



ADDENDUM #1

To: RFP #1105-910-36-3499
For: HVAC Maintenance & Repair Service
Date: August 24, 2011

This Request for Proposals has been extended to August 31, 2011 at 11:00AM.

Question 1: Do you know if the contract is estimated at over \$100,000.00?

Answer 1: The contract is estimated at over \$50,000.00.

Question 2: I wanted to see if I can please get the pre-bid sign in sheet for HVAC Maintenance and Repair Service project?

Answer 2: Please see attached.

Question 3: Can I get a list of properties that are going to be covered by the maintenance bid? Or perhaps an equipment list with quantity, tonnage etc... if one exists?

Answer 3: The Contract covers all SAHA properties including scattered sites, which are single family homes throughout the San Antonio area. A list of SAHA properties is available at the San Antonio Housing Authority website at www.saha.org. Property visits are allowed. Please contact the Property manager to coordinate any visits.

Question 4: On Page 30, (9.1) states that this is a firm fixed price contract with no provisions for price escalation. Does this refer only to the labor rate quoted, and is it for the full five years, if awarded?

Answer 4: Yes, this is a firm fixed price one year contract with 4 one year optional renewals.

Question 5: On Page 42, (9.43), do liquidated damages occur in the case that equipment that is ordered from a supplier is delayed in arriving, or does this section refer only to construction projects?

Answer 5: This refers to all SAHA projects, however, each instance will be addressed on a case by case basis and judged based on the entire scope of facts prior to assessing any liquidated damages.

Question 6: On Page 47, under the Supply request for prices, there is a request for pricing on a Trane Compressor. In the interest of providing equal pricing with other bids, what size compressor are you requesting pricing on?

Answer 6: TRANE XE1000 2.5 Ton

Question 7: In section 9.18 The words in BOLD "IN WHOLE OR" this appears to say that any contractor would be liable for virtually any damage or injury caused by anyone. Was that the intention of the clause. Further, according to HB 2093, Texas anti-indemnity and anti-additional insured, which was signed to law June 17, 2011....effective JAN 1, 2012. The purpose of the HB is to void broad form and intermediate form indemnity agreements. Will this be an issue?

Answer 7: The effective date of this Act is January 1, 2012 and would not be an issue under this RFP.

Question 8: Section 3.1.24 was the term of the warranty supposed to be 2 years or was this a typo and should have been the industry standard of 1 year.

Answer 8: Two year parts and labor warranty.

Question 9: Section 3.1.23 We have a very reliable on-call emergency response system. We are not however using a "live" answering service. We have found them to be unreliable. Would we have to change our system in order to be in agreement with the RFP if so awarded.

Answer 9: The Request for Proposals requires a live answering service; however, SAHA will consider alternative systems as long as such systems meet the specifications of the proposal. Proposers shall include a detailed explanation of any answering service and/or system for consideration by SAHA in the proposal submittal.

Question 10: On page 47 under boiler maintenance, chiller maintenance and cooling tower maintenance you are asking for quarterly cost and annual stop cost. For the quarterly cost, is SAHA looking for pricing for one inspection visit to be performed quarterly or are you looking for a total cost of all 4 inspections?

Answer 10: SAHA is requesting the cost for one inspection visit. We understand that this figure must be multiplied by 4 for the annual cost of quarterly maintenance.

By: *Carl Bottoms*
Carl Bottoms, Procurement Supervisor

Date: August 24, 2011

Pre Bid Attendees

Name	Company Name	Phone Number	e-mail Address
REBECCA FLORES	AIRSTREAM HEATING & A/C	533-3264	bflores@air-streamservices.com
RANDY BARTLETT	A.J. MONIER & CO.	223-9151	rbartlett@ajmonier.com
RICHARD TAMEZ	TAMEZ COMMERCIAL REFRIGERATION	884-5059	etamezref@aol.com
GABRIEL SANCHEZ	BLACKBELT COMPANY	862-9189	blackbeltco@gmail.com
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BEN SANDBAK	BRANDT SAN ANTONIO	693-9997	bsandbak@brandteng.com
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