



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

Solicitation

NUMBER
GSD136409

PAGE
1

ADDRESS CORRESPONDENCE TO ATTENTION OF:
KRISTA FERRELL 304-558-2596

VENDOR

RFQ COPY
 TYPE NAME/ADDRESS HERE

SHIP TO

F & A GENERAL SERVICES
 BUILDING FIVE
 HIGHWAYS
 1900 KANAWHA BLVD. EAST
 CHARLESTON, WV
 25305 348-2317

DATE PRINTED
09/06/2012

BID OPENING DATE: 09/11/2012 BID OPENING TIME 1:30PM

LINE	QUANTITY	UOP	CAT. NO.	ITEM NUMBER	UNIT PRICE	AMOUNT
				ADDENDUM NO. 1		
				THIS ADDENDUM IS ISSUED TO AMEND THE ORIGINAL REQUEST FOR QUOTATION (GSD136409) PER THE ATTACHED.		
0001	1	LS		936-75		
				ANNUAL BOILER INSPECTION AND CLEANING B5, 11TH FLOOR		
				***** THIS IS THE END OF RFQ GSD136409 ***** TOTAL:		

SIGNATURE	TELEPHONE	DATE
TITLE	FEIN	ADDRESS CHANGES TO BE NOTED ABOVE

WHEN RESPONDING TO SOLICITATION, INSERT NAME AND ADDRESS IN SPACE ABOVE LABELED 'VENDOR'

SOLICITATION NUMBER: GSD136409

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:

To provide a copy of the pre-bid sign in sheet per the attached and to provide Boiler Maintenance Information.

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

PRE-BID CONFERENCE
SIGN IN SHEET

Request for Quotation Number:

QSD 36409

Date:

8/28/12

PLEASE PRINT LEGIBLY. THIS INFORMATION IS ESSENTIAL TO CONTACT THE ATTENDEES IN A TIMELY MANNER. FAILURE TO DO SO MAY RESULT IN DELAYS IN YOUR COMPANY GETTING IMPORTANT BID INFORMATION.

Firm Name:	<u>Alpha Mechanical Service</u>
Firm Address:	<u>401 27th St. Dunbar WV 25064</u>
Representative Attending:	<u>Randy Barnett</u>
Phone Number:	<u>304 766 1006</u>
Fax Number:	<u>304 766 1008</u>
Email Address:	<u>Randy.Barnett@alpha-service.com</u>

Firm Name:	_____
Firm Address:	_____
Representative Attending:	_____
Phone Number:	_____
Fax Number:	_____
Email Address:	_____

Firm Name:	<u>Cimco Building Services</u>
Firm Address:	<u>2336 VIRGINIA AVE HURRICANE WV 25526</u>
Representative Attending:	<u>Roy L Bird</u>
Phone Number:	<u>304 562-7705 / 304 562 0102</u>
Fax Number:	<u>304 897-4178</u>
Email Address:	<u>Service@CimcoWV.com</u>

Firm Name:	_____
Firm Address:	_____
Representative Attending:	_____
Phone Number:	_____
Fax Number:	_____
Email Address:	_____

Firm Name:	<u>TODD WATSON</u>
Firm Address:	<u>540 LEON SULLIVAN WAY CHARLESTON WV 25301</u>
Representative Attending:	<u>TODD WATSON</u>
Phone Number:	<u>304-346-0549</u>
Fax Number:	<u>304-346-8920</u>
Email Address:	<u>twatson@castotech.com</u>

Firm Name:	_____
Firm Address:	_____
Representative Attending:	_____
Phone Number:	_____
Fax Number:	_____
Email Address:	_____

CIMCO INC.

BUILDING SERVICES DIVISION

Roy Bird

SERVICE TECHNICIAN

Office: 304.562.7705 Fax: 304.397.4178 Cell: 304.993.8154
Billing: PO Box 480, Culloden, WV 25510
Office/Shipping: 2336 Virginia Ave, Hurricane, WV 25526
Email: Service@CimcoWV.com | WV Contractor License WV025512



First In Quality • First In Service • First For You

West Virginia

Randy Barnett

West Virginia Service Manager

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Direct Fax: (502) 400-4941

Cell: (304) 982-0341

randy.barnett@aamservice.com

www.alpha机械anicalservice.com

Your Energy Solutions Provider

Boiler 5
4th Floor

Regularly verify that all ventilation, combustion air openings and louvers are clean and free of debris.

OPERATORS & TRAINING

Operators should be trained in and develop a thorough familiarity of the system and its controls.

Operators should be trained in the use of fire prevention equipment.

Operators should review and become familiar with all manuals, diagrams and warnings related to the system, the boiler and the burner.

Written site procedures should be developed and be readily accessible to all operators.

A permanent log book should be maintained in the boiler room to record maintenance work, inspections, tests and other pertinent data.

Only a qualified service technician should make burner or system adjustments and perform heating season start up.

The boiler should normally operate on its own controls once it receives the "Call For Heat" signal. If the burner should fail to light after a "Call For Heat", a system malfunction has probably occurred. A qualified service technician should determine the problem and correct it before putting the boiler back into service.

PREVENTIVE MAINTENANCE – SUMMARY

NOTE: Read the tag attached to the Safety Relief Valve -- FOLLOW THE MANUFACTURER'S INSTRUCTIONS COVERING INSPECTION, TESTING, AND REPLACEMENT.

WARNING: Protect yourself when testing Safety Relief Valves and performing blow-down of Low Water Cut-Off valves -- hot water and steam will flow from the drain pipes. If the burner does not shut-off during blow-down procedure, remove the boiler from service, determine the cause and correct it before returning this boiler to service.

Safety relief valves should be inspected and tested at the start of each service period and monthly during the service period.

During the annual boiler inspection and cleaning, remove the valve and check for deposits in the valve

MAINTENANCE

and plumbing. If the valve has buildup, fails to operate or leaks, replace the valve only with an ASME approved steam relief valve of both the same pressure and BTU/hr rating. NEVER operate a boiler without a functional safety relief valve.

Under normal service conditions, replace the valve every three to five years

Blow-down valves should be inspected and tested at the beginning of each service period. Blow-downs should be performed at least daily during service period. See manufacturer's tag.

The boiler room area should be kept as clean as possible and free of all debris. The boiler room should be thoroughly washed down at least weekly to eliminate all dust and dirt which will help extend the intervals between boiler fireside cleanings.

DAILY/WEEKLY PROCEDURES – VERIFY:

- Boiler operation on "Call For Heat".
- Normal burner light-off.
- Pump and boiler feed solenoid operations.
- Fuel supply is not restricted.
- Feed water temperature to a nominal 160°F.
- Water treatment and expansion tank operations.
- Damper operations.
- Combustion air supply.
- Gauge glass is clear.

WEEKLY/MONTHLY PROCEDURES

- A thorough wash down of the boiler room.
- Check the safety relief and blow-down valves.
- Check and lubricate all system motors.
- Check and clean any strainers.
- Check all venting and breeching.
- Review burner combustion readings.
- Verify that the air separation, water treatment and makeup/feed/condensate systems are operating per manufacturer's instructions.

ANNUALLY or during a lay-up period:

Shut down the boiler by following the procedure in "REMOVING A BOILER FROM SERVICE" below in this section.

SECTION VII

The waterside and fireside of the boiler should be inspected to determine their condition. Boilers out of service for extended periods (more than seasonal) should be properly laid-up dry. Ensure that idle boilers are protected from freezing conditions if laid-up wet.

The frequency of cleaning will depend on the effectiveness of the water treatment program, the fuel type, efficiency of the burner, characteristics of the site combustion air supply and breeching effectiveness.

A coating of 1/8" of scale on the lower tube sheet can cause a loss of 13 percent of BTU/hr transfer and may lead to tube failure from thermal shock.

Inspection of the boiler vessel should occur at least annually or whenever a 1/8 inch of scale has built up in the vessel. Initial 30 and 90 day inspections are recommended.

WATERSIDE CLEANING

SURFACE SKIMMING: After the first several days of operations, a new boiler needs the water level surface to be skimmed. Anytime there is evidence of moisture above the water line in the gauge glass, surging ("priming"), frothing, or violent changes in the water line, or carry over into the top of the gauge glass, the boiler should be skimmed. Since this requires some plumbing and operating the boiler under controlled and monitored conditions, it is covered in the technical support section of this manual - see Section VIII.

ANNUAL INSPECTION: Drain and flush the vessel. Remove all inspection clean-out caps. Inspect interior surfaces for signs of corrosion or pitting. If advanced corrosion is evident, remove all supply/return lines and arrange for boiler pressure testing or replacement.

A light coating of scale is acceptable, but deposits or evidence of sludge must be cleaned and water treatment procedures set up/improved immediately. High pressure water spray should be directed at any deposits. Deposits are typically easier to remove while still warm and wet as long as the boiler has drained and cooled enough for maintenance. Chemical agents may be used, but follow the chemical agents manufacturer's instructions.

Inspect the safety relief valve.

MAINTENANCE

If the boiler is not to be returned to service soon, dry the inside with forced warm air and minimize exposure to humidity and moisture.

If the boiler is to be laid-up wet, then run through at least one full cycle after filling before isolating it from the system to drive off excess oxygen. This will help limit corrosion exposure.

FIRESIDE CLEANING

Fireside cleaning is critical because a 1/16" coating of soot which is essentially unburned fuel may present a fire hazard and can cause a 25 percent loss of efficiency of the boiler.

A qualified service technician should perform the following maintenance items:

Remove the burner, the burner adapter, the boiler jacket top, insulation disk and smoke hood. Inspect surfaces including turbulators, interior of fire tubes, and firebox for evidence of soot. Brush clean each fire tube; wipe clean each turbulator, vacuum the entire firebox of soot.

Replace turbulators that are worn or damaged or that have their lower portion burned off.

Burned-off turbulators and excessive sooting indicates problems with the fuel supply, burner settings, combustion air supply, and/or breeching.

Clean, check and adjust the burner.

Inspect firebox refractory for cracks or deterioration. Repair with suitable refractory material if required, following the manufacturer's instructions.

Inspect all sealing gaskets and rope and replace as required.

Re-install the burner, burner adapter, smoke hood, insulation disk and jacket top

AFTER CLEANING

Leak test the fuel train.

Verify the operation of all boiler mounted controls and gauges. Replace as necessary.

Lubricate all mechanical equipment such as fans and pumps and verify motor rotation.

Check all plumbing for leaks or missing insulation.

SECTION VII

Check all venting and breeching for leaks.

Have the water retested and the water treatment system serviced.

If required, have the boiler inspected by an authorized inspector. Local/state codes may apply.

RESTARTING THE BOILER

WARNING: NEVER "dry fire" the boiler - operate the burner without the boiler completely filled with water.



Do not operate the boiler without a functional Low Water Cut Off control.

Do not operate the boiler without a functional High Pressure Limit control.

Follow the initial startup procedures as outlined in Section V above and in particular refilling the boiler with water, properly re-connecting the fuel source and properly re-connecting the electric wiring.

Follow the burner manufacturer's startup instructions.

Monitor the boiler through several complete cycles to confirm proper operation. Check burner for normal light-offs and complete shutdown

Record combustion product readings and compare with initial values. Investigate significant changes.

Return the boiler to service.

Update all maintenance information in the log book.

REMOVING A BOILER FROM SERVICE

WARNING: Verify that the burner has completed its cycle and that it has turned itself OFF.



Turn the power switch on the burner to OFF.

1. Turn the ON/OFF switch on the boiler to OFF.
2. Turn off the control signal to the boiler (thermostat).
3. Allow the boiler to cool slowly and then relieve any residual pressure (check the gauge and

carefully open the safety relief valve) before performing maintenance

4. Disconnect the fuel supply from the burner and the power to the boiler and all its accessories.

5. Isolate the boiler by cutting off the make-up water to the vessel and closing the gate valve to the steam header.

If the boiler has been taken out of service due to an operational problem, ensure that the necessary repairs/services have been completed before putting it back into service. If required, arrange to have the boiler inspected. Follow the initial startup procedures as outlined in Section V above.

In addition, the flu gas readings on each boiler must be provided in a report format.

ADDENDUM ACKNOWLEDGEMENT FORM
SOLICITATION NO.: GSD136409

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 type="checkbox"/> Addendum No. 1 | <input type="checkbox"/> Addendum No. 6 |
| <input 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.

Company

Authorized Signature

Date

NOTE: This addendum acknowledgment should be submitted with the bid to expedite document processing.
 Revised 6/8/2012