



Office for People With Developmental Disabilities

KATHY HOCHUL
Governor

KERRI E. NEIFELD
Commissioner

WILLOW BAER
Executive Deputy Commissioner

October 5, 2023

Taconic DDSOO Central A/C Inspections, Start Up, and/ Maintenance Services for Wassaic Campus in Dutchess County – IFB TAC 101823

Questions and Answers:

Below is a compilation of the questions received for this bid. Questions that were repeated, or of a recurring nature, were consolidated. Thank you very much for your interest.

- 1. Question:** Are you able to provide a list of General Contractors that are bidding this project

Answer: You may request to obtain any public information by submitting a FOIL request to the below address:

[The Freedom of Information Law Records Access Officer :](#)

Records Access Officer

New York State Office For People With Developmental Disabilities

44 Holland Avenue

Albany, NY 12229

FOIL.requests@opwdd.ny.gov

- 2. Question:** Would OPWDD consider a preventative maintenance agreement, renewal agreement, etc. in lieu of a full coverage agreement?

Answer: No, OPWDD will not consider any other types of agreements.

- 3. Question:** Will the two refrigerant monitors be repaired and operational prior to the February start date in 2024?

Answer: All equipment will be operational and in compliance at the new contract start date.

- 4. Question:** Will annual maintenance be performed on Chillers prior to 2024?

Answer: The vendor that is awarded this contract will be responsible for all maintenance as detailed in the scope of work as of the contract start date of 2/1/2024. All equipment will be operational, in compliance, and fully maintained at that date.

5. **Question:** Have the Trane Chillers CH-1 and CH-2 had oil sample and lab analysis done under the current contract? If so, can the result of the metals be shared with bidding contractors.

Answer: The oil sampling has been conducted since the site visit. The oil in Chiller 1 came back within normal range and no action is needed. The oil in Chiller 2 was found to have an acidity level above the normal range. The current vendor will be changing the oil to correct the issue before the new contract start date.

6. **Question:** Is the awarded contractor able to quote repairs for parts needed or is it expected to be carried under the scope of the agreement?

Answer: Everything (labor, parts, etc.) will be covered by this agreement. Make sure your bid includes the cost of furnishing all services, travel, time, mileage, materials, equipment, supplies, labor, and all other ancillary costs to the satisfaction of the agency and the performance of all work set forth in the specifications of the Scope of Work.

7. **Question:** Has the cooling tower been treated for Legionella in the last 12 months?

Answer: The cooling tower was last tested for Legionella in July 2023. No Legionella was detected. The cooling tower was last treated in August 2023. Our reporting is current with the NYS Cooling Tower Registry.

Respectfully,



Katelyn Johnson, CMS 1

Contract Management Unit

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