



UNIVERSITY OF CENTRAL FLORIDA

**Department of Procurement Services**  
12424 Research Parkway, Suite 355  
Orlando, FL 32826

## ADDENDUM

IMPORTANT DOCUMENT – INVITATION TO NEGOTIATE

ITN NUMBER: 2023-17OCSA

ITN TITLE: Chemical Treatment Services Campus Water Loops

OPENING DATE & TIME: September 6, 2024; 3:00 PM

ADDENDUM NUMBER: I                      ADDENDUM DATE: August 21, 2024

**Purpose of this addendum is to answer questions asked during the q/a period.**

PLEASE ACKNOWLEDGE RECEIPT OF THIS ADDENDUM AND RETURN IT WITH YOUR OFFER. FAILURE TO SIGN AND RETURN WITH YOUR OFFER COULD RESULT IN REJECTION OF YOUR OFFER.

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PROPOSERS SIGNATURE

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PRINT OR TYPE PROPOSER'S NAME

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COMPANY NAME

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EMAIL ADDRESS

1. Vendor Question: Can you reiterate on what equipment is owned by the school and what is owned by current vendor. For the equipment owned by current vendor, would we be responsible for that replacement of that equipment as part of this bid?

*UCF Answer: It will be the responsibility of the water treatment vendor to supply necessary equipment.*

2. Vendor Question: The product bid specs are very specific. Is the college open to a bid for alternative methods of treatment? Labeled as an Option B in conjunction with using the same water usages that were given.

*UCF Answer: Alternates can be provided for considerations. Complete list of percent actives must be provided including justification of deviation.*

3. Vendor Question: Can we use 50% glutaraldehyde at 108 ppm instead of 45% glutaraldehyde at 120 ppm?

*UCF Answer: Yes.*

4. Vendor Question: Is reclaimed water included in the total annual cooling tower makeup provided (125,000,000), and if so what percent of that makeup is reclaimed water?

*UCF Answer: Yes.*

5. Vendor Question: Does UCF own the chemical feed pumps?

*UCF Answer: Owned by Kurita America.*

6. Vendor Question: Under the HVAC closed loop system chart it states that critical systems should have water meters, coupon racks, filter feeders w/ filters down to 1 micron, and 24/7 monitoring of chemical levels. Do you want us to provide quotes for all of those systems with all new equipment meeting those specifications? If not, what is the specific number of each piece of equipment needed?

*UCF Answer: Yes, if it is listed critical it should have filter feeders w/ filters down to 1 micron.*

7. Vendor Question: The bid states that all treated systems are to have corrosion coupon racks provided by the vendor. Do all the closed loops have existing coupon racks that can be used or are new ones needed? If so, how many new coupon racks are needed?

*UCF Answer: Coupon rack will have to be provided by vendor for all closed loops if not already provided. This should have been noted in bid walk.*

8. Vendor Question: During the walk through it was stated that the University owns all the controllers and chemical pumps. However, in Section 4.1.U it states that the University wants all new equipment provided. Please clarify.

*UCF Answer: Kurita owns controllers/pumps. Vendor would be responsible for providing and maintaining all chemical feed equipment.*

9. Vendor Question: Who provides the sulfuric acid for the pH control in the towers?

*UCF Answer: Sulfuric acid is the responsibility of the water treatment provider.*

10. Vendor Question: Who owns the control and feed equipment at the decorative fountain?

*UCF Answer: Equipment is owned by the current water treatment vendor.*

11. Vendor Question: What is the current spend for this contract?

*UCF Answer: Current spend since 7/1/2022 is \$833,687.52.*

12. Vendor Question: Who is the current contract supplier?

*UCF Answer: Kurita America.*

13. Vendor Question: Can we confirm Section 4.2 A – The water treatment supplier is to provide a minimum of twice per week service (service hours not specified)? Will the hours be based on spend at \$ 300/hour service? Will this apply to servicing the Central Plants only?

*UCF Answer: Yes, UCF requests that the water treatment supplier service all Utility Plants and reflection pond twice per week which includes full testing, equipment calibration and confirming the chemistry is in range. UCF employees will not be doing continuous testing, but spot-checking water results. We are asking the water treatment supplier to provide all the testing and monitoring. UCF expects to receive **at least** \$ 300 of spend per hour of service. IF the hours are more than this, please price that into your response. So, service hours will not be based just on the chemical spend, and vendors should price accordingly to meet specifications.*

14. Vendor Question: Section 5.0 A – You mentioned a minimum of 5% Quad Polymer. There are more advanced polymers since the use of Quad Polymers, Will this be allowed?

*UCF Answer: Yes, you may propose as an alternate. Please include product percent actives and feed-rates to achieve necessary actives, and why it's equal to or better.*

15. Vendor Question: The chemistry for the Reclaim water will work without the use of acid but the cycles will be lower. Does UCF want to use acid in conjunction to Reclaim water to run high cycles reducing water and inhibitor costs? Noted on section 7.0 of the pricing page you want 4-4.5 cycles for reclaim water. Should we assume that all the main campus will want to use an acid trim program to increase cycles and budget accordingly in our pricing?

*UCF Answer: The utilization of acid is to achieve higher cycles of concentrations. The goal is to utilize reclaim as main source. However, not all systems currently have a reclaim supply.*

*Currently two utility plants are using reclaim water. Please factor this transition into your pricing. UCF also requests that the automation package has (2) pH probes for redundancy and monitoring of the acid feed. UCF provided the annual water usage and the water treatment supplier should know the current water quality to calculate the acid usage to achieve 4.5 cycles as a minimum. Please show how you came up with the acid usage (no higher than 50% sulfuric acid) in your response.*

- *This does not apply to the downtown campus but only the plants at the main campus.*
- *For systems utilizing city makeup, acid will not be allowed until conversion is completed.*

16. Vendor Question: Section 5.0 C – states the use of halogen to meet the biological goals of < 10,000 cfu (documented earlier). You are currently using Bromine as the Halogen of choice. Is Bromine the program everybody should be using? Are we allowed to use stabilized bromine?

*UCF Answer: UCF requires using Bromine to minimize copper corrosion in the system. The use of a stabilized bromine is not allowed. The use of the two part bromine/chlorine program or bromine tablets (Hydantoin) is acceptable.*

17. Vendor Question: Section 5.2 – How often does UCF want to apply chlorine dioxide to the Chilled water system so we can budget the amount of chemicals required? Also, what dosage level in PPM of chlorine dioxide do you want in the system when the dosage occurs? Later it states 4000 lbs. of chlorine dioxide. Can we confirm?

*UCF Answer: UCF requires that the chilled (TES) water be tested (4) times per year through the suppliers own internal labs for full microbiological workup. If the levels are higher than outlined earlier, the system will need to be dosed with chlorine dioxide using 1-3 of the Generators on site. Note the purpose of the (3) generators is to maximize distribution of the chlorine dioxide quickly throughout the system. UCF requires a feed rate of 10 ppm chlorine dioxide to achieve a minimum of 1.0 ppm chlorine dioxide throughout campus at the completion of each feed. Feeds will occur as often as is required to achieve microbiological control. The amount of Chlorine Dioxide needed annually is 2200 lbs. Note that the units do not produce 100% Chlorine Dioxide. (1) week after treatment is completed a full set of biological testing at the suppliers internal lab will be done to show that the levels are all close to Non Detect on total aerobic as well as SRB, IRB and Denitrifying bacteria groups. Please budget (2) treatments per year. In your response please show your calculations on how much of the (3) precursors are needed to achieve 2200 lbs. of chlorine dioxide.*

18. Vendor Question: With the exception of the (3) Chlorine Dioxide Units, is all the equipment including controllers, pumps, tanks, etc. all belong to the current supplier?

*UCF Answer: Yes, all equipment belongs to the current supplier with exception to the (3) chlorine dioxide units. This includes all the tanks/pumps/controllers and probes.*

19. Vendor Question: Section 5.3 F – There is currently a chlorine dioxide generator at this location. Is this owned by the currently supplier and will need to be replaced? How do we budget for chlorine dioxide dosages at the downtown campus?

*UCF Answer: At the downtown campus the current supplier owns the chlorine dioxide unit as well. Yes, please replace the unit. The three Chlorine dioxide generators on the main campus are owned by the University. Chemical calculations should be based off the following system volumes. The main campus chilled water side is 3,378,000 gallons.*

20. Vendor Question: Section 4.1 U – States UCF wishes to have all new updated equipment. Can we confirm that all the existing equipment belongs to the current supplier? If yes, then are you asking us to provide all new tanks, chemical pumps and cooling tower controllers? Will the equipment remain the ownership of the supplier through the life of the contract? Will the supplier be required to maintain all equipment including probes, pump parts, etc. through the life of the contract since we own the equipment? Will the cooling tower controllers require the most updated probe technology like Traced Inhibitor Probes? Free bromine/Chlorine probes? Ph? ORP? Conductivity? Corrosion coupon racks? Flow etc.?

*UCF Answer:*

- Yes, all equipment except the chlorine dioxide generators belongs to the current supplier.*
- Yes, the water treatment company is responsible for all new equipment of controllers, pumps, and tanks including installation.*
- Yes, the supplier will be required to maintain all equipment including probes, pump parts, etc. through the life of the contract.*
- Yes, the cooling tower controllers require updated probe technology. We're seeking new Free bromine/Chlorine probes, Ph, ORP, Conductivity, Corrosion coupon racks and Flow sensors.*
- Yes, UCF expects to have the latest equipment present to include all the probes outlined above and any ideas to improve the automation of the system. For the reflection pond we expect probe for flow, ph, ORP, Free Chlorine and Total Chlorine. Please outline this in your response.*
- Vendor will be responsible for providing and maintaining all chemical feed equipment including probes. The University will not be responsible for any probe replacements. The University also expects vendor to provide newest controller technology following the completion of three-year term at no cost to the University.*

21. Vendor Question: During the walk through we noticed that gateways for 24/7 monitoring was being used. Is this required and what level of information feedback does UCF require in the form of daily dashboards? Section 1.1D mentioned daily data? Can you confirm. Does this include the fountain as well?

*UCF Answer: UCF expects the latest equipment and monitoring for our systems. This includes the equipment outlined on the previous question as well as 24/7 Monitoring (including alarm capabilities, this includes the water feature), easy to read daily dashboards for UCF Management to review daily. Please outline how this will be done in your response. Any pricing for this service*

*needs to be a part of your pricing. Vendors shall include capabilities in their submittal to be reviewed by University Committee.*

22. Vendor Question: Section 5.0 “D”: Is glutaraldehyde the only acceptable non-oxidizing biocide allowed? Can a copper free Isothiazoline be used, as it is being applied today?

*UCF Answer: Isothiazoline is currently being used. Either Non Oxidizing biocide is acceptable. Glutaraldehyde is to be priced per specifications.*

23. On the pricing page section 7.0 you listed total makeup of 125MM gallons. Does this include the makeup usage for the downtown campus?

*UCF Answer: Yes.*

24. Vendor Question: Section 5.3A fountain treatment program. Since calculating chlorine and acid costs are difficult, do you have an annual usage for chlorine and acid available? Is the company required to have certification to treat this system as it appears you are treating it like a pool. For example, have a CPO or AFO certification?

*UCF Answer: Water feature system volume was provided in the RFP Specifications. Certifications requirements are as stated earlier in the ITN scope of work. Please outline the representative’s certifications in your response. UCF realizes this is not a regulated body of water but given the number of students that enter the system we are treating it as such.*

25. Vendor Question: 5.3 F – There is a chart of closed loop systems.

- Are all these systems at the downtown central Energy Plant or the building closed loops?
- Are there any equipment requirements for these loops that we need to provide? Some systems do not have filtration as an example.
- Does UCF require remote communication on all systems marked “CR” as stated in the fine print at the bottom of the excel sheet? And outlined in one of the columns?
- Is Partnership 5 Cooling Tower part of ITN as listed on the Excel document? Do you have estimated system volume and makeup usage rates? Does this require the same controller/pump/Tank capabilities including remote communication?
- Does UCF require remote communication for the steam boilers?

*UCF Answer:*

- *We provided a listing of all the building closed loop, steam boilers and cooling towers.*
- *At this time please quote only quarterly services for all the closed loop systems, weekly services for the steam boilers and cooling towers. Chemicals for the boilers and cooling towers should be included as well as automation needed to treat these systems as outlined*

*earlier. For the boilers the automatic blowdown controllers are owned by UCF. The cooling tower controller/pumps and tanks are owned by the current supplier. The awarded supplier will be asked to continue this automation of the program where equipment will be purchased as needed.*

- UCF is working on a project to better automate these systems. Please provide recommendation on how you would better automate the Critical Closed Loops identified. DO not include this in your pricing. UCF would like to understand how you would automate these loops.*
- Yes, the level of automation including remote monitoring and weekly services is the same. The equipment is owned by the current supplier. Currently FO doesn't have the volume and usage rate.*
- Vendors shall assume any critical system including steam boilers require 24/7 remote monitoring. Yes, please provide a quote on how you would automate the boiler systems but do not add this to your final price. Please outline how you would automate and pricing in your response.*

26. Vendor Question: The equipment for the chemical feed of the reflection pond it looks like it is not functioning, Will the university be replacing that equipment or will they release the specification for what equipment they would like to include in the solicitation? Do they Expect to us replace the equipment so we can add it on a different price line?

*UCF Answer: Vendor is responsible to provide and maintain chemical feed equipment as part of the submission. Chemical feed for the is located in the basement. If you want to see this equipment, please schedule an additional walk though.*

27. Vendor Question: During the walkthrough they specify they are looking for technology, is there a specific controller that they are looking for? so we can bid on it comparing apples to apples. If they are not releasing information about the specification, can it be bid on a separate item line?

*UCF Answer: Vendor shall highlight technology capabilities of all controllers within their submission for review. All technology must be non-proprietary.*

28. Vendor Question: Does UCF own the cooling tower equipment?

*UCF Answer: Chemical feed equipment is owned by current provider.*

29. Vendor Question: The chemical feed tanks are owned by UCF?

*UCF Answer: Chemical tanks are owned by current provider.*

30. Vendor Question: For the Chilled water system there is missing some system volumes can you please provide a complete volume system sheet? So we can compare apples to apples so each company are not making assumptions.

*UCF Answer: The UCF chilled water loop system is continuous (only one large loop). The entire system is 3,378,000 gallons.*

31. Vendor Question: Are you going to provide the data about the gray water compare with city water, can they provide a baseline usage for each plant?

*UCF Answer: See attached excel sheet.*