identified by a checked box below:

Such reports as the Agency and/or the Purchasing Division may request. Requested reports may include, but are not limited to, quantities purchased, agencies utilizing the contract, total contract expenditures by agency, etc.

Quarterly reports detailing the total quantity of purchases in units and dollars, along with a listing of purchases by agency. Quarterly reports should be delivered to the Purchasing Division via email at purchasing.division@wv.gov.

40. BACKGROUND CHECK: In accordance with W. Va. Code § 15-2D-3, the State reserves the right to prohibit a service provider's employees from accessing sensitive or critical information or to be present at the Capitol complex based upon results addressed from a criminal background check. Service providers should contact the West Virginia Division of Protective Services by phone at (304) 558-9911 for more information.

41. PREFERENCE FOR USE OF DOMESTIC STEEL PRODUCTS: Except when authorized by the Director of the Purchasing Division pursuant to W. Va. Code § 5A-3-56, no contractor may use or supply steel products for a State Contract Project other than those steel products made in the United States. A contractor who uses steel products in violation of this section may be subject to civil penalties pursuant to W. Va. Code § 5A-3-56. As used in this section:

- a. "State Contract Project" means any erection or construction of, or any addition to, alteration of or other improvement to any building or structure, including, but not limited to, roads or highways, or the installation of any heating or cooling or ventilating plants or other equipment, or the supply of and materials for such projects, pursuant to a contract with the State of West Virginia for which bids were solicited on or after June 6, 2001.
- b. "Steel Products" means products rolled, formed, shaped, drawn, extruded, forged, cast, fabricated or otherwise similarly processed, or processed by a combination of two or more or such operations, from steel made by the open heath, basic oxygen, electric furnace, Bessemer or other steel making process.
- c. The Purchasing Division Director may, in writing, authorize the use of foreign steel products if:
 1. The cost for each contract item used does not exceed one tenth of one percent (.1%) of the total contract cost or two thousand five hundred dollars (\$2,500.00), whichever is greater. For the purposes of this section, the cost is the value of the steel product as delivered to the project; or
 2. The Director of the Purchasing Division determines that specified steel materials are not produced in the United States in sufficient quantity or otherwise are not reasonably available to meet contract requirements.

42. PREFERENCE FOR USE OF DOMESTIC ALUMINUM, GLASS, AND STEEL: In Accordance with W. Va. Code § 5-19-1 et seq., and W. Va. CSR § 148-10-1 et seq., for every contract or subcontract, subject to the limitations contained herein, for the construction, reconstruction, alteration, repair, improvement or maintenance of public works or for the purchase of any item of machinery or equipment to be used at sites of public works, only domestic aluminum, glass or steel products shall be supplied unless the spending officer determines, in writing, after the receipt of offers or bids, (1) that the cost of domestic aluminum, glass or steel products is unreasonable or inconsistent with the public interest of the State of West Virginia, (2) that domestic aluminum, glass or steel products are not produced in sufficient quantities to meet the contract requirements, or (3) the available domestic aluminum, glass, or steel do not meet the contract specifications. This provision only applies to public works contracts awarded in an amount more than fifty thousand dollars (\$50,000) or public works contracts that require more than ten thousand pounds of steel products.

The cost of domestic aluminum, glass, or steel products may be unreasonable if the cost is more than twenty percent (20%) of the bid or offered price for foreign made aluminum, glass, or steel products. If the domestic aluminum, glass or steel products to be supplied or produced in a “substantial labor surplus area”, as defined by the United States Department of Labor, the cost of domestic aluminum, glass, or steel products may be unreasonable if the cost is more than thirty percent (30%) of the bid or offered price for foreign made aluminum, glass, or steel products. This preference shall be applied to an item of machinery or equipment, as indicated above, when the item is a single unit of equipment or machinery manufactured primarily of aluminum, glass or steel, is part of a public works contract and has the sole purpose or of being a permanent part of a single public works project. This provision does not apply to equipment or machinery purchased by a spending unit for use by that spending unit and not as part of a single public works project.

All bids and offers including domestic aluminum, glass or steel products that exceed bid or offer prices including foreign aluminum, glass or steel products after application of the preferences provided in this provision may be reduced to a price equal to or lower than the lowest bid or offer price for foreign aluminum, glass or steel products plus the applicable preference. If the reduced bid or offer prices are made in writing and supersede the prior bid or offer prices, all bids or offers, including the reduced bid or offer prices, will be reevaluated in accordance with this rule.

43. INTERESTED PARTY SUPPLEMENTAL DISCLOSURE: W. Va. Code § 6D-1-2 requires that for contracts with an actual or estimated value of at least \$1 million, the Vendor must submit to the Agency a disclosure of interested parties prior to beginning work under this Contract. Additionally, the Vendor must submit a supplemental disclosure of interested parties reflecting any new or differing interested parties to the contract, which were not included in the original pre-work interested party disclosure, within 30 days following the completion or termination of the contract. A copy of that form is included with this solicitation or can be obtained from the WV Ethics Commission. This requirement does not apply to publicly traded companies listed on a national or international stock exchange. A more detailed definition of interested parties can be obtained from the form referenced above.

44. PROHIBITION AGAINST USED OR REFURBISHED: Unless expressly permitted in the solicitation published by the State, Vendor must provide new, unused commodities, and is prohibited from supplying used or refurbished commodities, in fulfilling its responsibilities under this Contract.

45. VOID CONTRACT CLAUSES: This Contract is subject to the provisions of West Virginia Code § 5A-3-62, which automatically voids certain contract clauses that violate State law.

46. ISRAEL BOYCOTT: Bidder understands and agrees that, pursuant to W. Va. Code § 5A-3-63, it is prohibited from engaging in a boycott of Israel during the term of this contract.

ADDITIONAL TERMS AND CONDITIONS (Construction Contracts Only)

1. CONTRACTOR'S LICENSE: Until June 15, 2021, West Virginia Code § 21-11-2, and after that date, § 30-42-2, requires that all persons desiring to perform contracting work in this state be licensed. The West Virginia Contractors Licensing Board is empowered to issue the contractor's license. Applications for a contractor's license may be made by contacting the West Virginia Contractor Licensing Board.

The apparent successful Vendor must furnish a copy of its contractor's license prior to the issuance of a contract award document.

2. BONDS: The following bonds must be submitted:

- BID BOND:** Pursuant to the requirements contained in W. Va. Code § 5-22-1(c), All Vendors submitting a bid on a construction project shall furnish a valid bid bond in the amount of five percent (5%) of the total amount of the bid protecting the State of West Virginia. **THE BID BOND MUST BE SUBMITTED WITH THE BID OR VENDOR'S BID WILL BE DISQUALIFIED.**
- PERFORMANCE BOND:** The apparent successful Vendor shall provide a performance bond in the amount of 100% of the contract. The performance bond must be received by the Purchasing Division prior to Contract award. (Attorney General requires use of the State approved bond forms found at: www.state.wv.us/admin/purchase/forms2.html)
- LABOR/MATERIAL PAYMENT BOND:** The apparent successful Vendor shall provide a labor/material payment bond in the amount of 100% of the Contract value. The labor/material payment bond must be delivered to the Purchasing Division prior to Contract award. (Attorney General requires use of the State approved bond forms found at: www.state.wv.us/admin/purchase/forms2.html)
- MAINTENANCE BOND:** The apparent successful Vendor shall provide a two (2) year maintenance bond covering the roofing system if the work impacts an existing roof. The amount of the bond must be equal to the price associated with the percentage of the project impacting the roof. The maintenance bond must be issued and delivered to the Purchasing Division prior to Contract award. (Attorney General requires use of the State approved bond forms found at: www.state.wv.us/admin/purchase/forms2.html)

At a minimum, all construction projects require a bid bond, performance bond, and labor/material payment bond. Failure on the part of the state of West Virginia to checkmark the required bonds above does not relieve the vendor from the legal requirement of providing these bonds.

In lieu of the Bid Bond, the Vendor may provide certified checks, cashier's checks, or irrevocable letters of credit. Any certified check, cashier's check, or irrevocable letter of credit provided in lieu of the bid bond must be of the same amount required of the Bid Bond and delivered with the bid.

3. DRUG-FREE WORKPLACE AFFIDAVIT: W. Va. Code § 21-1D-5 provides that any solicitation for a public improvement contract requires each Vendor that submits a bid for the work to submit an affidavit that the Vendor has a written plan for a drug-free workplace policy. If the affidavit is not submitted with the bid submission, the Purchasing Division shall promptly request by telephone and electronic mail that the low bidder and second low bidder provide the affidavit within one business day of the request. Failure to submit the affidavit within one business day of receiving the request shall result in disqualification of the bid. To comply with this law, Vendor should complete the enclosed drug-free workplace affidavit and submit the same with its bid. Failure to submit the signed and notarized drugfree workplace affidavit or a similar affidavit that fully complies with the requirements of the applicable code, within one business day of being requested to do so shall result in disqualification of Vendor's bid. Pursuant to W. Va. Code 21-1D-2(b) and (k), this provision does not apply to public improvement contracts the value of which is \$100,000 or less or temporary or emergency repairs.

3.1. DRUG-FREE WORKPLACE POLICY: Pursuant to W. Va. Code § 21-1D-4, Vendor and its subcontractors must implement and maintain a written drug-free workplace policy that complies with said article. The awarding public authority shall cancel this contract if: (1) Vendor fails to implement and maintain a written drug-free workplace policy described in the preceding paragraph, (2) Vendor fails to provide information regarding implementation of its drug-free workplace policy at the request of the public authority; or (3) Vendor provides to the public authority false information regarding the contractor's drug-free workplace policy.

Pursuant to W. Va. Code 21-1D-2(b) and (k), this provision does not apply to public improvement contracts the value of which is \$100,000 or less or temporary or emergency repairs.

4. DRUG FREE WORKPLACE REPORT: Pursuant to W. Va. Code § 21-1D-7b, no less than once per year, or upon completion of the project, every contractor shall provide a certified report to the public authority which let the contract. For contracts over \$25,000, the public authority shall be the West Virginia Purchasing Division. For contracts of \$25,000 or less, the public authority shall be the agency issuing the contract. The report shall include:

- (1) Information to show that the education and training service to the requirements of West Virginia Code § 21-1D-5 was provided;
- (2) The name of the laboratory certified by the United States Department of Health and Human Services or its successor that performs the drug tests;
- (3) The average number of employees in connection with the construction on the public improvement;
- (4) Drug test results for the following categories including the number of positive tests and the number of negative tests: (A) Pre-employment and new hires; (B) Reasonable suspicion; (C) Post-accident; and (D) Random.

Vendor should utilize the attached Certified Drug Free Workplace Report Coversheet when submitting the report required hereunder. Pursuant to W. Va. Code 21-1D-2(b) and (k), this provision does not apply to public improvement contracts the value of which is \$100,000 or less or temporary or emergency repairs.

5. AIA DOCUMENTS: All construction contracts that will be completed in conjunction with architectural services procured under Chapter 5G of the West Virginia Code will be governed by the attached AIA documents, as amended by the Supplementary Conditions for the State of West Virginia, in addition to the terms and conditions contained herein.

6. PROHIBITION AGAINST GENERAL CONDITIONS: Notwithstanding anything contained in the AIA Documents or the Supplementary Conditions, the State of West Virginia will not pay for general conditions, or winter conditions, or any other condition representing a delay in the contracts. The Vendor is expected to mitigate delay costs to the greatest extent possible and any costs associated with Delays must be specifically and concretely identified. The state will not consider an average daily rate multiplied by the number of days extended to be an acceptable charge.

7. GREEN BUILDINGS MINIMUM ENERGY STANDARDS: In accordance with § 22-29-4, all new building construction projects of public agencies that have not entered the schematic design phase prior to July 1, 2012, or any building construction project receiving state grant funds and appropriations, including public schools, that have not entered the schematic design phase prior to July 1, 2012, shall be designed and constructed complying with the ICC International Energy Conservation Code, adopted by the State Fire Commission, and the ANSI/ASHRAE/IESNA Standard 90.1-2007: Provided, That if any construction project has a commitment of federal funds to pay for a portion of such project, this provision shall only apply to the extent such standards are consistent with the federal standards.

8. LOCAL LABOR MARKET HIRING REQUIREMENT: Pursuant to West Virginia Code §21-1C-1 et seq., Employers shall hire at least seventy-five percent of employees for public improvement construction projects from the local labor market, to be rounded off, with at least two employees from outside the local labor market permissible for each employer per project.

Any employer unable to employ the minimum number of employees from the local labor market shall inform the nearest office of Workforce West Virginia of the number of qualified employees needed and provide a job description of the positions to be filled.

If, within three business days following the placing of a job order, Workforce West Virginia is unable to refer any qualified job applicants to the employer or refers less qualified job applicants than the number requested, then Workforce West Virginia shall issue a waiver to the employer stating the unavailability of applicant and shall permit the employer to fill any positions covered by the waiver from outside the local labor market. The waiver shall be in writing and shall be issued within the prescribed three days. A waiver certificate shall be sent to both the employer for its permanent project records and to the public authority.

Any employer who violates this requirement is subject to a civil penalty of \$250 per each employee less than the required threshold of seventy-five percent per day of violation after receipt of a notice of violation.

Any employer that continues to violate any provision of this article more than fourteen calendar days after receipt of a notice of violation is subject to a civil penalty of \$500 per each employee less than the required threshold of seventy-five percent per day of violation.

The following terms used in this section have the meaning shown below.

(1) The term “construction project” means any construction, reconstruction, improvement, enlargement, painting, decorating or repair of any public improvement let to contract in an amount equal to or greater than \$500,000. The term “construction project” does not include temporary or emergency repairs;

(2) The term “employee” means any person hired or permitted to perform hourly work for wages by a person, firm or corporation in the construction industry; The term “employee” does not include:(i) Bona fide employees of a public authority or individuals engaged in making temporary or emergency repairs;(ii) Bona fide independent contractors; or(iii) Salaried supervisory personnel necessary to assure efficient execution of the employee's work;

(3) The term “employer” means any person, firm or corporation employing one or more employees on any public improvement and includes all contractors and subcontractors;

(4) The term “local labor market” means every county in West Virginia and any county outside of West Virginia if any portion of that county is within fifty miles of the border of West Virginia;

(5) The term “public improvement” includes the construction of all buildings, roads, highways, bridges, streets, alleys, sewers, ditches, sewage disposal plants, waterworks, airports and all other structures that may be let to contract by a public authority, excluding improvements funded, in whole or in part, by federal funds.

9. DAVIS-BACON AND RELATED ACT WAGE RATES:

The work performed under this contract is federally funded in whole, or in part. Pursuant to _____, Vendors are required to pay applicable Davis-Bacon wage rates.

The work performed under this contract is not subject to Davis-Bacon wage rates.

10. SUBCONTRACTOR LIST SUBMISSION: In accordance with W. Va. Code § 5-22-1, the apparent low bidder on a contract valued at more than \$250,000.00 for the construction, alteration, decoration, painting or improvement of a new or existing building or structure shall submit a list of all subcontractors who will perform more than \$25,000.00 of work on the project including labor and materials. (This section does not apply to any other construction projects, such as highway, mine reclamation, water or sewer projects.) The subcontractor list shall be provided to the Purchasing Division within one business day of the opening of bids for review.

If the apparent low bidder fails to submit the subcontractor list, the Purchasing Division shall promptly request by telephone and electronic mail that the low bidder and second low bidder provide the subcontractor list within one business day of the request. Failure to submit the subcontractor list within one business day of receiving the request shall result in disqualification of the bid.

If no subcontractors who will perform more than \$25,000.00 of work are to be used to complete the project, the apparent low bidder must make this clear on the subcontractor list, in the bid itself, or in response to the Purchasing Division's request for the subcontractor list.

a. Required Information. The subcontractor list must contain the following information:

i. Bidder's name

ii. Name of each subcontractor performing more than \$25,000 of work on the project.

iii. The license number of each subcontractor, as required by W. Va. Code § 21-11-1 et. seq.

iv. If applicable, a notation that no subcontractor will be used to perform more than \$25,000.00 of work. (This item iv. is not required if the vendor makes this clear in the bid itself or in documentation following the request for the subcontractor list.)

b. Subcontractor List Submission Form: The subcontractor list may be submitted in any form, including the attached form, as long as the required information noted above is included. If any information is missing from the bidder's subcontractor list submission, it may be obtained from other documents such as bids, emails, letters, etc. that accompany the subcontractor list submission.

c. Substitution of Subcontractor. Written approval must be obtained from the State Spending Unit before any subcontractor substitution is permitted. Substitutions are not permitted unless:

i. The subcontractor listed in the original bid has filed for bankruptcy;

ii. The subcontractor in the original bid has been debarred or suspended; or

iii. The contractor certifies in writing that the subcontractor listed in the original bid fails, is unable, or refuses to perform his subcontract.

Subcontractor List Submission (Construction Contracts Only)

Bidder's Name: Costo Technical Services

Check this box if no subcontractors will perform more than \$25,000.00 of work to complete the project.

Subcontractor Name	License Number if Required by W. Va. Code § 21-11-1 et. seq.
<u>W.Q. Watters Company</u>	<u>WV 000963</u>

Attach additional pages if necessary

DESIGNATED CONTACT: Vendor appoints the individual identified in this Section as the Contract Administrator and the initial point of contact for matters relating to this Contract.

(Printed Name and Title) April Dunlap, Sales Support

(Address) 540 Leon Sullivan Way; Charleston, WV 25301

(Phone Number) / (Fax Number) 304-346-0549 / 304-346-8920

(email address) adunlap@costotech.com

CERTIFICATION AND SIGNATURE: By signing below, or submitting documentation through wvOASIS, I certify that: I have reviewed this Solicitation/Contract in its entirety; that I understand the requirements, terms and conditions, and other information contained herein; that this bid, offer or proposal constitutes an offer to the State that cannot be unilaterally withdrawn; that the product or service proposed meets the mandatory requirements contained in the Solicitation/Contract for that product or service, unless otherwise stated herein; that the Vendor accepts the terms and conditions contained in the Solicitation, unless otherwise stated herein; that I am submitting this bid, offer or proposal for review and consideration; that this bid or offer was made without prior understanding, agreement, or connection with any entity submitting a bid or offer for the same material, supplies, equipment or services; that this bid or offer is in all respects fair and without collusion or fraud; that this Contract is accepted or entered into without any prior understanding, agreement, or connection to any other entity that could be considered a violation of law; that I am authorized by the Vendor to execute and submit this bid, offer, or proposal, or any documents related thereto on Vendor's behalf; that I am authorized to bind the vendor in a contractual relationship; and that to the best of my knowledge, the vendor has properly registered with any State agency that may require registration.

By signing below, I further certify that I understand this Contract is subject to the provisions of West Virginia Code § 5A-3-62, which automatically voids certain contract clauses that violate State law; and that pursuant to W. Va. Code 5A-3-63, the entity entering into this contract is prohibited from engaging in a boycott against Israel.

Costo Technical Services

(Company)

April Dunlap

(Signature of Authorized Representative)

April Dunlap, Sales Support 3/20/2024

(Printed Name and Title of Authorized Representative) (Date)

304-346-0549 / 304-346-8920

(Phone Number) (Fax Number)

adunlap@costotech.com

(Email Address)

REQUEST FOR QUOTATION
Building 35 Cooling Tower Renovation

GENERAL CONSTRUCTION SPECIFICATIONS (No AIA Documents)

1. **PURPOSE AND SCOPE:** The West Virginia Purchasing Division is soliciting bids on behalf of the General Services Division to establish a contract for the following:

The General Services Division is seeking qualified contractors to perform Cooling Tower renovation/construction services located at Bldg. 35 (aka the Diamond Building), 350 Capitol St., Charleston, West Virginia 25301.

To Provide, install, and complete all work required to provide rehabilitation service to the Two Baltimore AirCoil cooling towers, Model Number 15325, Serial Number 99403941 or Equal.

The Vendor shall furnish all materials, labor, and equipment necessary to complete all Construction Services. The Vendor shall furnish any incidental work, materials, labor, and equipment that are necessary to complete the Construction Services, even if such incidental work is not explicitly included in the Project Plans.

2. **DEFINITIONS:** The terms listed below shall have the meanings assigned to them below. Additional definitions can be found in section 2 of the General Terms and Conditions and in the Project Plans as defined below.

2.1 **“BAC”** means Baltimore Aircoil Company.

2.2 **“BMS”** means building management system.

2.3 **“Construction Services”** means demolition of old DX condenser unit and demolition and replacement of electrical upgrades, insulation, fire stopping, painting, controls, and other services as outlined in Exhibits B.

2.4 **“FRP”** means fiber reinforced polymer.

2.5 **“HWB”** means hot water basin.

2.6 **“OEM”** means original equipment manufacturer.

2.7 **“Pricing Page”** means the pages contained in *wvOASIS*, attached hereto as Exhibit A, or included in the Project Plans upon which Vendor should list its proposed price for the Construction Services.

REQUEST FOR QUOTATION
Building 35 Cooling Tower Renovation

- 2.8 “Project Plans”** means documents developed by an architect, an engineer, the Agency, or another design professional, which are attached hereto as Exhibit B, that provide detailed instructions on how the Construction Services are to be performed. In the event that Project Plans contain drawings or other documents too large to attach in Exhibit B, Vendors can obtain copies in accordance with Section 9 of these Specifications.
- 2.9 “Psig”** means pounds per square inch gauge.
- 2.10 “PVC”** means polyvinyl chloride.
- 2.11 “Solicitation”** means the official notice of an opportunity to supply the State with Construction Services that is published by the Purchasing Division.
- 2.12 “WSHP”** means water source heat pump.
- 2.13 “XF”** means cross flow nozzles.
- 3. ORDER OF PRECEDENCE:** This General Construction Specifications document will have priority over, and supersede, anything contained in the Project Plans.
- 4. QUALIFICATIONS:** Vendor, or Vendor’s staff if requirements are inherently limited to individuals rather than corporate entities, shall have the following minimum qualifications:
- 4.1. Experience:** Vendor, or Vendor’s supervisory staff assigned to this project, must have successfully completed at least 3 projects that involved work similar to that described in these specifications or the Project Plans. Compliance with this experience requirement will be determined prior to contract award by the State through references provided by the Vendor upon request, through knowledge or documentation of the Vendor’s past projects, through confirmation of experience requirements from the architect assisting the State in this project, or some other method that the State determines to be acceptable. Vendor must provide any documentation requested by the State to assist in confirmation of compliance with this provision. References, documentation, or other information to confirm compliance with this experience requirement may be requested after bid opening and prior to contract award.
- 5. CONTRACT AWARD:** The Contract is intended to provide Agency with a purchase price for the Construction Services. The Contract will be awarded to the lowest qualified responsible bidder meeting the required specifications. If the Pricing Pages contain alternates/add-ons, the Contract will be awarded based on the grand total of the base bid and any alternates/add-ons selected.
- 5.1.Pricing Page:** Vendor should complete the Pricing Page by providing an all-inclusive, lump sum bid to provide all Construction Services as specified herein.

REQUEST FOR QUOTATION
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6. **SELECTION OF ALTERNATES:** Pursuant to W. Va. Code § 5-22-1(f), any solicitation of bids shall include no more than five alternates. Alternates, if accepted, shall be accepted in the order in which they are listed on the bid form. Any unaccepted alternate contained within a bid shall expire 90 days after the date of the opening of bids for review. Determination of the lowest qualified responsible bidder shall be based on the sum of the base bid and any alternates accepted.
7. **PERFORMANCE:** Vendor shall perform the Construction Services in accordance with this document and the Project Plans. Successful Vendor shall provide a full construction schedule to the Agency within Seventy-Two (72) hours of award of the Contract. Schedule should indicate at least the following: materials lead times, onsite construction start date, any construction milestones, and construction completion date but not less than 7 days prior to actual work start for owner approval/review.
8. **SUBSTITUTIONS:** Any substitution requests must be submitted in accordance with the official question and answer period described in the INSTRUCTIONS TO VENDORS SUBMITTING BIDS, Paragraph 4. Vendor Question Deadline. Vendors submitting substitution requests should submit product brochures and product specifications during the official question and answer period.
9. **PROJECT PLANS:** The checked box will apply to Project Plans for this solicitation.
- No Additional Project Plan Documents:** There are no additional Project Plans other than those attached hereto as Exhibit B or any subsequent addenda modifying Exhibit B.
- Additional Project Plan Documents:** There are additional Project Plan documents other than those attached as Exhibit B. Copies of the additional Project Plan documents not attached as Exhibit B can be obtained by contacting the entity identified below.

10. CONDITIONS OF THE WORK

- 10.1. **Permits:** The Vendor shall procure all necessary permits and licenses to comply with all applicable Federal, State, or Local laws, regulations and ordinances of any regulating body.
- 10.2. **Existing Conditions:** If discrepancies are discovered between the existing conditions and those noted in the specifications, Vendor must immediately notify the Agency's representative. Vendor must also immediately notify the Agency if suspected hazardous materials are encountered.
- 10.3. **Standard Work Hours:** The standard hours of work for this Contract will be 7:00 am to 5:00 pm, Monday through Friday, excluding holidays recognized by the State of West Virginia. Any work outside of the standard hours of work must be approved in advance at the Agency's sole discretion. Authorization of work outside of the standard hours of work will not entitle Vendor to additional compensation.

REQUEST FOR QUOTATION
Building 35 Cooling Tower Renovation

10.4. Project Closeout: Project Closeout shall include the following:

10.4.1. Final Cleanup: Vendor shall perform the final cleanup activities listed below, along with any other final cleanup activities normally associated with the work performed under this Contract, prior to final inspection:

10.4.2. Final Inspection: Vendor shall participate in a final inspection with the Agency's project manager. The purpose of the final inspection will be to identify deficiencies that need to be remedied prior to Agency's final acceptance of the work. Vendor shall at all times be obligated to perform in accordance with the Contract and must take all actions necessary to ensure that work complies with requirements of Contract prior to final acceptance. Final acceptance does not waive or release Vendor from its obligation to ensure that work complies with the Contract requirements. Vendor shall submit any warranty documents to the Agency project manager at final inspection.

11. PAYMENT and INVOICING: Agency shall pay flat fee, as shown on the Exhibit A – Pricing Pages, for all Contract Services accepted and performed under this Contract. Vendor shall accept payment in accordance with the payment procedures of the State of West Virginia.

11.1. Invoices shall be submitted for payment (in arrears) and must include the complete address of the Vendor, Contract Number, FEIN Number, Invoice date, and Invoice amount.

11.2. Invoices shall be submitted to:

General Services Division
Building 18
103 Michigan Avenue
Charleston, WV 25311
or emailed to GSDInvoices@wv.gov

12. FACILITIES ACCESS: Performance of Contract Services may require access cards and/or keys to gain entrance to the Agency's facilities. In the event that access cards and/or keys are required:

12.1. Vendor must identify principal service personnel which will be issued access cards and/or keys to perform service.

12.2. Vendor will be responsible for controlling cards and keys and will pay replacement fee, if the cards or keys become lost or stolen.

REQUEST FOR QUOTATION
Building 35 Cooling Tower Renovation
CRFQ GSD2400000019

- 12.1. Vendor must identify principal service personnel which will be issued access cards and/or keys to perform service.
- 12.2. Vendor will be responsible for controlling cards and keys and will pay replacement fee, if the cards or keys become lost or stolen.
- 12.3. Vendor shall notify Agency immediately of any lost, stolen, or missing card or key.
- 12.4. Anyone performing under this Contract will be subject to Agency's security protocol and procedures.
- 12.5. Vendor shall inform all staff of Agency's security protocol and procedures.

13. MISCELLANEOUS:

13.1. Contract Manager: During its performance of this Contract, Vendor must designate and maintain a primary contract manager responsible for overseeing Vendor's responsibilities under this Contract. The Contract manager must be available during normal business hours to address any customer service or other issues related to this Contract. Vendor should list its Contract manager and his or her contact information below.

Contract Manager: Craig Wilson

Telephone Number: 304-346-0949

Fax Number: 304-346-8920

Email Address: CWilson@casbotech.com

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CRFQ GSD240000019

Exhibit A – Pricing Page

DATE: 3/20/2024

NAME OF VENDOR: Casto Technical Services

The Vendor, being familiar with and understanding the Bidding Documents and having examined the site and being familiar with all local conditions affecting the project hereby proposes to furnish all labor, material, equipment, supplies and transportation and to perform all Work in accordance with the Bidding Documents within the time set forth for the sum of:

Base Bid (Commodity Line 1 in wvOASIS): All inclusive, lump-sum bid to, including all associated work as specified herein: To Provide, ALL services, materials, labor, and supervision to complete rehabilitation of the BAC Cooling Tower serving the Diamond Building

For the sum of: Two hundred fifty three thousand one hundred forty
& thirty two cents)
(\$ 253,140.32)

(Show amount in both words and numbers)

REQUEST FOR QUOTATION
Building 35 Cooling Tower Renovation

EXHIBIT B – PROJECT PLANS

1. GENERAL REQUIREMENTS:

1.1. Demolition Work:

- 1.1.1.** Remove 100% of the fill in the cells of Towers 1 and 2 and place in Contractor supplied dumpsters for removal. Contractor is responsible for all debris removal.
- 1.1.2.** With fill removed, mechanically prepare the leaking end walls to a SSPC-SP-10 or NACE No. 2 (see Exhibit D Near White Blast surface finish to achieve a minimum 3mil surface profile and coat with CIM Industries 1061 (or equal) two component elastomeric urethane coating to a thickness of 60 wet mils.
- 1.1.3.** Supply and install new Brentwood Industries bottom supported heavy duty XF75 15mil fill Packs (or equal). To include the following:
 - 1.1.3.1.** XF 75 15 mil. Thickness after forming packs with integrated louvers and integrated drift eliminators.
 - 1.1.3.2.** Fill material installed at 64” of air travel to match the existing air travel.
 - 1.1.3.3.** New FRP corrosion resistant fill supports. FRP must be either Strongwell Corporation or Bedford Reinforced Plastics.
 - 1.1.3.4.** New FRP/PVC/Neoprene corrosion resistant air and water seals.
- 1.1.4.** Remove and replace mechanical components in both cells to include the following:
 - 1.1.4.1.** Two (2) new BAC fans selected BAC HP7i composite/fiberglass airfoil blade to meet or exceed the original OEM, including all new hub housing.
 - 1.1.4.2.** Two (2) new OEM BAC gear reducers.
 - 1.1.4.3.** New OEM BAC rubber bonded drive bushings in both cells.
 - 1.1.4.4.** New OEM BAC drive shafts and yokes.
- 1.1.5.** Re-seal the HWBs, distribution boxes and distribution troughs in both cells to include the following:
 - 1.1.5.1.** Disassembly of the distribution boxes and distribution troughs, remove old sealant, clean, apply new sealant and reassemble.

REQUEST FOR QUOTATION
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- 1.1.6.** Remove and replace 100% of the distribution nozzles in both cells to include the following:
 - 1.1.6.1.** OEM BAC nozzles, or Equal with OEM Variflow Nozzle Cups installed at the louver face nozzle locations.

- 1.1.7.** Remove the existing galvanized HWB covers in both cells and replace them with FRP covers to include the following:
 - 1.1.7.1.** FRP HWB covers with 304ss hinges, 304ss handles, and 304ss hardware.
 - 1.1.7.2.** FRP material shall be from either Strongwell Corporation or Bedford Reinforced Plastics or Equal.

- 1.1.8.** Perform complete cooling tower cleaning in accordance with OSHA Technical Manual, Section III, Chapter 7, to include the following:
 - 1.1.8.1.** Power wash external tower casing, air inlets, and fan deck.
 - 1.1.8.2.** Power wash internal tower plenum, mechanicals, and associated components.
 - 1.1.8.3.** Clean debris from cold water basins, hot water basins, and power wash each.
 - 1.1.8.4.** Vendor shall provide crane and operator.
 - 1.1.8.5.** Vendor shall provide electrical disconnect and reconnect.
 - 1.1.8.6.** Vendor shall provide all necessary scaffolding and/or lifts.
 - 1.1.8.7.** All pultruded FRP to be supplied in accordance with CTI STD-137 (<https://www.scribd.com/document/350504477/CTI-STD-137-pdf>) and from either Strongwell Corporation or Bedford Reinforced Plastics.
 - 1.1.8.8.** All hardware to be 304 stainless steels in accordance with CTI ESG-144 (<https://cti-marketplace.myshopify.com/products/esg-144?pos=1&sid=494427395&ss=r>).
 - 1.1.8.9.** Tower inner/outer access doors to be repaired to replace latch mechanisms, seals, and hardware to ensure a tight seal from air flow.
 - 1.1.8.10.** Both cells shall be available simultaneously. A work schedule shall be submitted a minimum of 7 days in advance and be approved by the Owner before work commences on the towers (which would remove them from service). WSHP out of service time shall be minimal, and downtime must be coordinated with the Building Supervisor.
 - 1.1.8.11.** Replace tower water fill valves.

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1.1.9. Water balance services shall be performed by a qualified technician. Profile condenser water pumps and provide written report upon completion of balance.

1.1.10. Coordinate with BMS provider TRANE for any data points that may be impacted due to equipment change out and the addition of new data points, or transition to new components for complete data interface.

1.2. Materials and Related Information:

1.2.1. Chilled water piping shall be Schedule 40 Grade B, steel pipe, class 150 steel fittings, flange fittings, and welded and flanged joints, or pre-approved equal (submit alternates as a technical question, providing sufficient material information for review of alternative product equivalency).

1.2.2. Install hangers inside the building with a maximum spacing not to exceed ten feet (10').

1.2.3. Construct joints according to AWS D10.12M/D10.2
(<https://www.scribd.com/document/164337326/AWS-D10-12-00-MS-PIPE>).

1.2.4. Working pressure for the condensate system is 80psig @ 42 deg. F.

1.3. Painting Information:

1.3.1. **Manufacturers:** Subject to compliance with requirements available, manufacturers offering products that may be incorporated into the work include, but are not limited to the following:

1.3.1.1. Benjamin Moore & Co.

1.3.1.2. PPG Architectural Finishes, Inc.

1.3.1.3. Sherwin-Williams Company.

1.3.2. Paint, General:

1.3.2.1. Material Compatibility:

1.3.2.1.1. Provide materials for use within each paint system that are compatible with one another, and substrates indicated, under conditions of service and application as demonstrated by manufacturer, based on testing and field experience.

REQUEST FOR QUOTATION
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1.3.2.1.2. For each coat in a paint system, provide products recommended in writing by manufacturers of topcoat for use in the paint system and substrate indicated.

2. PERFORMANCE: In the event that this Contract is designated as an open-end contract, Vendor shall perform in accordance with the release orders that may be issued against this Contract.

2.1. Vendor and Agency shall agree upon a schedule for performance of Contract Services and Contract Services Deliverables, unless such a schedule is already included herein by Agency.

2.2. The Vendor shall provide the Agency Project Manager with an overall project schedule within **seventy-two (72) hours** of the Award of the Contract. The proposed project schedule shall indicate areas to be worked on. Where coordination or disruption of adjacent workspaces or occupants may be required, provide at least one week's advance notice prior to conducting work in those areas. Vendor shall adhere to the schedule provided and coordinate through the Agency Project Manager.

2.3. Work shall be conducted as a single project. The work schedule shall be reviewed and approved by the Agency Project Manager prior to commencement of the work. The Vendor shall coordinate the schedule around the Agency's work requirements.

3. TRAVEL: Vendor shall be responsible for all mileage and travel costs, including travel time, associated with performance of this Contract. Any anticipated mileage or travel costs may be included in the Vendor's bid, but such costs will not be paid by the Agency separately.

4. PROJECT SPECIFIC CONDITIONS OF THE WORK

4.1. Limits of Work

Work areas will be limited to those spaces required for access to the jobsite.

Some interior space may be utilized for temporary (overnight) storage of equipment and tools. Coordinate storage needs with the Agency Project Manager.

Agency facilities shall remain in use during this contract. Vendor shall work with the Building Manager to coordinate the temporary access to work areas and otherwise provide for the Vendor needs to complete work. Vendor shall minimize disruption to building work areas and loading dock access.

Vendor shall be permitted reasonable use of building utilities including power, water

REQUEST FOR QUOTATION
Building 35 Cooling Tower Renovation

and sanitary sewage disposal as required for conducting the work. Vendor shall coordinate the location of service connections or use of receptacles with the Building Manager to avoid overloading existing circuits.

4.2. Vendor Visitor Badges

Vendor shall provide a list of all personnel working on this project. This list shall include a copy of a valid driver's license or other legal identification and include date of birth and cell phone number. Workers shall carry valid Vendor Photo ID Badges to be worn when working in the buildings. Under no circumstances shall a worker be assigned to this project without the validation first being submitted to the General Services Division and approval given.

4.3. Work Restrictions

Access to the building shall be coordinated with the Owner. Vendor shall not leave open doors unattended and shall close doors when not in use. These are non-smoking buildings. Smoking is not permitted within the buildings or near entrances, operable windows, or outdoor air intakes.

4.4. Parking

Some parking is available on the project site. Parking in non-designated areas is not permitted. Parking is the responsibility of the Vendor. With prior approval, Vendor's vehicles may be brought on-site for loading & unloading or to provide equipment necessary for conducting the work.

Use of loading dock areas or sidewalk areas for parking is strictly prohibited.

4.5. Codes

All work is to be performed in compliance with applicable Federal and State codes including but not limited to the International Building Code, International Mechanical Code, Life Safety Code, NEC, OSHA, UL, ANSI, ASME and related standards.

4.6. Safety

All applicable local safety and OSHA rules and guidelines shall be met by the Vendor. Work shall be subject to verification and inspection by GSD Safety representatives. Such verification shall not relieve the Vendor from meeting all applicable safety regulations and inspection by other agencies.

REQUEST FOR QUOTATION
Building 35 Cooling Tower Renovation

4.7.Hot Work Permit

Vendor shall obtain Owner's permission prior to performing any work that requires an open flame, creates sparks, use's equipment that creates combustible temperatures, or performs any work that could result in a fire hazard. Owner will review the work area and issue a 'Hot Work Permit' prior to the Vendor commencing work. Note that the Vendor must take proper precautions and may be required to provide a Fire Watch as a condition of the permit.

4.8.Workmanship

Vendor shall complete all work in a neat and workmanlike manner. All work shall be done using new materials in a manner that meets commercial quality standards. Work shall be neat, true, plumb, and square, as applicable. Vendor shall verify all dimensions.

4.9.General Services Division Jobsite Safety Handbook

Prior to beginning any work covered by the Contract, Vendor shall have read, reviewed, and acknowledged in writing the attached Jobsite Safety Handbook (Exhibit D)

4.10. Warranty

Agency requires a one (1) year warranty from the Vendor awarded the project.

BUILDING 35 COOLING TOWER PHOTOS

EXHIBIT C

The following photos demonstrate some of the existing cooling tower conditions on building 35, the Diamond Building. Details are provided in the comments below.

PHOTO 1 - This is a general picture of the cooling towers.

PHOTO 2 - This is a general view of the rear of the cooling towers.

PHOTOS 3 and 4 - These photos note the corrosion and delamination of the metal of the tower support system.

PHOTO 5 - This photo shows part of the control equipment that is to be replaced.

PHOTO 6 - This photo shows algae and corrosion in front of the louvers.

PHOTO 7 - Picture of the makeshift drain pan.

PHOTO 8 - Closeup of deterioration of the support and damper system.

PHOTOS 9 and 10 - Additional photos of deterioration of the support system.

PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5

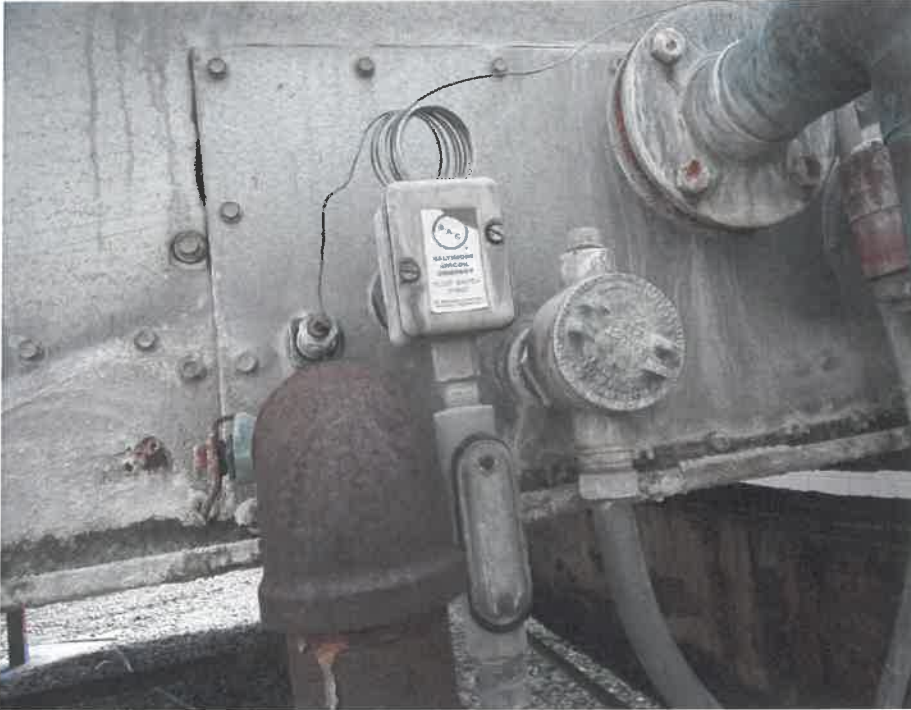


PHOTO 6



PHOTO 7



PHOTO 8



PHOTO 9



PHOTO 10



SSPC: The Society for Protective Coatings

JOINT SURFACE PREPARATION STANDARD

SSPC-SP 10/NACE NO. 2

Near-White Metal Blast Cleaning

This The Society for Protective Coatings (SSPC)/NACE International (NACE) standard represents a consensus of those individual members who have reviewed this document, its scope, and provisions. It is intended to aid the manufacturer, the consumer, and the general public. Its acceptance does not in any respect preclude anyone, whether he has adopted the standard or not, from manufacturing, marketing, purchasing, or using products, processes, or procedures not addressed in this standard. Nothing contained in this SSPC/NACE standard is to be construed as granting any right, by implication or otherwise, to manufacture, sell, or use in connection with any method, apparatus, or product covered by Letters Patent, or as indemnifying or protecting anyone against liability for infringement of Letters Patent. This standard represents current technology and should in no way be interpreted as a restriction on the use of better procedures or materials. Neither is this standard intended to apply in all cases relating to the subject. Unpredictable circumstances may negate the usefulness of this standard in specific instances. SSPC and NACE assume no responsibility for the interpretation or use of this standard by other parties and accept responsibility for only those official interpretations issued by SSPC or NACE in accordance with their governing procedures and policies which preclude the issuance of interpretations by individual volunteers.

Users of this SSPC/NACE standard are responsible for reviewing appropriate health, safety, environmental, and regulatory documents and for determining their applicability in relation to this standard prior to its use. This SSPC/NACE standard may not necessarily address all potential health and safety problems or environmental hazards associated with the use of materials, equipment, and/or operations detailed or referred to within this standard. Users of this SSPC/NACE standard are also responsible for establishing appropriate health, safety, and environmental protection practices, in consultation with appropriate regulatory authorities if necessary, to achieve compliance with any existing applicable regulatory requirements prior to the use of this standard.

CAUTIONARY NOTICE: SSPC/NACE standards are subject to periodic review, and may be revised or withdrawn at any time in accordance with technical committee procedures. SSPC and NACE require that action be taken to reaffirm, revise, or withdraw this standard no later than five years from the date of initial publication. The user is cautioned to obtain the latest edition. Purchasers may receive current information

on all standards and other publications by contacting the organizations at the addresses below:

©SSPC: The Society for Protective Coatings
40 24th Street, Sixth Floor
Pittsburgh, PA 15222
(telephone +1 877/281-7772)

©NACE International
1440 South Creek
Houston, TX 77084-4906
(telephone +1 281/228-6200)

Foreword

This joint standard covers the use of blast cleaning abrasives to achieve a defined degree of cleaning of steel surfaces prior to the application of a protective coating or lining system. This standard is intended for use by coating or lining specifiers, applicators, inspectors, or others who may be responsible for defining a standard degree of surface cleanliness.

The focus of this standard is near-white metal blast cleaning. White metal blast cleaning, commercial blast cleaning, industrial blast cleaning, and brush-off blast cleaning are addressed in separate standards.

Near-white metal blast cleaning provides a greater degree of cleaning than commercial blast cleaning (SSPC-SP 6/NACE No. 3¹) but less than white metal blast cleaning (SSPC-SP 5/NACE No. 1²).

Near-white metal blast cleaning is used when the objective is to remove all rust, coating, and mill scale, but when the extra effort required to remove all stains of these materials is determined to be unwarranted. Staining shall be limited to no more than 5 percent of each unit area of surface.

Near-white metal blast cleaning allows staining on only 5 percent of each unit area of surface, while commercial blast cleaning allows staining on 33 percent of each unit area of surface. White metal blast cleaning does not permit any staining to remain on the surface.

This joint standard was originally prepared in 1994 and reaffirmed in 2000 by the SSPC/NACE Task Group A on Surface Preparation by Abrasive Blast Cleaning, and NACE Unit Committee T-6G on Surface Preparation. This joint task

group includes members of both the SSPC Surface Preparation Committee and the NACE Unit Committee T-6G on Surface Preparation. It was reaffirmed in 2006 by the SSPC Surface Preparation Committee and NACE Specific Technology Group (STG) 04, Protective Coatings and Linings: Surface Preparation.

In SSPC/NACE standards, *shall* and *must* are used to state mandatory requirements. *Should* is used to state that which is considered good and is recommended but is not absolutely mandatory. *May* is used to state that which is considered optional.

Section 1: General

1.1 This joint standard covers the requirements for near-white metal blast cleaning of uncoated or coated steel surfaces by the use of abrasives. These requirements include the end condition of the surface and materials and procedures necessary to achieve and verify the end condition.

1.2 The mandatory requirements are described in Sections 1 to 9, Section 10, "Comments," and Appendix A. "Explanatory Notes," are not mandatory requirements of this standard.

1.3 Information about the function of near-white metal blast cleaning is in Paragraph A1 of Appendix A.

1.4 Information about use of this standard in maintenance coating work is in Paragraph A2 of Appendix A.

Section 2: Definitions

2.1 Near-White Metal Blast Cleaned Surface: A near-white metal blast cleaned surface, when viewed without magnification, shall be free of all visible oil, grease, dust, dirt, mill scale, rust, coating, oxides, corrosion products, and other foreign matter. Random staining shall be limited to no more than 5 percent of each unit area of surface (approximately 5,800 mm² [9.0 in.²] (i.e., a square 76 mm x 76 mm [3.0 in. x 3.0 in.]), and may consist of light shadows, slight streaks, or minor discolorations caused by stains of rust, stains of mill scale, or stains of previously applied coating.

2.1.1 Acceptable variations in appearance that do not affect surface cleanliness as defined in Paragraph 2.1 include variations caused by the type of steel, original surface condition, thickness of the steel, weld metal, mill or fabrication marks, heat treating, heat-affected zones, blasting abrasives, and differences because of blasting technique.

2.1.2 SSPC-VIS 1³ may be specified to supplement the written definition. In any dispute, the written definition set forth in this standard shall take precedence over reference photographs and comparators. Additional information on

reference photographs and comparators is in Paragraph A3 of Appendix A.

Section 3: Associated Documents

3.1 The latest issue, revision, or amendment of the documents listed in Paragraph 3.3 in effect on the date of invitation to bid shall govern unless otherwise specified.

3.2 If there is a conflict between the requirements of any of the documents listed in Paragraph 3.3 and this standard, the requirements of this standard shall prevail.

3.3 Documents cited in the mandatory sections of this standard include:

Document	Title
SSPC-AB 1 ⁴	Mineral and Slag Abrasives
SSPC-AB 2 ⁵	Cleanliness of Recycled Ferrous Metallic Abrasives
SSPC-AB 3 ⁶	Ferrous Metallic Abrasives
SSPC-SP 1 ⁷	Solvent Cleaning
SSPC-VIS 1	Guide and Reference Photographs for Steel Surfaces Prepared by Dry Abrasive Blast Cleaning

Section 4: Procedures Before Cleaning

4.1 Before blast cleaning, visible deposits of oil, grease, or other contaminants shall be removed in accordance with SSPC-SP 1 or other agreed-upon methods.

4.2 Before blast cleaning, surface imperfections such as sharp fins, sharp edges, weld spatter, or burning slag should be removed from the surface to the extent required by the procurement documents (project specification). Additional information on surface imperfections is in Paragraph A4 of Appendix A.

4.3 If reference photographs or comparators are specified to supplement the written standard, the condition of the steel prior to blast cleaning should be determined before the blasting commences. Additional information on reference photographs and comparators is in Paragraph A3 of Appendix A.

Section 5: Blast Cleaning Methods and Operation

5.1 Clean, dry compressed air shall be used for nozzle blasting. Moisture separators, oil separators, traps, or other equipment may be necessary to achieve this requirement.

5.2 Any of the following methods of surface preparation may be used to achieve a near-white metal blast cleaned surface:

5.2.1 Dry abrasive blasting using compressed air, blast nozzles, and abrasive.

5.2.2 Dry abrasive blasting using a closed-cycle, recirculating abrasive system with compressed air, blast nozzle, and abrasive, with or without vacuum for dust and abrasive recovery.

5.2.3 Dry abrasive blasting using a closed-cycle, recirculating abrasive system with centrifugal wheels and abrasive.

5.3 Other methods of surface preparation (such as wet abrasive blast cleaning) may be used to achieve a near-white metal blast cleaned surface by mutual agreement between those responsible for establishing the requirements and those responsible for performing the work. Information on the use of inhibitors to prevent the formation of rust immediately after wet abrasive blast cleaning is in Paragraph A5 of Appendix A.

Section 6: Blast Cleaning Abrasives

6.1 The selection of abrasive size and type shall be based on the type, grade, and surface condition of the steel to be cleaned, the type of blast cleaning system used, the finished surface to be produced (cleanliness and surface profile [roughness]), and whether the abrasive will be recycled.

6.2 The cleanliness and size of recycled abrasives shall be maintained to ensure compliance with this standard.

6.3 The blast cleaning abrasive shall be dry and free of oil, grease, and other contaminants as determined by the test methods found in SSPC-AB 1, SSPC-AB 2, and SSPC-AB 3.

6.4 Any limitations on the use of specific abrasives, the quantity of contaminants, or the degree of allowable embedment shall be included in the procurement documents (project specification) covering the work, because abrasive embedment and abrasives containing contaminants may not be acceptable for some service requirements. Additional information on abrasive selection is in Paragraph A6 of Appendix A.

6.5 When a coating is specified, the cleaned surface shall be roughened to a degree suitable for the specified coating system. Additional information on surface profile and the film thickness of coating applied over the surface profile is in Paragraphs A7 and A8 of Appendix A.

Section 7: Procedures Following Blast Cleaning and Immediately Prior to Coating

7.1 Visible deposits of oil, grease, or other contaminants shall be removed according to SSPC-SP 1 or another method

agreed upon by those parties responsible for establishing the requirements and those responsible for performing the work.

7.2 Dust and loose residues shall be removed from prepared surfaces by brushing; blowing off with clean, dry air; vacuum cleaning; or other methods agreed upon by those responsible for establishing the requirements and those responsible for performing the work.

7.2.1 The presence of toxic metals in the abrasives or coating being removed may place restrictions on the methods of cleaning permitted. The chosen method shall comply with all applicable regulations.

7.2.2 Moisture separators, oil separators, traps, or other equipment may be necessary to achieve clean, dry air.

7.3 After blast cleaning, any remaining surface imperfections (e.g., sharp fins, sharp edges, weld spatter, burning slag, scabs, slivers) shall be removed to the extent required by the procurement documents (project specification). Any damage to the surface profile resulting from the removal of surface imperfections shall be corrected to meet the requirements of Paragraph 6.5. Additional information on surface imperfections is in Paragraph A4 of Appendix A.

7.4 Immediately prior to coating application, the entire surface shall comply with the degree of cleaning specified in this standard. Any visible rust that forms on the surface of the steel after blast cleaning shall be removed by recleaning the rusted areas before coating. Information on chemical contamination, rust-back (rerusting), and the effect of dew point (surface condensation) is in Paragraphs A9, A10, and A11 of Appendix A.

Section 8: Inspection

8.1 Work performed and materials supplied under this standard are subject to inspection by a representative of those responsible for establishing the requirements. Materials and work areas shall be accessible to the inspector. The procedures and times of inspection shall be as agreed upon by those responsible for establishing the requirements and those responsible for performing the work.

8.2 Conditions not complying with this standard shall be corrected. In the case of a dispute, an arbitration or settlement procedure established in the procurement documents (project specification) shall be followed. If no arbitration or settlement procedure is established, a procedure mutually agreeable to purchaser and supplier shall be used.

8.3 The procurement documents (project specification) should establish the responsibility for inspection and for any required affidavit certifying compliance with the specification.

Section 9: Safety and Environmental Requirements

9.1 Because abrasive blast cleaning is a hazardous operation, all work shall be conducted in compliance with applicable occupational and environmental health and safety rules and regulations.

Section 10: Comments (Nonmandatory)

10.1 Additional information and data relative to this standard are in Appendix A. Detailed information and data are presented in SSPC-SP COM8. The recommendations in Appendix A and SSPC-SP COM are believed to represent good practice, but are not to be considered requirements of the standard. The sections of SSPC-SP COM that discuss subjects related to near-white metal blast cleaning are listed below.

Subject	Commentary Section
Abrasive Selection	6
Film Thickness	10
Maintenance Repainting	4.2
Reference Photographs	11
Rust-Back (Rerusting)	4.5
Surface Profile	6.2
Weld Spatter	4.4.1
Wet Abrasive Blast Cleaning	8.2

References

1. SSPC-SP 6/NACE No. 3 (latest revision), "Commercial Blast Cleaning" (Houston, TX: NACE, and Pittsburgh, PA: SSPC).
2. SSPC-SP 5/NACE No. 1 (latest revision), "White Metal Blast Cleaning" (Pittsburgh, PA: SSPC, and Houston, TX: NACE).
3. SSPC-VIS 1 (latest revision), "Guide and Reference Photographs for Steel Surfaces Prepared by Dry Abrasive Blast Cleaning" (Pittsburgh, PA: SSPC).
4. SSPC-AB 1 (latest revision), "Mineral and Slag Abrasives" (Pittsburgh, PA: SSPC).
5. SSPC-AB 2 (latest revision), "Cleanliness of Recycled Ferrous Metallic Abrasives" (Pittsburgh, PA: SSPC).
6. SSPC-AB 3 (latest revision), "Ferrous Metallic Abrasives" (Pittsburgh, PA: SSPC).
7. SSPC-SP 1 (latest revision), "Solvent Cleaning" (Pittsburgh, PA: SSPC).

8. SSPC-SP COM (latest revision), "Surface Preparation Commentary for Steel and Concrete Substrates" (Pittsburgh, PA: SSPC).

9. SSPC-PA Guide 4 (latest revision), "Guide to Maintenance Repainting with Oil Base or Alkyd Painting Systems" (Pittsburgh, PA: SSPC).

10. NACE Standard SP0178 (formerly RP0178-2003) (latest revision), "Fabrication Details, Surface Finish Requirements, and Proper Design Considerations for Tanks and Vessels to Be Lined for Immersion Service" (Houston, TX: NACE).

11. NACE Standard RP0287 (latest revision), "Field Measurement of Surface Profile of Abrasive Blast-Cleaned Steel Surfaces Using a Replica Tape" (Houston, TX: NACE).

12. ASTM D4417 (latest revision), "Standard Test Methods for Field Measurement of Surface Profile of Blast Cleaned Steel" (West Conshohocken, PA: ASTM).

13. SSPC-PA2 (latest revision), "Measurement of Dry Coating Thickness with Magnetic Gages" (Pittsburgh, PA: SSPC).

14. SSPC-SP 12/NACE No. 5 (latest revision), "Surface Preparation and Cleaning of Metals by Waterjetting Prior to Recoating" (Pittsburgh, PA: SSPC, and Houston, TX: NACE).

15. SSPC-Guide 15 (latest revision), "Field Methods for Retrieval and Analysis of Soluble Salts on Steel and Other Nonporous Substrates" (Pittsburgh, PA: SSPC).

Appendix A: Explanatory Notes (Non mandatory)

A1 FUNCTION: Near-white metal blast cleaning (SSPC-SP 10/NACE No. 2) provides a greater degree of cleaning than commercial blast cleaning (SSPC-SP 6/NACE No. 3) but less than white metal blast cleaning (SSPC-SP 5/NACE No. 1). It should be used when a high degree of blast cleaning is required. The primary functions of blast cleaning before coating are (a) to remove material from the surface that can cause early failure of the coating and (b) to obtain a suitable surface profile (roughness) to enhance the adhesion of the new coating system. The hierarchy of blasting standards is as follows: white metal blast cleaning, near-white metal blast cleaning, commercial blast cleaning, industrial blast cleaning, and brush-off blast cleaning.

A2 MAINTENANCE COATING WORK: When this standard is used in maintenance coating work, specific instructions should be provided on the extent of surface to be blast cleaned or spot blast cleaned to this degree of cleanliness. In these cases, this degree of cleaning applies to the entire specified

¹ASTM International (ASTM), 100 Barr Harbor Drive, West Conshohocken, PA 19428-2959.

area. For example, if all weld seams are to be cleaned in a maintenance operation, this degree of cleaning applies to 100 percent of all weld seams. If the entire structure is to be prepared, this degree of cleaning applies to 100 percent of the entire structure. SSPC-PA Guide 4⁹ provides a description of accepted practices for retaining old sound coating, removing unsound coating, feathering, and spot cleaning.

A3 REFERENCE PHOTOGRAPHS AND COMPARATORS: SSPC-VIS 1 provides color photographs for the various grades of surface cleaning as a function of the initial condition of the steel. The photographs ASP 10, BSP 10, CSP 10, D SP 10, G₁ SP 10, G₂ SP 10, and G₃ SP 10 depict surfaces cleaned to near-white metal. Other available reference photographs and comparators are described in Section 11 of SSPC-SP COM.

A4 SURFACE IMPERFECTIONS: Surface imperfections can cause premature coating failure when the service is severe. Coatings tend to pull away from sharp edges and projections, leaving little or no coating to protect the underlying steel. Other features that are difficult to cover and protect properly include crevices, weld porosities, laminations, etc. The high cost of the methods to remedy surface imperfections (such as edge rounding and weld spatter removal) should be weighed against the costs of a potential coating failure.

Poorly adhering contaminants, such as weld slag residues, loose weld spatter, and some minor surface laminations, may be removed during the blast cleaning operation. Other surface defects (steel laminations, weld porosities, or deep corrosion pits) may not be evident until the surface cleaning has been completed. Repair of such surface defects should be planned properly because the timing of the repairs may occur before, during, or after the blast cleaning operation. Section 4.4 of SSPC-SP COM and NACE Standard SP0178¹⁰ contain additional information on surface imperfections.

A5 WET ABRASIVE BLAST CLEANING: Steel that is wet abrasive blast cleaned may rust rapidly. Clean water should be used for rinsing. It may be necessary to add inhibitors to the water or apply them to the surface immediately after blast cleaning to temporarily prevent rust formation. The use of inhibitors or the application of coating over slight discoloration should be in accordance with the requirements of the coating manufacturer. **CAUTION:** Some inhibitive treatments may interfere with the performance of certain coating systems.

A6 ABRASIVE SELECTION: Types of metallic and nonmetallic abrasives are discussed in SSPC-SP COM. Blasting abrasives may become embedded in, or leave residues on, the surface of the steel during cleaning. While such embedment or residues are normally not detrimental, care should be taken to ensure that the abrasive is free from detrimental amounts of water-soluble, solvent-soluble, acid-soluble, or other soluble contaminants (particularly if the cleaned steel is to be used in an immersion environment). Criteria for selecting and evaluating abrasives are in SSPC-AB 1, SSPC-AB 2, and SSPC-AB 3.

A7 SURFACE PROFILE: Surface profile is the roughness of the surface that results from abrasive blast cleaning. The profile height is dependent on the size, shape, type, and hardness of the abrasive, particle velocity and angle of impact, hardness of the surface, amount of abrasive recycling, and the proper maintenance of working mixtures of grit and/or shot.

The allowable minimum/maximum height of profile is usually dependent on the thickness of the coating to be applied. Large particle-sized abrasives (particularly metallic) can produce a surface profile that may be too high to be adequately covered by a single thin-film coat. Accordingly, the use of larger abrasives should be avoided in these cases. However, larger abrasives may be needed for thick-film coatings or to facilitate removal of thick coatings, heavy mill scale, or rust. If control of surface profile (minimum/maximum) is deemed to be significant to coating performance, it should be addressed in the procurement documents (project specification). Typical surface profile heights achieved with commercial abrasive media are shown in Table 6 of SSPC-SP COM. Surface profile should be measured in accordance with NACE Standard RP0287¹¹ or ASTM D4417.¹²

A8 FILM THICKNESS: It is essential that ample coating be applied after blast cleaning to adequately cover the peaks of the surface profile. The dry-film thickness of the coating above the peaks of the profile should equal the thickness known to be needed for the desired protection. If the dry-film thickness over the peaks is inadequate, premature rust-through or coating failure will occur. To ensure that coating thicknesses are properly measured, the procedures in SSPC-PA2¹³ should be used.

A9 CHEMICAL CONTAMINATION: Steel contaminated with soluble salts (e.g., chlorides and sulfates) develops rust-back rapidly at intermediate and high levels of humidity. These soluble salts can be present on the steel surface prior to blast cleaning as a result of atmospheric contamination. In addition, contaminants can be deposited on the steel surface during blast cleaning if the abrasive is contaminated. Therefore, rust-back can be minimized by removing these salts from the steel surface and eliminating sources of recontamination during and after blast cleaning. Wet methods of removal are described in SSPC-SP 12/NACE No. 5.¹⁴ Identification of the contaminants along with their concentrations may be obtained from laboratory and field tests as described in SSPC-Guide 15.¹⁵

A10 RUST-BACK: Rust-back (rerusting) occurs when freshly cleaned steel is exposed to moisture, contamination, or a corrosive atmosphere. The time interval between blast cleaning and rust-back varies greatly from one environment to another. Under mild ambient conditions, if chemical contamination (see Paragraph A9) is not present, it is best to blast clean and coat a surface on the same day. Severe conditions may require a more expeditious coating application to avoid contamination from fallout. Chemical contamination should be removed prior to coating.

A11 DEW POINT: Moisture condenses on any surface that is colder than the dew point of the surrounding air. It is therefore recommended that the temperature of the steel surface be at least 3 °C (5 °F) above the dew point during dry blast cleaning operations. It is advisable to visually inspect for moisture and periodically check the surface temperature and dew point during blast cleaning operations and to avoid the application of coating over a damp surface.



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State of West Virginia
 Centralized Request for Quote
 Construction

Proc Folder: 1376312		Reason for Modification: Addendum No. 2	
Doc Description: Building 35 Cooling Tower Renovation			
Proc Type: Central Purchase Order			
Date Issued	Solicitation Closes	Solicitation No	Version
2024-03-08	2024-03-20 13:30	CRFQ 0211 GSD2400000015	3

BID RECEIVING LOCATION

BID CLERK
 DEPARTMENT OF ADMINISTRATION
 PURCHASING DIVISION
 2019 WASHINGTON ST E
 CHARLESTON WV 25305
 US

VENDOR

Vendor Customer Code:

Vendor Name :

Address :

Street :

City :

State : **Country :** **Zip :**

Principal Contact :

Vendor Contact Phone: **Extension:**

FOR INFORMATION CONTACT THE BUYER
 Melissa Pettrey
 (304) 558-0094
 melissa.k.pettrey@wv.gov

Vendor Signature X	FEIN#	DATE
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All offers subject to all terms and conditions contained in this solicitation

SOLICITATION NUMBER: CRFQ GSD2400000015
Addendum Number: 2

The purpose of this addendum is to modify the solicitation identified as (“Solicitation”) to reflect the change(s) identified and described below.

Applicable Addendum Category:

- Modify bid opening date and time
- Modify specifications of product or service being sought
- Attachment of vendor questions and responses
- Attachment of pre-bid sign-in sheet
- Correction of error
- Other

Description of Modification to Solicitation:

Addendum is issued to publish and distribute the following information to the Vendor community.

1. To move the bid opening to Tuesday, March 20, 2024 at 1:30pm.
2. To publish responses to Vendor Technical Questions, per Attachment A.
3. To revise requirements of vendors performing work on this project. This includes changes to the requirements to allow for partial shutdown of chiller (one unit at a time), cleaning of the units, as well as additional requirements, per Attachment A.

No other changes.



Additional Documentation: Documentation related to this Addendum (if any) has been included herewith as Attachment A and is specifically incorporated herein by reference.

Terms and Conditions:

1. All provisions of the Solicitation and other addenda not modified herein shall remain in full force and effect.
2. Vendor should acknowledge receipt of all addenda issued for this Solicitation by completing an Addendum Acknowledgment, a copy of which is included herewith. Failure to acknowledge addenda may result in bid disqualification. The addendum acknowledgement should be submitted with the bid to expedite document processing.

ATTACHMENT A

Building 35 Cooling Tower Renovation Technical Questions and Answers

Q 1. It was discussed at the pre-bid meeting that the agency would test the isolation valves on the tower to ensure they worked adequately, to allow for 1 tower to be shut down at a time. Was this completed successfully?

A 1. The test was successful; the towers may be isolated for individual operation.

Q 2. It was discussed at the pre-bid meeting that blasting the tower surfaces would not be required before coating, only a pressure wash cleaning. Effectively dismissing Exhibit D SSPC-SP 10/NACE No. 2. Is this still correct?

A 2. Yes, this is Correct.

Q 3. Is the target time frame for work to be completed, it is understood that there is 90 days to complete from NTP, but what is the Agency's preference of when work is done. I.E. Spring project or fall project?

A 3. Fall

Q 4. Can we get clarification of 1.1.4.1 on exhibit b. Scope requests new gear reducers, however these units are belt driven. Does the agency want to upgrade this tower to a shaft driven fan, should that be an option from the manufacturer?

A 4. Maintain the existing belt driven system.

Q 5. If the answer to question 4 is to keep the as designed belt drive system, does the agency want to replace both sheaves, belts, shaft and bearings as well? Yes

A 5. Yes, replace sheaves, belts, shafts, and bearings.

Q 6. Also, we would like to request a 1 week extension for bids to be received. New proposed date March 20, 2024, instead of March 13, 2024.

A 6. Bid opening will be moved to Tuesday, March 20, 2024.

Building 35 Cooling Tower Renovation Technical Questions and Answers

ADDENDUM 1 OWNER MODIFICATIONS

1. Fans may be isolated so that half of the system may run while the other half is being renovated.
2. No sandblasting is needed. Pressure wash the towers with an appropriate descaler.
3. On the structure metal, wire brush the surface and cover with an appropriate epoxy paint (Silver).
4. Replace the center support on the structure metal and replace with size and support capacity.
5. Provide heaters for the sump areas.
6. Replace all valves.
7. Repair or Replace existing copper drain lines.
8. Replace all grease fittings and associated lines.
9. For the equalizing box, either replace the flange gasket OR seal the interior with pancrete.
10. Coat the entire tower bottom Sump Pans with “pancrete”.
11. Apply “pancrete” to the water distribution trough on the top of the towers.
12. Add an OSHA approved access ladder for easier access to the top of the towers.



Department of Administration
 Purchasing Division
 2019 Washington Street East
 Post Office Box 50130
 Charleston, WV 25305-0130

**State of West Virginia
 Centralized Request for Quote
 Construction**

Proc Folder: 1376312		Reason for Modification:	
Doc Description: Building 35 Cooling Tower Renovation		Addendum No. 1	
Proc Type: Central Purchase Order			
Date Issued	Solicitation Closes	Solicitation No	Version
2024-03-04	2024-03-13 13:30	CRFQ 0211 GSD2400000015	2

BID RECEIVING LOCATION	
BID CLERK DEPARTMENT OF ADMINISTRATION PURCHASING DIVISION 2019 WASHINGTON ST E CHARLESTON WV 25305 US	

VENDOR		
Vendor Customer Code:		
Vendor Name :		
Address :		
Street :		
City :		
State :	Country :	Zip :
Principal Contact :		
Vendor Contact Phone:	Extension:	

FOR INFORMATION CONTACT THE BUYER Melissa Pettrey (304) 558-0094 melissa.k.pettrey@wv.gov

Vendor Signature X	FEIN#	DATE
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All offers subject to all terms and conditions contained in this solicitation

SOLICITATION NUMBER: CRFQ GSD2400000015
Addendum Number: 1

The purpose of this addendum is to modify the solicitation identified as (“Solicitation”) to reflect the change(s) identified and described below.

Applicable Addendum Category:

- Modify bid opening date and time
- Modify specifications of product or service being sought
- Attachment of vendor questions and responses
- Attachment of pre-bid sign-in sheet
- Correction of error
- Other

Description of Modification to Solicitation:

Addendum is issued to publish and distribute the following information to the Vendor community.

1 To publish the pre-bid sign-in sheet, per Attachment A.

No other changes.

Additional Documentation: Documentation related to this Addendum (if any) has been included herewith as Attachment A and is specifically incorporated herein by reference.

Terms and Conditions:

1. All provisions of the Solicitation and other addenda not modified herein shall remain in full force and effect.
2. Vendor should acknowledge receipt of all addenda issued for this Solicitation by completing an Addendum Acknowledgment, a copy of which is included herewith. Failure to acknowledge addenda may result in bid disqualification. The addendum acknowledgement should be submitted with the bid to expedite document processing.

• 1 •

ATTACHMENT A

Pre-Bid Sign-In Sheet

Solicitation Number: CRFQ GSD2400000015

Date of Pre-Bid Meeting: February 29, 2024

Location of Prebid Meeting: Bldg 35 Cooling Tower Renovation

Please Note:

Vendors must sign-in on this sheet to verify attendance at the Pre-Bid meeting.
 Failure to legibly sign in may be grounds for declaring a vendor ineligible to bid.
 For further verification, please also provide a business card if possible.

<u>Firm Represented:*</u>	<u>Rep Name (Printed):</u>	<u>Firm Address:</u>	<u>Telephone #:</u>	<u>Fax #:</u>	<u>Email:</u>
Casto Technical	Lewis Michael	540 Leon Sullivan Way Charleston WV 25301	304-346-0549		lmichael@castotech.com
DSO Mech.	Bob Harless	515 3rd Ave. So. Chas. WV 25303	304-786-6223		bharless@DSOMECH.COM
Johson Controls	Harry Main	108 Condoct Way POCA, WV 25159	304-741-0587		harry.bmain@jci.com
TRANE	Tim Cunningham	517 C Street So. Charleston WV 25303	304-539-7796		Timothy.Cunningham@Trane.com

***One Vendor Per Representative** - No one individual is permitted to represent more than one vendor at the pre-bid meeting. Any individual that does attempt to represent two or more vendors will be required to select one vendor to which the individual's attendance will be attributed. The vendors not selected will be deemed to have not attended the pre-bid meeting unless another individual attended on their behalf.

ADDENDUM ACKNOWLEDGEMENT FORM
SOLICITATION NO.: CRFQ GSD240000015

Instructions: Please acknowledge receipt of all addenda issued with this solicitation by completing this addendum acknowledgment form. Check the box next to each addendum received and sign below. Failure to acknowledge addenda may result in bid disqualification.

Acknowledgment: I hereby acknowledge receipt of the following addenda and have made the necessary revisions to my proposal, plans and/or specification, etc.

Addendum Numbers Received:
(Check the box next to each addendum received)

- | | |
|--|--|
| <input checked="" type="checkbox"/> Addendum No. 1 | <input type="checkbox"/> Addendum No. 6 |
| <input checked="" type="checkbox"/> Addendum No. 2 | <input type="checkbox"/> Addendum No. 7 |
| <input type="checkbox"/> Addendum No. 3 | <input type="checkbox"/> Addendum No. 8 |
| <input type="checkbox"/> Addendum No. 4 | <input type="checkbox"/> Addendum No. 9 |
| <input type="checkbox"/> Addendum No. 5 | <input type="checkbox"/> Addendum No. 10 |

I understand that failure to confirm the receipt of addenda may be cause for rejection of this bid. I further understand that any verbal representation made or assumed to be made during any oral discussion held between Vendor's representatives and any state personnel is not binding. Only the information issued in writing and added to the specifications by an official addendum is binding.

Casto Technical Services
Company

Paul Amlop
Authorized Signature

3/20/2024
Date

NOTE: This addendum acknowledgement should be submitted with the bid to expedite document processing.