



818 S. FLORES ST.

SAN ANTONIO, TEXAS 78204

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Procurement Department

ADDENDUM # 1

To: File 2005-941-25-5022

IFB for: Boiler and Chiller Maintenance and Repair Services

The following questions are asked:

Question 1: There are 2 cooling towers listed in the equipment list but I do not see an SOW (Scope of Work) associated with them as an example, are there demisters that need to be cleaned and if so should they be cleaned in the towers or removed and cleaned?

Answer 1: The diffusers need to be removed to be cleaned.

Question 2: I have the following questions on the boilers; questions are broken down by property:

1. **Villa Hermosa**

- a. The Kewanee boiler Model no K10-16 does not come up with Kewanee, the boiler and the burner have 2 separate data tags with individual model numbers? Also, there are no maintenance requirements listed, once we have the correct model information I can find that from the manufacturer.
- b. Two (2) A.O. Smith boilers, no model numbers were given, also, no maintenance requirements were listed. Once we have the model numbers we can get the maintenance requirements from A.O. Smith

2. **Lila Cockrell**

- a. No model numbers are given for the Two (2) Raypak boilers.

3. **W.C. White**

- a. No model number is given for the Lochinvar boiler

4. **Frank Hornsby**

- a. No model number is given for the Lars Teledyne boiler

5. **Madonna**

- a. No model number is given for the Raypak Boiler

6. **Pecan Hill**

- a. No model number is given for the Raypak Boiler

7. **Park Square**

- a. No model number is given for the Raypak Boiler

Answer 2: Villa Heremosa

- a. This is a 1970 model unit, no tag exists.
- b. These are water heaters and not boilers. There were listed in error.

Lila Cockrell

- a. Boiler # 273757 Model # H9-1529B; Boiler # 274868 Model # H3-0499B

W. C. White

- a. Model # not listed

Frank Hornsby

- a. Boiler # 206102 Model # PW0500

Madonna

- a. Boiler # 231318 Model # H3-0749

Pecan Hill

- a. Boiler # 256065 Model # Not Listed

Park Square

- a. Boiler # 255787 Model # H4-0399B

Question 3: in regards to the Raypak Boilers (23) the maintenance requirements call for replacing the heat sensors, can there be a little more clarification on the sensor, is it the high temp overload sensor, is it the flame sensor, the outdoor ambient temp sensor or a different sensor? Raypak does not have a part labeled Heat sensor.

Answer 3: We are talking about the flame sensors.

Question 4: How can we go about scheduling a site visit in order to look at all the chillers and boilers at each facility?

Answer 4: We will have site visits at Fair Avenue Apartments on June 11, 2020 at 8:00 am, and Villa Tranchese Apartments also on June 11, 2020 at 10:00 am. Companies will be limited to 2 persons and will be required to provide their own PPE (masks at a minimum). Contact will be Mark De Luna, business cell number 210-389-6585. Due to current restrictions and limited staff availability viewing of additional properties is not feasible.

Question 5: Please provide if the Kewanee boiler at 327 N Flores is a horizontal or vertical boiler. Please provide Data Plate information as well.

Answer 5: The unit is a vertical unit; per answer #2 no data tags exist.

Question 6: Please provide Semi-Annual and Annual scope for the Kewanee boiler model listed on the IFB.

Answer 6: Because of the age and limited usage of this unit all that is required is ongoing maintenance and a operational check twice per year.

By: *Charles R Bode*
Charles Bode, Procurement Manager

Date: June 9, 2020