

RFP No. FY24-FACMAIN09

Comprehensive Facilities Services Provider Facilities Maintenance, Custodial, & Groundskeeping Services

RFP ADDENDUM NO. 2

To All Potential Bidders:

This addendum is issued to modify the previously issued bid document and/or given for informational purposes, and is hereby made a part of the bid documents. Please attach this addendum to the documents in your possession. The original RFP Documents remain in full force and effect, except as modified by this Addendum, which is hereby made part of the RFP. Respondents shall take this Addendum into consideration when preparing and submitting its Proposal. **Per the RFP, the proposer shall acknowledge receipt of any and all addenda, if any, per instructions Section 8 Addenda Checklist.**

QUESTIONS:

1. Digital copies of the landscaping boundary document which are on the walls of the physical plant back room.

A. We are trying to locate these in digital form.

2. An asset list of the following categories where we are being asked to provide maintenance

- a. Air Handling Units
- b. Fan Coil Units
- c. Chillers
- d. Boilers
- e. Pumps
- f. Elevators 13 Kilgore campus/1 Longview campus
- g. Fire Life Safety equipment
- h. Building Automation System equipment

A. See attached mechanical list provided by Ideal Impact

Our sourcing group has asked to see if you can provide the name of the sub-contractors for the following areas:

- Water treatment - Nalco Water Treatment
- Generators - Generac
- Elevators - American Elevator Co.
- Elevator inspections (probably state of Texas) - State of Texas, American Elevator
- Boiler inspections - Storer Equipment
- Electrical testing and inspections - Storer Equipment, Alliance Electric, Inhouse master electrician
- Ups service - Generac
- Chiller service - Storer Equipment
- Sprinklers and pumps Irrigation is Keys Irrigation Pumps, if they are talking about HVAC then Storer Equipment
- Fire alarm - Johnson Controls
- Fire extinguisher tag - Johnson Controls
- BAS - Inhouse Aramark System
- Kitchen hoods - Johnson Controls

- Pest Control – **Orkin**
- The contracted amounts were provided in Addendum No 1 for 2021, 2022 and 2024. Are you able to provide contracted amounts further broken down by service line (i.e. contracted amount for custodial, groundskeeping and facilities maintenance)? **No**
- Please provide a redacted list of employees and/or positions detailing current wage rates for custodial services, groundskeeping and facilities maintenance. **Response from Aramark, " Our pricing structure and staffing are tailored specifically to our IFM program, we are not able to provide this proprietary information."**
- How many FTEs are there currently on the custodial staff? **Response from Aramark, " Our pricing structure and staffing are tailored specifically to our IFM program, we are not able to provide this proprietary information."**
- How many FTEs are on the groundskeeping staff? **Response from Aramark, " Our pricing structure and staffing are tailored specifically to our IFM program, we are not able to provide this proprietary information."**
- How many FTEs are on the facilities maintenance staff? **Response from Aramark, " Our pricing structure and staffing are tailored specifically to our IFM program, we are not able to provide this proprietary information."**

Grounds

1. Section 10, Grounds Cover, states to add rye seed once per year. Is this for all ground cover areas or specifically for grass areas? **This is for all the areas South of Nolen St. to Ross Ave. and West of 259 all the way to Broadway. This is basically the loop of the main campus.**
2. Will all grass areas require rye seed in winter or just high curb appeal areas? **Only winter**
3. Section 12.M.2&3. Can you confirm that bagger mowers are required for zero turn mowers in wide open areas? **We want to ensure that if mowing is taking place we are protecting in and around the students, staff, and guest protecting them from flying debris. We also need to be careful of building and car windows.**
4. Are mulching mowers or Mulch on demand kits permitted on large areas? **yes**
5. Is the Athletic Field Groundskeeper/Turf manager required to be dedicated to the softball field only? **No**
6. Is a reel mower required for the athletic fields? **No**

FOM

1. What is the name of the CMMS being used today? **I do not know it is proprietary to Aramark.**
2. Please provide the asset list by location if available, ideally with the most critical assets identified by building including size (if applicable), model, brand. (it can be exported from the CMMS- like boilers, chillers, fan coil units, air handlers, elevators, etc.) **I have already given an equipment list to.**
3. Please provide a minimum of one year of historical work orders for routine/unplanned/reactive and preventive maintenance including, type, quantity and cost. (exported from CMMS) **I have requested that form Aramark and do not have a response.**
4. Provide any past assessments (Capital Planning, Master Planning, Space Planning, FCAs, Energy Audits, etc.) conducted at Kilgore College.
5. Please provide a list of elevators to include type of elevator, number of elevators and respective number of stops. **Aramark has the list But we have 16 elevators, one travels 8 floors, 15 are two floors only.**
6. Are there any water treatment/softener systems in place? If so, provide system details (e.g., brand, model, size, etc.) **not that I am aware of.**

JLL Questions for Kilgore College

#	RFP Document	Section # / RFP Ref.	Page #	Topic	Question
1	RFP-FY24-FACMAIN09.pdf	5.11	50		Can Kilgore provide a list of assets that are subject to the multi-year major stop maintenance? Ideal Impact survey attached
2	RFP-FY24-FACMAIN09.pdf	5.11	50		Can Kilgore provide the due dates of the multi-year major stop maintenance? Aramark's CMMS sytem will have to provide I do not have access.
3	RFP-FY24-FACMAIN09.pdf	5.11	50		Can Kilgore provide the make, model, manufacturer, size, and tonnage of the assets subject to the multi-year major stop maintenance? Ideal Impact survey attached
4	RFP-FY24-FACMAIN09.pdf	3.0/4.0	46		Elevator Asset List. Can the school provide the quantity, make, model, type (hydraulic/traction), number of stops, and weight limits for each elevator? 16 total one has 8 floors all others are only 2 floors
5	RFP-FY24-FACMAIN09.pdf	6.3.1	51	BAS	BAS Asset List. Can the school provide the manufacture, make, model, and number of points for each BAS system by facility? Ideal Impact attached
6	RFP-FY24-FACMAIN09.pdf	6.3.2	51	Security	Security Asset List. Can the school provide the manufacturer, make, and model number of security systems? Can the school provide the number of cameras, monitors, and card readers associated with each system? KC PD and KC IT have that information I do not have access. Not needed contractor does not repair or maintain said systems.
7	RFP-FY24-FACMAIN09.pdf	6.3.7	51	Monitoring Center	Does the school's infrastructure support the monitoring center requirements in 6.3.7 currently? Are the systems monitored on campus? Yes the KCPD handles this.
8	RFP-FY24-FACMAIN09.pdf	6.3.6	51	Qualified Service Operators	Can the school please define the qualifications of the three (3) service operators? HVAC- Experience to include RTU, Split systems, Mini Split Systems, boilers, chillers. Electrician – Min Journeyman Pluber – Min Jouirnyman
9	RFP-FY24-FACMAIN09.pdf	6.3.6	51	Qualified Service Operators	Are the three (3) service operators required to be onsite full-time eight hours per day Monday thru Friday? Whatever fits your CFSP business model. To include 24 hour 7 day weeks emergency reponse.

JLL Questions for Kilgore College

#	RFP Document	Section # / RFP Ref.	Page #	Topic	Question
10				Contracts	Please provide the Ideal Impact contract impacting the BAS and the energy savings contract from 2018 Contracts provided open records request to the business office.
11	RFP-FY24-FACMAIN09.pdf	11.13.1	56	Employee Replacement	SOW section 11.13.1 states that the "Contractor must have a substitute readily available from a pool of qualified staff in the event the Contractor's employee is absent. This substitute would perform the normal duties of the absentee." Please confirm this only applies to vacant positions? Yes, but if emergency response needed then a substitute must respond.
12	RFP-FY24-FACMAIN09.pdf	11.22	57	Service Desk - Campus Service Center	SOW section 11.22 states the the "contractor shall provide a service desk to receive all calls including but limited to, complaints, and repair and service requests." Can the college provide additional clarification on the service desk: (1) Is this desk staffed during normal business hours on campus? Yes (2) Campus Service Center - are the employees who provide this function using college provided technology (phones, computers, internet line, phone lines)? Yes (3) Does this staff receive "all" calls coming into the college? No
13	RFP-FY24-FACMAIN09.pdf	11.24.1	57	Project - External	Can the college provide the 3-year historical volume of external projects supported by the operations and maintenance team? No external support needed.
14	RFP-FY24-FACMAIN09.pdf	11.26.5.1	59	Building Alterations - Minor Re-arrangement	Is scope section 11.26.5.1, Building Alterations - minor rearrangement, to be included in our firm fixed price? No If yes, can the college provide the historical number of minor rearrangements?
15	RFP-FY24-FACMAIN09.pdf	11.26.5.1	59	Building Alterations - Minor Re-arrangement	Is the college self-performing the space management aspect of the minor alterations? In some cases we work together with the vendor to obtain bids for work outside of the base contract scope of work.

JLL Questions for Kilgore College

#	RFP Document	Section # / RFP Ref.	Page #	Topic	Question
16	RFP-FY24-FACMAIN09.pdf	11.26.4.4	59	Program for Major Modernization & New Construction Projects	Does the college expect the awarded contractor to deliver an electronic project management software tool to meet this requirement? No
17	RFP-FY24-FACMAIN09.pdf	11.26.6	59	Projects - Internal	Can the college provide the historical number, value, and types of internal projects performed by the on-site staff over the last three years? We do not have a system that tracks small projects. If there is a project outside the scope of work we will take quotes.
18	RFP-FY24-FACMAIN09.pdf	11.26.6	59	Projects - Internal	Q&As in amendment 01 stated there were 2,311 work orders this past year. Does this total include internal projects performed by the on-site staff? Differ to Aramark
19	RFP-FY24-FACMAIN09.pdf	11.26.6.2	59	Contract Value	Can the college provide the historical expenditure spend for internal projects above the contract value? Differ to Aramark

East plant boilers mechanical room
Boiler 1
Aerco boiler 20-100 Cond
Model# BMK2000
Serial# G-18-2257
Boiler 2
Aerco boiler 20-100 Cond
Model# BMK2000
Serial# G-18-2258
Chiller 1 -175 Tons
York
Model# YLAA0175HE 46XFBCTXA
Serial# SDGM-367610
Chiller 2 -175 Tons
Trane
Model# YLAA0175HE 46XFBCTXA

Serial# SDGM-367630
Applied Technology and Welding Shop
Chiller 1 - 125 Tons
Carrier
Model# 30RAP1306DB0D114
Serial# 3023QD95268
Engineering and Science boilers mechanical room
Boiler 1
Aerco boiler 20-100 cond
Model# BMK2000
Serial# G-18-2255
Boiler 2
Aerco boiler 20-100 cond
Model# BMK2000
Serial# G-18-2256
Chiller 1 - 170 Tons
Model #YLAA0170SE 46XFBBCTXA
Serial# SEGM-367690
Chiller 2 -170 Tons
Model #YLAA0170SE 46XFBBCTXA
Serial# SDGM-367710
Library Boiler Basement
Boiler 1
Lochinvar 21-30 cond
Model# PBN-1002
Serial#K10H00229814
Chiller 1 - 80 Tons
Trane
Model# RTAA0804XT01A3C0KB
Serial# U08B07565
Old Main basement
Boiler 1
Lochinvar 21-30 cond
Model# PBN-1002
Serial# L14H00273170
Boiler 2

Lochinvar 21-30 cond
Model# PBN-1002
Serial# L14H00273169
Rangerette Dorm mechanical room
Boiler 1
Lochinvar 21-30 non cond
Model# CFN0992PM
Serial# 2006-118122685
Masters Gym and Fitness Center
Boiler 1
Lochinvar 41-90 non cond
Model# CBN2066
Serial#L09H00223333
Domestic hot water boiler
Lochinvar 0-10 non cond
Model# EWN200PM
Serial# A14H00258916
Chiller 1 - 125 Tons
York
YLAA0125HE 46XFBBCTXA
SEGM-369740
Nolan Annex Boiler
Boiler 1
Lochinvar
Model# CHN1441
Serial# G08H002210635
Domestic hot water boiler
Lochinvar
Model# CWN0747PM
Serial# D15H0277455
Chiller1 - 60
York
Model# YLAA0058HE 17XFBBCTXA
Serial# SEGM-369760
TSF Plant
Boiler 1
Lochinvar 41-90 non cond

Model# CHN2071
Serial# K05H00181695
Boiler 2
Lochinvar 41-90 non cond
Model# CHN2071
Serial# K05H00181697
Chiller 1 - 125 Tons
Trane
Model# RTAA1254 XR01A3D0KBF
Serial# U06B04796
Chiller 1 - 125 Tons
Trane
Model# RTAA1254 XR01A3D0KBF
Serial# U06B04795
James Parks Fitness Center
Boiler 1
Lochinvar 31-40 non cond
Model# CBN0986
Serial# J09H00222020
Chiller 1 80 tons
Carrier
30RBF08064-LN3C
3023Q95281
Stark Hall
Boiler 1
Lochinvar 21-30 cond
Model# PBN1002
Serial# K14H00272328
Boiler 2
Lochinvar 21-30 cond
Model# PBN1002
Serial# K14H00272028
Chiller 1
York
Model# YLAA0100SE17FBBCTXA
Serial# SEGM-369820
100 tons

Old Main Plant
Chiller# 1 - 140
York
Model# YLAA 0139HE 46XFBBCTXA
Serial# SEGM-370200
Chiller# 2 - 140
York
Model# YLAA 0139HE 46XFBBCTXA
Serial# SEGM-370200
Devall Student Center
Boiler#1
Lochinvar Non Condensing 41-90
M#CHN2072
S#F12H00240946
Lochinvar Non Condensing 41-90
M#CHN2072
S#F12H00241455
Domestic Boiler
Lochinvar 31-40 non cond
M#CWN0987PM
S#D14H00261738
Chiller #1-140
Trane
M#RTAC 1404 UW0H UAFN
S#U12B02896
Chiller #2-140
M#RTAC 1404 UW0H UAFN
S#U12B02895