



FAYETTEVILLE PUBLIC WORKS COMMISSION

PROCUREMENT DEPARTMENT

<https://www.faypwc.com/bids/>

Bid Addendum

PWC Number: PWC2526090

Bid Title: REOI – FY27 General Services (Other Services)

Bid Opening Date and Time: June 1, 2026 @ 3:00 p.m.

Addendum Number: 1

Addendum Date: May 14, 2026

Procurement Advisor: *Lacoma Jones*
procurement@faypwc.com

1. Addenda acknowledgement is required within the IFB Bid Pricing Form.
2. Following are questions received about the solicitation and the SME's answers to the questions.
 - Q1.** Can PWC provide a comprehensive Equipment Schedule for the Brady Trane units across all facility locations?
A1. A comprehensive Equipment Schedule for Brady Trane units is not included in this REIO release. The detailed list (including tonnage, model numbers, and serial numbers) will be provided to the selected contractor during contract award/mobilization.
 - Q2.** Are there any specialized systems involved beyond standard RTUs and Split Systems, such as chillers or cooling towers, that fall under this specific Brady Trane scope?
A2. Chillers, cooling towers, CRAC systems, air handles, VAVs, DOAS units, OA units, Geothermal Heat pumps, DX systems, RTUs, and split systems are all included within this scope, ranging from 5-tons to 215 tons.
 - Q3.** What is the mandatory service frequency for these units (e.g., Quarterly, Bi-Annual)?
A3. Ranging from Monthly to Quarterly basis for most equipment, with adjustments based on unit type and operational demand.
 - Q4.** Does the P.M. scope include the cost of standard consumables (filters, belts, lubricants), or are these billed separately?
A4. The P.M. scope includes:
 - Inspection, testing, and routine servicing activities
 - Standard operational checks and regular consumables including filters, belts, grease.
 - Q5.** Are there specific water treatment/chemical requirements for any water-cooled units included in this scope?
A5. There are water-cooled units, but water treatment is not part of this scope.
 - Q6.** Given that services cover multiple PWC locations, are there specific security clearances or background check protocols required for technicians entering sensitive utility areas (e.g., substations or treatment plants)?
A6. Security Requirements:
 - Technicians must comply with all PWC safety and security protocols.
 - Access may require pre-approval, escort at certain sites, and compliance with utility-specific safety procedures
 - Q7.** Are there restricted service hours for certain locations, or is all maintenance expected during standard business hours?
A7. Standard expectation: Normal business hours (Monday–Friday)

- Q8.** Can PWC provide the historical annual spend or the "Not-to-Exceed" (NTE) amount from the previous fiscal year for this specific HVAC service category?
- A8.** A formal Not-to-Exceed (NTE) amount is not provided in this REIO. The intent of this REIO is to obtain Expressions of Interest (EOIs) from SDBEs for anticipated Fiscal Year 2027 general (other services).
- Q9.** Are there any recurring "problem units" or specific site conditions (e.g., high-dust environments) that we should account for in our productivity estimates?
- A9.** There are no formally designated "problem units" identified in this solicitation, but vendors should account for variability in condition and performance.
- Q10.** Will PWC offer a pre-submittal site walk-through of the primary facilities to allow for a visual inspection of the current equipment condition?
- A10.** No mandatory pre-bid site walk-through is scheduled at this time. The intent of this REIO is to obtain Expressions of Interest (EOIs) from SDBEs for anticipated Fiscal Year 2027 general (other services).
- Q11.** Please provide clarification regarding the Workers' Compensation and Automobile Liability insurance requirement. Please confirm whether Workers' Compensation and Commercial Automobile Liability coverage are required for responsiveness to this REIO.
- A11.** Workers' Compensation and Commercial Automobile Liability coverage are not required for responsiveness to this REIO. However, please see below for an overview of PWC basic insurance requirements which may be adjusted based on the project:
- Insurance. Provider shall maintain during the provision of Services and for at least three (3) years thereafter (collectively, the "coverage period") the following insurance coverages, which insurance shall be placed with insurance companies authorized to do business in the State of North Carolina and rated A minus VII or better by the current edition of Best's Key Rating Guide or otherwise approved in writing by PWC:
- (a) professional liability errors and omissions or malpractice insurance including contractual liability coverage with limits of not less than one million dollars (\$1,000,000) per occurrence and one million dollars (\$1,000,000) aggregate;
 - (b) commercial general liability insurance with a combined single limit of liability of not less than \$1,000,000 for each occurrence of bodily injury and/or property damage and an annual aggregate of liability of not less than \$2,000,000 for bodily injury and/or property damage, and an annual aggregate of liability of not less than \$2,000,000 for Completed Operations and Products Liability;
 - (c) worker's compensation insurance as required by State law; and
 - (d) automobile liability insurance with limits not less than \$100,000 each person and \$300,000 each accident for bodily injury and property damage.