

JSU CUSTODIAL AND MAINTENANCE RFP 25-07
ADDENDUM #1

PAGE 9, SECTION 3 HVAC:

3. HVAC Services

- Change filters on fan wall and ceiling mounted fan coil units (every 3 months)
- Clean and repair coils and fans
- Track, schedule, and perform preventive maintenance (PM) using approved software
- Repair and/or install thermostats
- Clean and replace air filters in mechanical rooms (every 3 months)
- Clean and repair duct work as required
- Replace dryer vents
- Repair breakers as needed
- Replace three phase circuits and motors
- Check, tighten, and change belts on motors less than 2 HP (every 12 months)

PAGE 10, SECTION 3 HVAC:

Original text:

- ~~— Repair CFC and HCFC units~~
- ~~— Repair mixing boxes~~
- ~~— Repair pneumatic controls~~
- ~~— Maintain and repair boilers~~

Revised text:

- Provide preventative maintenance to all refrigeration units (where applicable)
- Provide preventative maintenance to mixing boxes
- Provide preventative maintenance to pneumatic controls
- Provide preventative maintenance to all boilers and their controls
- Provide preventative maintenance to all HVAC systems

PAGE 12, ENERGY MANAGEMENT:

- ~~— Monitor and analyze energy consumption data. Report trends and anomalies to Contract Administrator.~~

PRE-BID MEETING NOTE (In-Person and Virtual Option):

A pre-bid conference will be held at 9:00AM CST on December 17-18, 2024 at the Department of Facilities and Construction Management Building, 833 Walter Payton Drive, Jackson, MS 39217. All interested parties are encouraged to attend. The purpose of the pre-bid conference is

to allow potential bidders an opportunity to present questions to staff and obtain clarification of the requirements of the bid documents and will include a tour of the campus.

A **virtual (ZOOM) option will be available** each day for those unable to attend the pre-bid meeting in person, which will consist of a presentation highlighting key components of the RFP.

This will be followed by an **in-person walkthrough** of the campus.

- The December 17th pre-bid *walkthrough* will focus on the base bid (Custodial and Housing Facilities)
- The December 18th pre-bid *walkthrough* will focus on the alternative bid (Custodial and Campus-Wide Facilities)

ZOOM INVITE INFORMATION

Meeting ID: 834 8539 9996

Passcode: 253160