



**TOWN OF WESTWOOD  
COMMONWEALTH OF MASSACHUSETTS**

**INVITATION FOR BIDS**

**Library Chiller Replacement**

**Bid # DPW-22-B-020**

**Addendum 02**

**January 24, 2022**

**I. GENERAL INFORMATION**

Addendum 02 extends the bid due date until **11:00am on Monday, January 31, 2022**.

Addendum 02 establishes the Chiller Retrofit as the work to be conducted under this contract. The Rooftop Equipment is established as Add Alternate 1. Attachment A, Scope of Work, is revised to reflect the change.

Addendum 02 provides the site visit attendee list.

Addendum 02 also answers bidder questions.

- Q1** Are we required to rebalance the existing chiller water pumps to meet the correct GPM for the new chiller?
- A1** A rebalancing of existing pumps will be required consistent with the reduced size of the new proposed chiller.
- Q2** How are we to handle the electrical for the new smaller chiller? Should we include replacing the existing 400 amp breaker and conductors? Install the correct breaker and conductors for the new smaller chiller and be to code with the new electrical.
- A2** The Contractor will be responsible for all wiring of equipment consistent with all applicable codes. Contractor will be responsible for any changes made necessary by reduction in size of chiller.
- Q3** Is there any refrigerant charge left in the existing chiller? Is there still glycol in the piping going out to the existing chiller? Should we include installing glycol in the new chiller piping?
- A3** The chiller is bled at the end of each season. There should be no glycol left in the old chiller. New glycol will be required and should be included in the bid.
- Q4** Can this bid be just for the chiller replacement and not include the roof top equipment at this time? If not, we need more information on what your intentions are for the existing roof top equipment.
- A4** The bid should separate the cost of the chiller replacement from the rooftop equipment additions/modifications. Attachment A, Scope of Work, is revised to more clearly delineate the



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chiller replacement from the rooftop equipment. Attachment C, Bid Form is also revised to separate pricing.

- Q5** What is the make and model number of the existing ERV that is not functioning properly?  
**A5** Plans have been made available of the library mechanical systems in Attachment A, Scope of Work. An equipment list is included with the plans that should have the make and model of the existing ERV's.
- Q6** Where is the ERV located roof/indoors or ducted above ceiling?  
**A6** The ERV's are located on the roof.
- Q7** Can the issues with the current system be described with a little more specificity? Fans not running? Not balanced properly etc. Duct need thorough cleaning?  
**A7** There are three ERV's on the roof. On one, the fan is not working. They as a group are not balanced properly and this situation will be compounded by the reduced size of the proposed new chiller.  
To optimize the ventilation system, part of the return air will need to be diverted and cleaned. The reduced air volume may eliminate the need for three ERV's. The ERV's that are used will require VFD's to properly handle reduced air volumes.
- Q8** Will a complete balancing report be required?  
**A8** Yes.
- Q9** Controls is stated as being done by others, so I'm assuming the town has a ATC vendor and they will hire them directly, however the electrical/power is by us as the GC.  
**A9** The Contractor will be responsible for all wiring of equipment consistent with all applicable codes. The Town will be responsible for integration into the building control system.
- Q10** What price will be used for the Rule for Award?  
**A10** The Rule for Award is that the award will be based on the Total Bid Price, which is the sum of the Chiller Retrofit and the Integrated Ventilation System.



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**ATTACHMENT C**

**Library Chiller Replacement  
BID FORM**

BIDDER: \_\_\_\_\_

PLEASE PROVIDE A LUMP SUM PRICE FOR ALL EQUIPMENT, WARRANTIES AND SERVICES NECESSARY FOR COMPLETE OPERATION AS OUTLINED IN THE SCOPE OF SERVICES.

BIDS MUST BE TYPED OR LEGIBLY WRITTEN

**CHILLER RETROFIT** \$ \_\_\_\_\_

**ALTERNATE 1 - INTEGRATED  
VENTILATION SYSTEM \*** \$ \_\_\_\_\_

**TOTAL BID PRICE \*** \$ \_\_\_\_\_

**(Chiller Retrofit + Ventilation System = Total Bid Price)**

**\*TO BE USED AS RULE FOR AWARD**

**Please specify all specifications for the above quoted item**

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The undersigned proposes to provide services as described in the Bid Specifications prepared by the Town of Westwood, for the Total Bid Price.

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Signature of individual submitting bid or proposal

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Printed Name of individual submitting bid or proposal

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Name of business

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Business Email



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**II. ADDENDUM 02 RECEIPT ACKNOWLEDGEMENT FORM**

**BIDDERS MUST ACKNOWLEDGE RECEIPT OF ADDENDUM WITH THE BID SUBMITTAL.**

Signature \_\_\_\_\_

Name \_\_\_\_\_

(Please Print)

Title \_\_\_\_\_

Company \_\_\_\_\_

Date \_\_\_\_\_

**End of Addendum No. 2**

**SCOPE OF WORK**  
**Library Chiller Replacement**  
**IFB # DPW-22-B-020, Addendum 02**

**PROJECT OVERVIEW**

The Town of Westwood Board is seeking proposals for the replacement of a 100 Ton Smardt Chiller to include Safe Ventilation Optimization

The Town determined that the Chiller must be replaced with a more energy efficient chiller that includes an integrated ventilation optimization system. The reduced size chiller would ideally be in the size range of 70 Tons. The new solution will also entail integration into current BAS control system.

The chiller to be replaced is currently a 110 Ton Smardt Chiller Model # SAA035-1EG12-4A3V which has become non-functional as a result of many control and operational failures.

There is currently no supplemental filtration system to safely optimize ventilation and conditioning, including efficiently meeting ASHRAE indoor air quality requirements.

Additionally, the current HVAC mechanical system includes an ERV that is not properly functioning and this situation will need to be rectified as a part of the project.

The installation would be at the Westwood Public Library, 660 High Street, Westwood, MA 02090. The facility is approximately 30,000 sq. ft. with hours of operation as follows:

Sunday:	2:00 PM - 5:00 PM
Monday – Thursday:	10:00 AM – 9:00 PM
Friday:	10:00 AM – 6:00 PM
Saturday:	10:00 AM – 5:00 PM

The Town seeks to purchase and install the integrated Chiller and Ventilation equipment, resolve the ERV functionality problem and the remove the existing equipment that will be replaced.

**1. REQUIREMENTS FOR TOTAL SYSTEM DESIGN, SIZING AND ENERGY EFFICIENCY/GHG IMPACT RESULTS DETERMINATION**

1.1 Provide calculations to assure ventilation optimization efficiency contribution results in enabling the reduction of the CHILLER RETROFIT sizing to a 70 Ton System from the current 100 Ton System.

1.2 Provide assessment of energy efficiency and GHG reductions delivered by the system redesign and deployment.

## **2.0 REQUIREMENTS FOR CHILLER RETROFIT**

- 2.1 Provide reclaim service, disconnection and removal of the existing Smardt water chiller.
- 2.2 Provide and install (1) new high efficiency chiller.
- 2.3 Provide crane service for all rigging of equipment.
- 2.4 Provide reconnect of the existing electrical. (Controls by others).
- 2.5 Provide reconnect of the existing chiller water piping.
- 2.6 Provide start up, commissioning, and registration of equipment.
- 2.7 Provide a minimum one year parts and labor warranty with standard limited parts warranty.
- 2.8 Provide all required permits with the Town of Westwood.

## **3.0 ADD ALTERNATE 1 - REQUIREMENTS FOR CORRESPONDING, INTEGRATED VENTILATION SYSTEM**

- 3.1 Provide design assurance of ERV system functionality resolutions.
- 3.2 Provide assurance of ventilation optimization system satisfying ASHRAE indoor air quality requirements.
- 3.3 Provide and install ventilation optimization system.
- 3.4 Provide all crane service for lifting equipment.
- 3.5 Provide roofing contractor for the installation.
- 3.6 Provide an electrical contractor for all the wiring of the ventilation equipment.
- 3.7 Provide and install all associated ductwork for a complete, integrated chiller and ventilation system.
- 3.8 Provide start up, testing, commissioning, and applicable registration of equipment.
- 3.9 Provide a minimum one year parts and labor warranty.

# Westwood Library Chiller Replacement Site Visit Sign-In

✓ Mike McLaughlin	AALANCO SERVICE CORP.	MIKEM@AALANCO.COM
✓ Tom Meenan	JES	tmearr@jesmess.org
✓ Micah Howdy	RPM	micah@riverdaleplumbing- heating.com
✓ Jim Bondors	AALANCO SERVICE	jbondors@aalanco.com