



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

# Request for Quotation

RFQ NUMBER  
**DEFK6160**

PAGE  
**1**

ADDRESS CORRESPONDENCE TO ATTENTION OF  
**CHUCK BOWMAN**  
**304-558-2157**

VENDOR

**RFQ COPY**  
**TYPE NAME/ADDRESS HERE**

SHIP TO

**DIV ENGINEERING & FACILITIES**  
**ARMORY BOARD SECTION**  
  
**1707 COONSKIN DRIVE**  
**CHARLESTON, WV**  
**25311-1099 341-6368**

DATE PRINTED <b>03/02/2006</b>	TERMS OF SALE	SHIP VIA	F.O.B.	FREIGHT TERMS
BID OPENING DATE: <b>03/22/2006</b>		BID OPENING TIME <b>01:30PM</b>		

LINE	QUANTITY	UOP	CAT NO	ITEM NUMBER	UNIT PRICE	AMOUNT
0001	1	LS		910-36		
<p><b>HEATING MAINTENANCE AND REPAIR</b></p> <p>THE WEST VIRGINIA PURCHASING DIVISION ON BEHALF OF THE AGENCY, THE OFFICE OF THE ADJUTANT GENERAL'S DIVISION OF ENGINEERING AND FACILITIES, IS SOLICITING BIDS FOR TESTING, ADJUSTING, PERVENATIVE MAINTENANCE, EMERGENCY SERVICES, AND REPAIRS OF HEATING, VENTILATION, AND AIR CONDITIONING (HVAC) SYSTEM, AND FOR DIGITAL (DC) TEMPERATURE CONTROL SYSTEM PER THE ATTACHED SPECIFICATION PAGES NUMBERED 3-25.</p> <p>A MANDATORY PRE-BID CONFERENCE SHALL BE HELD ON MARCH 22, 2006 AT 11:00 AM AT THE RTI AUDITORIUM CAMP DAWSON AT KINGWOOD, WEST VIRGINIA.</p> <p>FAILURE TO ATTEND THE PRE-BID CONFERENCE WILL RESULT IN BID DISQUALIFICATION.</p> <p>THE CONTRACT SHALL BE AWARDED BASED ON THE BASE BID COST (HVAC MAINTENANCE CONTRACT).</p> <p>THE PURPOSE OF THIS CONTRACT IS TO PROVIDE CONTRACTED ASSURANCE THAT THE HVAC EQUIPMENT AND DC OPERATES WITHIN THE PRESCRIBED GUIDELINES. VENDOR PERFORMANCE TO ENSURE ENVIRONMENTAL COMFORT AND ENERGY EFFICIENCY TO THE OWNER AND TO MINIMIZE RISK.</p> <p>THE INTENT OF THIS CONTRACT IS TO PROVIDE THE OWNER THAT THE HVAC EQUIPMENT FUNCTIONS IN THE PRESCRIBED MANNER WITHIN THE REQUIRED PERFORMANCE</p>						

SEE REVERSE SIDE FOR TERMS AND CONDITIONS

SIGNATURE	TELEPHONE	DATE
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**GENERAL TERMS & CONDITIONS  
(REQUEST FOR QUOTATION) RFQ AND (REQUEST FOR PROPOSAL) RFP**

1. Awards will be made in the best interest of the State of West Virginia
2. The State may accept or reject in part, or in whole, any bid.
3. All quotations are governed by the *West Virginia Code* and the *Legislative Rules* of the Purchasing Division.
4. Prior to any award, the apparent successful vendor must be properly registered with the Purchasing Division and have paid the required \$45 fee
5. All services performed or goods delivered under State Purchase Orders/Contracts are to be continued for the term of the Purchase Order/Contracts, contingent upon funds being appropriated by the Legislature or otherwise being made available. In the event funds are not appropriated or otherwise available for these services or goods, this Purchase Order/Contract becomes void and of no effect after June 30
6. Payment may only be made after the delivery and acceptance of goods or services.
7. Interest may be paid for late payment in accordance with the *West Virginia Code*.
8. Vendor preference will be granted upon written request in accordance with the *West Virginia Code*.
9. The State of West Virginia is exempt from Federal and State taxes and will not pay or reimburse such taxes.
10. The Director of Purchasing may cancel any Purchase Order/Contract upon 30 days written notice to the seller.
11. The laws of the State of West Virginia and the *Legislative Rules* of the Purchasing Division shall govern all rights and duties under the Contract, including without limitation the validity of this Purchase Order/Contract.
12. Any reference to automatic renewal is hereby deleted. The Contract may be renewed only upon mutual written agreement of the parties.
13. **BANKRUPTCY:** In the event the vendor/contractor files for bankruptcy protection, this contract is automatically null and void, and is terminated without further order.
14. **HIPAA Business Associate Addendum** - The West Virginia State Government HIPAA Business Associate Addendum (BAA), approved by the Attorney General, and available online at the Purchasing Division's web site (<http://www.state.wv.us/admin/purchase/vrc/hipaa.htm>) is hereby made part of the agreement. Provided that, the Agency meets the definition of a Covered Entity (45 CFR §160.103) and will be disclosing Protected Health Information (45 CFR §160.103) to the vendor.

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**INSTRUCTIONS TO BIDDERS**

1. Use the quotation forms provided by the Purchasing Division.
2. **SPECIFICATIONS:** Items offered must be in compliance with the specifications. Any deviation from the specifications must be clearly indicated by the bidder. Alternates offered by the bidder as **EQUAL** to the specifications must be clearly defined. A bidder offering an alternate should attach complete specifications and literature to the bid. The Purchasing Division may waive minor deviations to specifications.
3. Complete all sections of the quotation form.
4. Unit prices shall prevail in cases of discrepancy.
5. All quotations are considered F O B. destination unless alternate shipping terms are clearly identified in the quotation.
6. **DUPLICATE BIDS:** All quotations must be delivered by the bidder to the respective offices listed below prior to the date and time of the bid opening. Failure of the bidder to deliver the quotations on time will result in bid disqualifications.

**ORIGINAL SIGNED BID TO:**

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

**DUPLICATE BID TO:**

State Auditor's Office  
Bid Observer  
Building 1 Room W114  
1900 Kanawha Boulevard, East  
Charleston, WV 25305-0230



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SHIP TO	DIV ENGINEERING & FACILITIES ARMORY BOARD SECTION
	1707 COONSKIN DRIVE CHARLESTON, WV 25311-1099 341-6368

DATE PRINTED	TERMS OF SALE	SHIP VIA	F.O.B.	FREIGHT TERMS
03/02/2006				

BID OPENING DATE: 03/22/2006 BID OPENING TIME 01:30PM

LINE	QUANTITY	UOP	CAT NO	ITEM NUMBER	UNIT PRICE	AMOUNT
<p>GUIDELINES. THE VENDOR SHALL BE FULLY RESPONSIBLE FOR THE HVAC SYSTEMS'S OPERATION, RELIABILITY AND PERFORMANCE. OPTIMIZED BENEFITS INCLUDING ENVIRONMENTAL COMFORT, RISK MANAGEMENT, AND ENERGY SHALL BE PROVIDED TO THE OWNER.</p> <p>EXHIBIT 1</p> <p>LIFE OF CONTRACT: THIS CONTRACT BECOMES EFFECTIVE ON UPON AWARD AND EXTENDS FOR A PERIOD OF ONE (1) YEAR OR UNTIL SUCH "REASONABLE TIME" THEREAFTER AS IS NECESSARY TO OBTAIN A NEW CONTRACT OR RENEW THE ORIGINAL CONTRACT. THE "REASONABLE TIME" PERIOD SHALL NOT EXCEED TWELVE (12) MONTHS. DURING THIS "REASONABLE TIME" THE VENDOR MAY TERMINATE THIS CONTRACT FOR ANY REASON UPON GIVING THE DIRECTOR OF PURCHASING 30 DAYS WRITTEN NOTICE.</p> <p>UNLESS SPECIFIC PROVISIONS ARE STIPULATED ELSEWHERE IN THIS CONTRACT DOCUMENT, THE TERMS, CONDITIONS, AND PRICING SET HEREIN ARE FIRM FOR THE LIFE OF THE CONTRACT.</p> <p>RENEWAL: THIS CONTRACT MAY BE RENEWED UPON THE MUTUAL WRITTEN CONSENT OF THE SPENDING UNIT AND VENDOR, SUBMITTED TO THE DIRECTOR OF PURCHASING THIRTY (30) DAYS PRIOR TO THE EXPIRATION DATE. SUCH RENEWAL SHALL BE IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE ORIGINAL CONTRACT AND SHALL BE LIMITED TO TWO (2) SUCCESSIVE ONE (1) YEAR PERIODS.</p> <p>CANCELLATION: THE DIRECTOR OF PURCHASING RESERVES THE RIGHT TO CANCEL THIS CONTRACT IMMEDIATELY UPON WRITTEN NOTICE TO THE VENDOR IF THE COMMODITIES AND/OR SERVICES SUPPLIED ARE OF AN INFERIOR QUALITY OR DO NOT CONFORM</p>						

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<p>WITH THE SPECIFICATIONS OF THE BID AND CONTRACT HEREIN.</p> <p>OPEN MARKET CLAUSE: THE DIRECTOR OF PURCHASING MAY AUTHORIZE A SPENDING UNIT TO PURCHASE ON THE OPEN MARKET, WITHOUT THE FILING OF A REQUISITION OR COST ESTIMATE, ITEMS SPECIFIED ON THIS CONTRACT FOR IMMEDIATE DELIVERY IN EMERGENCIES DUE TO UNFORESEEN CAUSES (INCLUDING BUT NOT LIMITED TO DELAYS IN TRANSPORTATION OR AN UNANTICIPATED INCREASE IN THE VOLUME OF WORK).</p> <p>INSURANCE: SUCCESSFUL VENDOR SHALL FURNISH PROOF OF COVERAGE OF COMMERCIAL GENERAL LIABILITY INSURANCE PRIOR TO ISSUANCE OF THE CONTRACT. UNLESS OTHERWISE SPECIFIED IN THE BID DOCUMENTS, THE MINIMUM AMOUNT OF INSURANCE COVERAGE REQUIRED IS \$250,000.</p> <p>WORKER'S COMPENSATION: VENDOR IS REQUIRED TO PROVIDE A CERTIFICATE FROM WORKER'S COMPENSATION IF SUCCESSFUL.</p> <p>BANKRUPTCY: IN THE EVENT THE VENDOR/CONTRACTOR FILES FOR BANKRUPTCY PROTECTION, THIS CONTRACT IS AUTOMATICALLY NULL AND VOID, AND IS TERMINATED WITHOUT FURTHER ORDER.</p> <p>REV. 9/98</p> <p>VENDOR PREFERENCE CERTIFICATE</p> <p>CERTIFICATION AND APPLICATION* IS HEREBY MADE FOR PREFERENCE IN ACCORDANCE WITH WEST VIRGINIA CODE, 5A-3-37 (DOES NOT APPLY TO CONSTRUCTION CONTRACTS).</p> <p>A. APPLICATION IS MADE FOR 2.5% PREFERENCE FOR THE REASON CHECKED:</p>						

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<p>( ) BIDDER IS AN INDIVIDUAL RESIDENT VENDOR AND HAS RESIDED CONTINUOUSLY IN WEST VIRGINIA FOR FOUR (4) YEARS IMMEDIATELY PRECEDING THE DATE OF THIS CERTIFICATION; OR</p> <p>( ) BIDDER IS A PARTNERSHIP, ASSOCIATION OR CORPORATION RESIDENT VENDOR AND HAS MAINTAINED ITS HEADQUARTERS OR PRINCIPAL PLACE OF BUSINESS CONTINUOUSLY IN WEST VIRGINIA FOR FOUR (4) YEARS IMMEDIATELY PRECEDING THE DATE OF THIS CERTIFICATION; OR 80% OF THE OWNERSHIP INTEREST OF BIDDER IS HELD BY ANOTHER INDIVIDUAL, PARTNERSHIP, ASSOCIATION OR CORPORATION RESIDENT VENDOR WHO HAS MAINTAINED ITS HEADQUARTERS OR PRINCIPAL PLACE OF BUSINESS CONTINUOUSLY IN WEST VIRGINIA FOR FOUR (4) YEARS IMMEDIATELY PRECEDING THE DATE OF THIS CERTIFICATION; OR</p> <p>( ) BIDDER IS A CORPORATION NONRESIDENT VENDOR WHICH HAS AN AFFILIATE OR SUBSIDIARY WHICH EMPLOYS A MINIMUM OF ONE HUNDRED STATE RESIDENTS AND WHICH HAS MAINTAINED ITS HEADQUARTERS OR PRINCIPAL PLACE OF BUSINESS WITHIN WEST VIRGINIA CONTINUOUSLY FOR THE FOUR (4) YEARS IMMEDIATELY PRECEDING THE DATE OF THIS CERTIFICATION.</p> <p>B. APPLICATION IS MADE FOR 2.5% PREFERENCE FOR THE REASON CHECKED:</p> <p>( ) BIDDER IS A RESIDENT VENDOR WHO CERTIFIES THAT, DURING THE LIFE OF THE CONTRACT, ON AVERAGE AT LEAST 75% OF THE EMPLOYEES WORKING ON THE PROJECT BEING BID ARE RESIDENTS OF WEST VIRGINIA WHO HAVE RESIDED IN THE STATE CONTINUOUSLY FOR THE TWO YEARS IMMEDIATELY PRECEDING SUBMISSION OF THIS BID;          OR          ( ) BIDDER IS A NONRESIDENT VENDOR EMPLOYING A</p>						

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VENDOR

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<p>MINIMUM OF ONE HUNDRED STATE RESIDENTS OR IS A NONRESIDENT VENDOR WITH AN AFFILIATE OR SUBSIDIARY WHICH MAINTAINS ITS HEADQUARTERS OR PRINCIPAL PLACE OF BUSINESS WITHIN WEST VIRGINIA EMPLOYING A MINIMUM OF ONE HUNDRED STATE RESIDENTS WHO CERTIFIES THAT, DURING THE LIFE OF THE CONTRACT, ON AVERAGE AT LEAST 75% OF THE EMPLOYEES OR BIDDERS' AFFILIATE'S OR SUBSIDIARY'S EMPLOYEES ARE RESIDENTS OF WEST VIRGINIA WHO HAVE RESIDED IN THE STATE CONTINUOUSLY FOR THE TWO YEARS IMMEDIATELY PRECEDING SUBMISSION OF THIS BID.</p> <p>BIDDER UNDERSTANDS IF THE SECRETARY OF TAX &amp; REVENUE DETERMINES THAT A BIDDER RECEIVING PREFERENCE HAS FAILED TO CONTINUE TO MEET THE REQUIREMENTS FOR SUCH PREFERENCE, THE SECRETARY MAY ORDER THE DIRECTOR OF PURCHASING TO: (A) RESCIND THE CONTRACT OR PURCHASE ORDER ISSUED; OR (B) ASSESS A PENALTY AGAINST SUCH BIDDER IN AN AMOUNT NOT TO EXCEED 5% OF THE BID AMOUNT AND THAT SUCH PENALTY WILL BE PAID TO THE CONTRACTING AGENCY OR DEDUCTED FROM ANY UNPAID BALANCE ON THE CONTRACT OR PURCHASE ORDER.</p> <p>BY SUBMISSION OF THIS CERTIFICATE, BIDDER AGREES TO DISCLOSE ANY REASONABLY REQUESTED INFORMATION TO THE PURCHASING DIVISION AND AUTHORIZES THE DEPARTMENT OF TAX AND REVENUE TO DISCLOSE TO THE DIRECTOR OF PURCHASING APPROPRIATE INFORMATION VERIFYING THAT BIDDER HAS PAID THE REQUIRED BUSINESS TAXES, PROVIDED THAT SUCH INFORMATION DOES NOT CONTAIN THE AMOUNTS OF TAXES PAID NOR ANY OTHER INFORMATION DEEMED BY THE TAX COMMISSIONER TO BE CONFIDENTIAL.</p> <p>UNDER PENALTY OF LAW FOR FALSE SWEARING (WEST VIRGINIA CODE 61-5-3), BIDDER HEREBY CERTIFIES THAT THIS CERTIFICATE IS TRUE AND ACCURATE IN ALL RESPECTS; AND THAT IF A CONTRACT IS ISSUED TO BIDDER AND IF ANYTHING</p>						

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<p>CONTAINED WITHIN THIS CERTIFICATE CHANGES DURING THE TERM OF THE CONTRACT, BIDDER WILL NOTIFY THE PURCHASING DIVISION IN WRITING IMMEDIATELY.</p> <p>BIDDER: -----</p> <p>DATE: -----</p> <p>SIGNED: -----</p> <p>TITLE: -----</p> <p>* CHECK ANY COMBINATION OF PREFERENCE CONSIDERATION(S) IN EITHER "A" OR "B", OR BOTH "A" AND "B" WHICH YOU ARE ENTITLED TO RECEIVE. YOU MAY REQUEST UP TO THE MAXIMUM 5% PREFERENCE FOR BOTH "A" AND "B". (REV. 12/00)</p> <p>NOTICE</p> <p>AN ORIGINAL, SIGNED BID MUST BE SUBMITTED TO:</p> <p>DEPARTMENT OF ADMINISTRATION PURCHASING DIVISION BUILDING 15 2019 WASHINGTON STREET, EAST CHARLESTON, WV 25305-0130</p> <p>AN EXACT DUPLICATE MUST BE SUBMITTED TO:</p> <p>STATE AUDITOR'S OFFICE</p>						

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STATE OF WEST VIRGINIA  
PURCHASING CONTINUATION SHEET

Buyer: CB-23	Page 3	Req. or P.O No DEFK6160
Spending Unit:		

Vendor:

Item No.	Quantity	Description	Unit Price	Amount
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5. Renewal. Shall be in accordance with the Terms and Conditions of this contract and shall be limited to three successive one year periods. Vendor is responsible to notify the Owner of its intent to renew within 60 days of termination of the contract with a letter of intent.

6 Vendor Qualifications. Proven successful testing, adjusting, commissioning, preventative maintenance, emergency service and repair experience of complex Commercial HVAC equipment/systems. Vendor shall be a factory authorized service agency of commercial HVAC equipment including McQuay, Carrier, York, Trane or approved equal, and shall have factory trained/certified technicians providing services to fore mentioned equipment.

7. Pre-Bid Conference. A mandatory on site Pre-Bid Conference shall be held on -  
at \_\_\_\_\_  
Failure to attend will result in bid disqualification.

8. Invoicing. Monthly in arrears.

9. Vendors:

A. Contact Telephone  
Number \_\_\_\_\_

B. Emergency Contact Telephone  
Number \_\_\_\_\_

10. SCOPE OF WORK REQUIREMENTS

- a. A. Provide initial inspection of equipment within 45 days of effective date of this contract (Notice to Proceed). Note: the Vendor shall notify the resident facilities manager / building maintenance mechanic a minimum of 15 days prior to the scheduled date of the initial inspection. Initial inspection shall include confirming that all scheduled

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Spending Unit:				
Item No.	Quantity	Description	Unit Price	Amount

equipment operates in conformance with the design requirements. It is not the intent of this Contract to provide air or water balancing services. Rather, it is the intent of this contract to provide the Owner with assurance that the HVAC equipment has been installed in the prescribed manner and is continuously operating within the required performance guidelines. It is required that systems that are determined to be deficient or unable to perform to specification (ie., sound requirements, cooling/heating capacity, insufficient airflow, waterflow, static pressure, etc.) be brought to the immediate attention of the resident Facilities manager / building maintenance mechanic, and in written form, to the Owner to allow for design evaluation/mitigation of the conditions leading to the situation. The initial equipment report is a detailed building HVAC commissioning document due as stated in the original bidding documents. Reports due in the following quarterly inspections shall reflect peculiarities and services performed on each equipment item.

B. The initial inspection shall include providing a documented report of test results for all scheduled HVAC equipment including a minimum of the following:

1. Air Handling Systems / Rooftop Unit
  - Test Report
  - Unit Identification
  - Location / Area Served
  - Make and Type
  - Model # / Serial # and Unit Size
  - Unit Arrangement and Class
  - Discharge Arrangement
  - Fan and Motor Sheave Make, Size (Pitch Diameter) and Bore
  - fan and Motor Sheave Center to Center Dimensions and Adjustment
  - Number of Belts, Make and Size

WV-36  
Rev. 10/81

STATE OF WEST VIRGINIA  
PURCHASING CONTINUATION SHEET

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Spending Unit:		

Vendor:

Item No.	Quantity	Description	Unit Price	Amount
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Number of Filters, Type and Size  
Motor Data (Make, Frame Size and Type) Motor Horsepower and RPM  
Motor Voltage, Phase and Hertz  
Motor Full Load Amperage and Service Factor Measured Running Load Amps of Motor Operating Airflow Rate (CFM)  
System Static Pressure (in.wg.)  
Fan RPM Discharge Static Pressure (in.wg.) Filter Static Pressure (in.wg.)  
Cooling Coil / Heating Coil Static Pressure (in.wg.)  
Compartment to Compartment Static Pressure Differentials (in.wg.)  
Minimum Ventilation Airflow / Outside Air Damper Position Return Airflow Vortex / VFD Position

2. Apparatus –  
Hydronic/Refrigerant Coil Test Report  
Unit Identification  
Location / Area Served  
Coil Type  
Number of Rows  
Fin Spacing (Fins/Inch)  
Make and Model #  
Face Area (Square Feet)  
Tube Size (NPS)  
Tube and Fin Materials  
Circulating Arrangement (3-way or 2-way)  
Average Airflow Velocity  
Airflow Rate  
Air Pressure Drop  
Outside Air Temperature (Dry Bulb and Wet Bulb)  
Return Air Temperature (Dry Bulb and Wet Bulb)  
Mixed Air Temperature (Dry Bulb and Wet Bulb)

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Leaving Air Temperature (Dry  
 Bulb and Wet Bulb)  
 Hydronic Coil Flow (GPM)  
 Total Heating Capacity (Btuh)  
 Total and Sensible Cooling  
 Capacity (BtuH)  
 Water Pressure Drop (ft.hd. or  
 psig) Entering Water  
 temperature Leaving Water  
 Temperature DX Refrigerant  
 Expansion Valve and  
 Refrigerant Type  
 Refrigerant Suction and Liquid  
 Line Pressures (psig)  
 Refrigerant Suction  
 Temperature

3. Apparatus – Electric Coil Test Report

Unit Identification  
 Location  
 Coil Identification  
 Capacity (BtuH)  
 Number of Stages  
 SCR Modulating or On-Off  
 Control  
 Volts/Phase/Hertz  
 Rated Amperage  
 Airflow (CFM)  
 Face Area (Square Feet)  
 Minimum Face Velocity  
 Installed Fuse/Breaker Size for  
 Overload Protection  
 Entering Air Temperature  
 Leaving Air Temperature

4. Pumps – Test Report

Mark location of discharge valve(s) for reference.

STATE OF WEST VIRGINIA  
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Spending Unit:		

Vendor:

Item No.	Quantity	Description	Unit Price	Amount
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Open 2-way control valves and operate variable speed drive at 100%.

Verify pump impeller size by operating the pump with the discharge valve closed. Verify with pump manufacturer that this will not damage the pump. Convert pressure to head and correct for differences in gage locations. Note operating point on manufacturer's pump curve at zero flow and confirm impeller size. Check system resistance. With all valves open, read pressure differential across pump and mark the pump manufacturer's head-capacity curve. Adjust pump discharge valve until design water flow is achieved. If an over ramping condition is experienced, discontinue test and report condition to Owner. Verify pump motor brake horsepower. Calculate the intended brake horsepower for the system based on the pump manufacturer's performance data. Record calculated brake horsepower and nameplate data on pump motor. Report flow rates that cannot be adjusted within +/- 5% of design to Owner.

- 5. Compressor / Condenser Units – Test Report
- Unit Identification
- Location
- Unit Make and Model #

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Spending Unit:		

Item No.	Quantity	Description	Unit Price	Amount
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Manufacturer's Compressor  
 Serial #'s  
 Compressor Make  
 Refrigerant Weight (1lbs.)  
 Low Ambient Temperature  
 Cutoff (Deg. F)  
 Entering Condenser Air  
 Temperature (Dry Bulb)  
 Leaving Condenser Air  
 Temperature (Dry Bulb)  
 Number Fans  
 Condenser Fan RPM  
 Condenser Fan Airflow (CFM)  
 Condenser Fan Motor Make,  
 Frame Size, RPM and  
 Horsepower  
 Condenser Fan Motor Voltage  
 Condenser Fan Motor  
 Amperage  
 Control Settings  
 Unloader Set Points  
 Low Pressure Cutoff Setting  
 (psig)  
 High Pressure Cutoff Setting  
 (psig)  
 Suction Pressure (psig)  
 Suction Temperature (Deg.F.)  
 Condenser Refrigerant Pressure  
 (psig)  
 Condenser Refrigerant  
 Temperature (Deg.F.)  
 Oil Pressure (psig)  
 Oil Temperature (Deg.F.)  
 Crankcase Heater KW

6. Boilers – Test Report

Boiler Model and Serial #  
 Burner Input Rating  
 Boiler Output Rating  
 Water Flow Rate

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Entering Water Temperature (Deg.F)  
 Leaving Water Temperature (Deg.F)  
 Measured Flu Gas Temperature (Deg.F)  
 Measured Flu Gas O2 and CO2 Level  
 Calculated Boiler Operating Efficiency (%)

7. Heat Exchangers – Test Report

Water Flow Rate (GPM)  
 Control Valve Model (Cv)  
 Entering Steam Pressure (psig)  
 Entering Water Temperature (Deg.F)  
 Leaving Water Temperature (Deg.F)  
 Water Pressure Drop (psig)

C. Provide equipment performance testing in conjunction with initial inspection as described above.

D. It is required that the Vendor record all pre-inspection settings and post inspection settings of all devices in the initial inspection report. Any devices that do not have an indexed method by which the position can be recorded shall have a mark placed by a shaft, damper blade, etc, so that the balanced position can be restored in the event that repairs, such as the replacement of a damper operator, is required at some future date. This shall be by permanent marker, dated by Vendor and labeled accordingly.

E. Vendor shall provide documented test report that shall be maintained within the Owner's

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O&M manual and shall include a minimum of the following contents:

1. Pump Manufacturer's Published Performance Data to Include Pump Curves
2. Pump Related Field Test Data
3. Fan Manufacturer's Published Performance Data to Include Fan Curves
4. Fan Related Field Test Data
5. Coil Manufacturer's Published Performance Data
6. Coil Related Field Test Data
7. Chiller Manufacturer's Published Performance Data
8. Chiller Related Field Test Data
9. Boiler Manufacturer's Published Performance Data
10. Boiler Related Field Test Data
11. Heat Exchanger Manufacturer's Published Performance Data
12. Heat Exchanger Field Test Data
13. Design Versus Final Performance
14. Notable Characteristics of System

F. Vendor shall be responsible for inspecting and updating Operating & Maintenance (O&M) manuals to ensure "completeness" with respect to technical literature, O&M procedures, parts list, assembly diagrams and wiring diagrams. In addition, Vendor shall update/enhance O&M manuals to incorporate all pertinent technical information into a systems specific document that shall be maintained "on-site". The O&M manual shall be annually updated to include performance checklist and calibration reports of all scheduled equipment.

G. Vendor shall be required to furnish test and calibration equipment that is of sufficient quality



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and accuracy to test/measure the operating performance of scheduled equipment and compare results to specify / industry standard tolerances. Test and calibration equipment shall be calibrated per manufacturer's recommended intervals and calibration certificate shall be documented/affixed to each instrument. Submit list of proposed test equipment.

H. Vendor shall test and ensure the function/reliability of integral safety devices such as low water cut-off, pressure limits, low refrigerant, freeze-state (hardwired and software).

I. Vendor shall provide on site Preventive Maintenance Services and inspections per bid item description. Vendor shall be responsible to provide all labor materials and equipment to ensure contract agreement is fulfilled. This includes but limited to items ensuring OSHA requirements are observed, lifting equipment to access HVAC and components thereof, and any other type of testing or calibrating instrument needed to fulfill contractual obligations.

J. The Contractor shall furnish all required parts and labor excluding repairs due to negligence, acts of God, war, power fluctuations, or conditions caused beyond the reasonable control of Vendor. Vendor is responsible for demonstrating or providing reasonable proof for exception.

K. A documented service report shall be provided with each on-site inspection/service call shall and shall include performance checklist results for all equipment, list of adjustments, repairs or equipment replaced to

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include recommended further action, if required.

L. Vendor must be available (on call) twenty-four (24) hours per day, seven (7) days per week to respond to requests for emergency service. Vendor must respond to calls for service within four (4) hours of notification. Failure to respond within four (4) hours will result in a charge to the Vendor of \$100.00 per hour for each hour over the four (4) hour limit. Emergency phone numbers shall be included within the bid.

11. DC SCOPE OF WORK REQUIREMENTS:

A. Vendor shall provide testing, maintenance, preventive maintenance services and repairs of the DC system equipment, to include all ancillary components. Ancillary components shall include but not be limited to; low voltage power supply(ies), transducers, wiring, valve and damper operators, sensors, relays, low temperature detection thermostats (freeze-stats), etc. Control equipment not included within the scope of work shall be limited to factory mounted controls installed on the chillers, boilers, and domestic hot water units. All technicians performing service on facility equipment will be certified / trained by equipment manufactures.

B. Vendor shall be responsible for testing and verifying the function of the complete DC system and documenting the performance in accordance with design intent and documentation in accordance with industry standard guidelines to ensure that programmed sequences of operation are complete and exactly meet the design requirements. Test procedures shall fully describe; system configuration (sequence of operation), calibration requirements of all analog input devices, evaluation

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procedures for all modulating output devices for smoothness of control operation (complete stroke output device/directional travel), evaluating all status inputs/electrical interlocks, evaluating all 2-position (on-off) control/interlocks and steps required for each test. The test procedures shall be appropriately documented in order for another party to repeat the tests with virtually identical results for accuracy.

D. Vendor shall establish seasonal software trending of operational variables, ie., temperature, pressure, relative humidity, etc., and perform documented comparative analysis via tables and/or graphs to evaluate optimum control tuning and parameters for achieving and maintaining set point (annual minimum of 1 documented evaluation for heating and cooling season).

E. Vendor shall be required to furnish test and calibration equipment that is of sufficient quality and accuracy to test/or measure DC system accuracy/performance and compare results to specified tolerances. Test and calibration equipment shall be calibrated per manufacturer's recommended intervals and calibration certificate shall be documented/affixed to each instrument.

F. Vendor shall be responsible for inspecting and updating Operating & Maintenance (O&M) manuals to ensure "completeness" with respect to technical literature, O&M procedures, parts list, assembly diagrams and wiring diagrams. In addition, Vendor shall update/enhance O&M manuals to incorporate all pertinent technical information into a systems specific document that shall be maintained "on-site" The O&M manual shall be annually updated to include software/hardware performance checklist and calibration reports of all software/hardware equipment.

G. Vendor shall test and ensure the function/reliability of integral safety devices such as freeze-stats (hardwired and software).

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H. Vendor shall provide on-site test and review of software/hardware to ensure proper function (minimum of 2 inspections per year). The Vendor shall be responsible for all needed DC system repairs and/or Equipment requiring replacement. The Vendor shall furnish all required parts and labor excluding repairs due to negligence, acts of God, war, power fluctuations, or conditions caused beyond the reasonable control of Vendor.

#### 12. Preventive maintenance

A. Job labor and associated travel expenses required to clean, alignment, calibration, tighten, adjustments, lubricate, and paint equipment. Activities include:

- a. Cleaning shall consist of coil surfaces (**coils to be cleaned annually**); fan impellers and blades; electrical contacts; burner orifices; passages and nozzles; pilot and igniter; cooling tower baffles' basin' sump and float; chiller, condenser and boiler tubes.
- b. Alignment of equipment belt drives; drive couplings; air fins.
- c. Calibrating safety controls; temperature and pressure controls.
- d. Tightening shall include but not limited to electrical connections; mounting bolts; pipe clamps; refrigerant piping fittings; damper sections.
- e. Adjusting belt tension; refrigerant charge; super heat;

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fan RPM, water chemical feed and feed rate; burner fuel/air ratios; gas pressure, set point of controls and limits; compressor cylinder UN-loaders; damper close-off; sump floats.

- f. Lubrication of equipment will follow manufactures prescribed instructions to include motors; fan and damper bearings; valve stems; damper linkages; fan vane linkages.
- g. Painting of the exterior cabinet or shell of units for corrosion control.

B. Filters and Filter service is included using Extended Surface Pleated filters to be changed on a quarterly basis.

13. Trouble calls. (Other than Scheduled Preventive Maintenance) Job labor and associated travel expenses including overtime and holidays, for unscheduled work resulting from an abnormal condition. This coverage is 24 hours per day, seven days per week. Parts / materials procurement labor (locating, ordering, expediting, and transporting) required to repair, remove, and replace broken, worn, and/or doubtful components and /or parts. Costs shall reflect other than quarterly Preventive Maintenance Services visits.

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Base Bid Item 1: Camp Dawson RTI Facility  
Preventive Maintenance  
Services

**Unit:** Lump Sum / Base Bid for yearly Contract

**Description:** Vendor shall visit location on a quarterly schedule and provide a detailed activity report to the Facilities Maintenance Manager. Report will be due within 15 (fifteen) days of completion of quarterly inspection. **Activities include:** Cleaning of coil surfaces; fan impellers and blades; electrical contacts; burner orifices; passages and nozzles; pilot and igniter; cooling tower baffles', basin' sump and float; chiller, condenser and boiler tubes. Alignment of equipment belt drives; drive couplings; air fins. Calibrating safety controls; temperature and pressure controls. Tightening shall include but not limited to electrical connections; mounting bolts; pipe clamps; refrigerant piping fittings; damper sections. Adjusting belt tension; refrigerant charge; super heat; fan RPM, water chemical feed and feed rate; burner fuel/air ratios; gas pressure, set point of controls and limits; compressor cylinder UN-loaders; damper close-off; sump floats. Conformance with overall desired performance design and providing support services for Buildings HVAC control system. Lubrication of equipment will follow manufactures prescribed instructions to include motors; fan and damper bearings; valve stems;

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damper linkages; fan vane linkages Replacement of filters with pleated filters meeting existing efficiency factor. Painting of the exterior cabinet or shell of units to control corrosion as needed. Digital controls are included as a part of this service. Vendor shall provide any and all needed materials, labor, tools, parts and equipment for work required. All technicians performing service on facility equipment will be certified / trained by equipment manufactures.

**Measurement:** Annual contract with four (4) quarterly visits. Each quarterly visit will be based on completion of Preventive Maintenance Services and service agreement.

**Payment:** Annual contract paid by quarterly invoice accompanied with services rendered. Fore mentioned reports and data required will be needed prior to invoicing. **Dates of service, contract purchase order number, facility location, type of service provided and cost descriptions shall be clearly annotated on all invoices. Failure to do so will only delay payment.**

Annual Camp Dawson RTI Preventive Maintenance Services Contract cost (\$ \_\_\_\_\_).

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Spending Unit:
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Item No.	Quantity	Description	Unit Price	Amount
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Bid Alternate Item 1:      Camp Dawson AFRC  
Preventive Maintenance  
Services Contract

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**Unit:**                      Lump Sum / Base Bid for yearly Contract

**Description:**        Vendor shall visit location on a quarterly schedule and provide a detailed activity report to the Facilities Maintenance Manager. Report will be due within 15 (fifteen) days of completion of quarterly inspection. **Activities include:** Cleaning of coil surfaces; fan impellers and blades; electrical contacts; burner orifices; passages and nozzles; pilot and igniter; cooling tower baffles', basin' sump and float; chiller, condenser and boiler tubes. Alignment of equipment belt drives; drive couplings; air fins Calibrating safety controls; temperature and pressure controls. Tightening shall include but not limited to electrical connections; mounting bolts; pipe clamps; refrigerant piping fittings; damper sections. Adjusting belt tension; refrigerant charge; super heat; fan RPM, water chemical feed and feed rate; burner fuel/air ratios; gas pressure, set point of controls and limits; compressor cylinder UN-loaders; damper close-off; sump floats Conformance with overall desired performance design and providing support services for Buildings HVAC control system. Lubrication of equipment will follow manufactures prescribed instructions to include motors; fan and damper bearings; valve stems; damper linkages; fan vane



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linkages. Replacement of filters with pleated filters meeting existing efficiency factor. Painting of the exterior cabinet or shell of units to control corrosion as needed. Digital controls are included as a part of this service. Vendor shall provide any and all needed materials, labor, tools, parts and equipment for work required. All technicians performing service on facility equipment will be certified / trained by equipment manufactures.

**Measurement:** Annual contract with four (4) quarterly visits. Each quarterly visit will be based on completion of Preventive Maintenance Services and services agreement.

**Payment:** Annual contract paid by quarterly invoice accompanied with services rendered. Fore mentioned reports and data required will be needed prior to invoicing. **Dates of service, contract purchase order number, facility location, type of service provided and cost descriptions shall be clearly annotated on all invoices. Failure to do so will only delay payment.**

Annual Camp Dawson AFRC Preventive Maintenance Services  
Contract cost (\$ \_\_\_\_\_).

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**Bid Alternate Item 2: Emergency Service calls /  
Trouble calls**

**Unit:** Time and Materials

**Description:** Work other than scheduled Preventive Maintenance Services listed above (Base Bid #1 and Bid Alternate #1). This coverage is 24 hours per day, seven days per week. Parts, materials and labor required to repair, remove, and replace broken, worn, and/or doubtful components and /or parts. Vendor shall provide any and all needed materials, labor, tools, parts and equipment for work required.

**Measurement:** Cost to restore HVAC equipment to its original intended operating purpose.

**Payment:** Labor / percentage markup for materials (Example: \$25 per hour / per person and 15% markup for parts and materials) Shall be invoiced separately from Preventive Maintenance Services contract. Fore mentioned reports, data required and / or service reports will be needed prior to invoicing. INVOICES SHALL BE ITEMIZED. Dates of service, contract purchase order number, facility location, type of service provided and cost descriptions shall be clearly annotated on all invoices. Failure to do so will only delay payment.

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The sum of: \$ \_\_\_\_\_ per Hour and per person – Regular work hours

The sum of: \$ \_\_\_\_\_ per Hour and per person – After regular work hours

The sum of: \$ \_\_\_\_\_ per Hour and per person – Holiday work hours

Percentage markup for materials: \_\_\_\_\_ %

**Points of Contact: The contract person at the  
Division of Engineering and Facilities shall be  
Michael J. Beckner, 1707 Coonskin Drive,  
Charleston, WV 25311 - Phone: (304)561-6333**

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**ATTACHMENT A**

This contract includes all HVAC equipment located in the RTI Bldg Whether listed or not to include two Heli-rotor chillers. It is the responsibility of the vendor to obtain a complete equipment inventory and verify equipment quantities.

<u>Qty</u>	<u>Eq Info</u>	<u>Schedule</u>	<u>Mfg</u>
3	Roof Top A/ C units	RTU-110 RTU-115 RTU-130 RTU-135	
2	Make-up Air Units	AHU-110 AHU-120 AHU-130	
6	Air Handlers	AHU-110 AHU-120 AHU-130	
8	Return Air Fans	AHU-110 AHU-120 AHU-130	
26	VAV Boxes	VAV-110	
12	Pumps	PMP-110 PMP-111 PMP-311	
2	Boilers	BLR-110 BLR-120 BLR-130 BLR-150	
13	Hot Water Coils	MSC-110	
9	Cooling Coils	MSC-110	
7	Motor Speed Controllers	MSC-130	
20	Ventalators	MSC-150	
All	Exhust Fans	MSC-150	
3	Ventilation Fans	MSC_150	
4	Unit Heaters	MSC-170	

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<u>Qty</u>	<u>Eq Info</u>	<u>Schedule</u>	<u>Mfg</u>
6	Electric Heaters	MSC-170	
9	Fan Coil Units	FCU-100	
All	Blower Coils	FCU-110	
5	Expansion Tanks		
8	Radiant Heating Panels		
1	Poolpack System	MSC-290	
2	Chillers Model # ALS195A		

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## ATTACHMENT B

This contract includes all HVAC equipment located in the AFRC Bldg Whether listed or not to include the drill hall AC unit. It is the responsibility of the vendor to obtain a complete equipment inventory and verify equipment quantities.

ROOF TOP UNITS

<u>TAG</u>	<u>Model #</u>	<u>Serial #</u>	<u>Manufacture / Description</u>
ACU-1	D3CG102N13046G	NEHM064070	York
ACU-2	D3CG102N13046G	NEHM064069	York
ACU-3	D3CG102N3046G	NEHM059963	York
ACU-4	D2EG048N09946#	NFHM073696	York
ACU-5	D2CG240N24046FDE	NCHM027655	York
ACU-6	D2CG180N24046FDE	NEHM067531	York
ACU-7	D3CG102N3046G	NDGM056341	York
ACU-8	D2CG240N24046FDE	NEHM064370	York
ACU-9	CG300N240N24046E	NFGM073187	York
ACU-10	D2EG048N09946E	NFHM076001	York
ACU-11	D3CG102N3046G	NEGM05562	York

MAKE UP AIR UNITS

MU-1	RPBL600-8-S	3AYF431JF09	Reznor- 5 HP Blower
MU-2	RPB200-8	EA2C66H5N04222	Reznor - 3 HP Blower

REFRIGERATION

BOPH130L63C	T00B00735	Heatcraft
BOPH100H22C	T00B1150	Heatcraft

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BOILER SYSTEMS

B-1	GW200200	200K9741162	A O Smith
B-2	GW200200	200M9742215	A O. Smith

BOILER SYSTEM PUMPS

P-1	Bell G Gossett Booster Pump
P-2	Bell G Gossett Booster Pump

EXHAUST SYSTEMS

EF-1	DX11B	Penn Ventilation - Exhaust Fans
EF-2	DX12B	Penn Ventilation - Exhaust Fans
EF-3	DX105R	Penn Ventilation - Exhaust Fans
EF-4	DX11B	Penn Ventilation - Exhaust Fans
EF-5	FX24BHFT	Penn Ventilation - Exhaust Fans
EF-6	DX08SR	Penn Ventilation - Exhaust Fans
EF-7	DX08SR	Penn Ventilation - Exhaust Fans
EF-8	DX11B	Penn Ventilation - Exhaust Fans
EF-9	FX16B	Penn Ventilation - Exhaust Fans
EF-10	DX08B	Penn Ventilation - Exhaust Fans
EF-11	DX11B	Penn Ventilation - Exhaust Fans

HEATING AND VENTING UNITS

H&V-1	GLDM-150	06998208A	ICE - 1 875,000 BTUH Input, 10 HP
H&V-2	GLDM-150	69952088	ICE - 1 875 000 BTUH Input, 10 HP

DIRECT DIGITAL CONTROL (DDC)

METASYS - M5 (System Name)

Network control module  
 UNT Unitary Controller  
 P32 Series Sensitive Pressure Switch  
 H-735 Combo Current Switch / Command Relay  
 TE-6400 Temperature Sensor  
 TE-6300 Temperature Sensor  
 AS-XFR Series Transformer Module  
 M-8100 Cabinet  
 Bulb Wells

# A F F I D A V I T

## West Virginia Code §5A-3-10a states:

No contract or renewal of any contract may be awarded by the state or any of its political subdivisions to any vendor or prospective vendor when the vendor or prospective vendor or a related party to the vendor or prospective vendor is a debtor and the debt owned is an amount greater than one thousand dollars in the aggregate.

## DEFINITIONS:

"Debt" means any assessment, premium, penalty, fine, tax or other amount of money owed to the state or any of its political subdivisions because of a judgment, fine, permit violation, license assessment, defaulted workers' compensation premium, penalty or other assessment presently delinquent or due and required to be paid to the state or any of its political subdivisions, including any interest or additional penalties accrued thereon.

"Debtor" means any individual, corporation, partnership, association, limited liability company or any other form or business association owing a debt to the state or any of its political subdivisions.

"Political subdivision" means any county commission; municipality; county board of education; any instrumentality established by a county or municipality; any separate corporation or instrumentality established by one or more counties or municipalities, as permitted by law; or any public body charged by law with the performance of a government function or whose jurisdiction is coextensive with one or more counties or municipalities.

"Related party" means a party, whether an individual, corporation, partnership, association, limited liability company or any other form or business association or other entity whatsoever, related to any vendor by blood, marriage, ownership or contract through which the party has a relationship of ownership or other interest with the vendor so that the party will actually or by effect receive or control a portion of the benefit, profit or other consideration from performance of a vendor contract with the party receiving an amount that meets or exceeds five percent of the total contract amount.

## EXCEPTION:

The prohibition of this section does not apply where a vendor has contested any tax administered pursuant to chapter eleven of this code, workers' compensation premium, permit fee or environmental fee or assessment and the matter has not become final or where the vendor has entered into a payment plan or agreement and the vendor is not in default of any of the provisions of such plan or agreement.

## LICENSING:

The vendor must be licensed in accordance with any and all state requirements to do business with the state of West Virginia.

## CONFIDENTIALITY:

The vendor agrees that he or she 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. Vendors should visit [www.state.wv.us/admin/purchase/privacy](http://www.state.wv.us/admin/purchase/privacy) for the Notice of Agency Confidentiality Policies.

Under penalty of law for false swearing (West Virginia Code, §61-5-3), it is hereby certified that the vendor acknowledges the information in this said affidavit and are in compliance with the requirements as stated.

Vendor's Name: \_\_\_\_\_

Authorized Signature: \_\_\_\_\_ Date: \_\_\_\_\_