



## *Florida Department of Transportation*

RON DESANTIS  
GOVERNOR

1109 S. Marion Avenue  
Lake City, FL 32025-5874

JARED W. PERDUE, P.E.  
SECRETARY

December 23, 2025

To: Prospective Bidders

**Addendum No.: 1, F2046, FIN# 43229595201 & 42399835201**

The Florida Department of Transportation (FDOT) seeks to obtain the services of a qualified, experienced and appropriately licensed and/or certified contractor in the State of Florida with a minimum of three (3) years' experience in projects of similar (or larger) size and scope for the removal and replacement of the District Office's water-cooled screw chiller(s) located at the FDOT D2 District Office Headquarters Campus, 1109 South Marion Avenue, Lake City, Florida 32025 in Columbia County.

The scope has been updated to reflect changes due to the below question:

1. The bid specs say to replace both primary chilled water pumps along with new Starters or VFD's. However while walking the site it was mentioned changing out both the condenser water pump and the primary pump for each chiller which would be (4) pumps total. We need confirmation or clarification please. If I follow the bid spec then you would just get (1) pump and new starter per chiller.

**Answer: The scope has been updated to clarify pumps that will need to be changed per chiller.**

Please sign this addendum and return a signed copy to me to indicate receipt.

\_\_\_\_\_  
Company Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Thank you,  
Brittany Whiddon  
District Contracts Administrator  
Phone: 386-758-3798

**EXHIBIT A**  
**SCOPE OF SERVICES**  
**FOR THE REPLACEMENT OF A WATER-COOLED SCREW**  
**CHILLER AT THE FDOT DISTRICT OFFICE HEADQUARTERS**

**I. OBJECTIVE:**

The Florida Department of Transportation (FDOT) seeks to obtain the services of a qualified, experienced and appropriately licensed and/or certified contractor in the State of Florida with a minimum of three (3) years' experience in projects of similar (or larger) size and scope for the removal and replacement of the District Office's water-cooled screw chiller(s) located at the FDOT D2 District Office Headquarters Campus, 1109 South Marion Avenue, Lake City, Florida 32025.

The Vendor shall provide separate pricing options:

- A. Remove and replace one (1) water-cooled screw chiller and remove and replace two new pumps which are located on the floor.
- B. Remove and replace two (2) water-cooled screw chillers and remove and replace four new pumps which are located on the floor.

(Note: The big secondary pump in the corner is not included in this bid.)

Depending upon the quoted price(s) the Department may choose to award removal and replacement of one (Bid Option A) or both (Bid Option B) of the District Office's water-cooled screw chillers. Any/all Vendor submitted conditions, qualifications, and/or shrink-wrapped references/links shall be null and void and may be grounds for their bids to be declared non-responsive.

**II. SERVICES TO BE PROVIDED:**

- A. The vendor is required to be appropriately licensed in the State of Florida and have Three (3) years' experience in Commercial Projects of similar scope and complexity prior to the award of contract. The Vendor is responsible for maintaining all applicable licensure, meeting the requirements of the most current Florida Building Code (FBC) and obtain necessary permitting to perform the requirements of the Contract.
- B. Vendor shall obtain/provide all equipment, materials, parts, supplies, labor, manufacture's warranties and Vendor warranties for parts and labor.
- C. Vendor shall lock out/tag out existing electrical circuits prior to work.

- D. Vendor shall properly disconnect, remove, and dispose of exiting water-cooled screw chiller in all locations. Service includes use of crane, telescopic forklift or similar equipment used for receiving, transport, removal of existing units and installation of new units. The two current water-cooled screw chillers are York Model # YCWS0200SC46.
- E. Vendor shall provide and install new, energy efficient water-cooled screw chiller(s) and newly retrofit any heating and chilled water piping. All installations must create a complete assembly and operate within manufacture's design parameters. An approved model is the York Model YVWA HFC-513A Package Water-Cooled VS Screw Chillers, for 460/3/60 current characteristics, each factory assembled and including the following features and accessories:
- AHRI certified performance of 180 tons with overall efficiency (IPLV) of .396 kw/ton
  - Semi-hermetic, rotary screw compressors-one compressor per circuit
  - Independent, integral compressor variable speed drives for capacity control (no slide valve assemblies)
  - Optional compressor isolation valves
  - Power factor of .95 throughout entire range of operation
  - Microcomputer control center with digital display of operating parameters with separate door so control center can be accessed without opening main electrical cabinet
  - Hybrid falling film, shell and tube evaporator (minimizes refrigerant charge for LEED)
  - 1.5" factory insulation
  - Victaulic chilled water piping connections
  - Single point power connection including 115V transformer factory-wired to control center and evaporator heater
  - Main power circuit breaker disconnects
  - BACNET (MSTP protocol) Interface Panels-York's necessary hardware and software for a complete interface with the Building Automation system via BACNET MSTP.
- F. If the Department awards the replacement of both water chillers, the installation will occur in two (2) phases. Phase I will be the installation of one chiller. The newly installed chiller must be fully operational before work commences on the installation of the second chiller, which is Phase II. Approval must be provided by the Project Manager that Phase I is complete before Phase II begins.
- G. Vendor shall provide and install two new pumps which are located on the floor per screw chiller. (The large secondary pump in the corner is not included in this bid.)
- H. Vendor shall provide and install at the Central Plant area one Refrigerant Monitoring System.
- I. For Each Chiller installed:
- Vendor shall provide and install differential pressure switches for chillers and condenser water piping.
  - Vendor shall provide and install Neoprene isolator pads.

- Vendor shall provide and install new pressure gauges, thermostats, temperature gauges, valves, and fittings for chilled water lines. Include all items based on the outline of the Scope of Work.
  - Vendor shall provide and install two new pumps which are located on the floor (The large secondary pump in the corner is not included in this bid.)
  - Vendor shall extend existing pad if required.
  - Vendor shall provide any components or software needed to connect existing BAS to the water cooled screw chiller to create a complete assembly and operate within manufacture's design parameters. The two-water cooled screw chillers must be compatible and functional with the latest version of the Metasys Control System.
  - Vendor shall ensure electrical components are modified as needed to provide adequate service for power to unit. Vendor shall replace the existing disconnects. Vendor shall update controls on units.
  - Vendor shall retrofit any heating and chilled water piping as needed to install each water-cooled screw chiller. Vendor will provide adequate piping supports.
  - Vendor shall install/mount the new energy efficient water-cooled screw chiller. Vendor will be responsible for any modifications needed at the existing location for proper placement and to meet all applicable codes.
  - Vendor shall cap/ disconnect all plumbing and electrical services that are no longer in use.
  - Any installed duct work and piping must have new insulation and be completely wrapped.
  - Insulation shall be 2" Foam glass insulation with Aluminum Jacket.
  - Chilled/Heated water lines shall be insulated were needed.
  - Vendor shall remove and replace any damaged components occurring during the removal of existing units and installation process of the new units.
- J. Vendor shall provide and install new material to replace any material that was damaged in the construction process. Vendor shall match color finish and material to the greatest extent possible for any material used on this project.
- K. The flexible conduit and wiring will be removed from the existing chiller and control wire for removal of existing chiller.
- L. New flexible conduit and wiring from the existing disconnect will be used for this project. Retrofit with new components were needed.
- M. Vendor shall ensure that outdoor electrical systems are in conduit and weatherproof.
- N. Vendor shall test equipment and unit operation and the integration of chiller to existing BAS, and update any graphics per chiller design.
- O. Vendor shall provide full startup and setup of new chiller.
- P. Vendor shall issue a two (2) year minimum warranty on labor, craftsmanship. Vendor shall supply the Department with all associated material warranties.

- Q. Vendor bids include all necessary parts and labor and associated assemblies and all required performance testing to create a functional, complete HVAC system.
- R. Vendor will provide owner training.

### **GENERAL REQUIREMENTS:**

- A. Vendor shall complete all work in accordance with local, state, and federal laws and codes.
- B. All installations, modifications, or reinstallations must comply with the most current addition of the Florida Building Code.
- C. Vendors bid shall include all required permits, labor, materials, equipment and miscellaneous expenses including mileage and relevant insurance coverage as required to perform the construction. The bid must also account for meetings with the FDOT Facilities Management, Contract Manager and members of their project team to discuss inspection report details, answers, sign off on work and finishes and provide clarification as necessary.
- D. All material supplied by the Vendor shall be NEW and without flaws.
- E. Vendor must be present for a pre-construction meeting and walk through the work area to identify and document any existing conditions before the project begins.
- F. Prior to final acceptance by the Department, all items will be tested after installation to prove and document that it meets manufacturer's specifications. Prior to final payment, the project must be inspected and approved by the Contract Manager to issue a written certification of completion that the project has been constructed in accordance with the Scope of Services.

### **III. VENDOR RESPONSIBILITIES:**

- A. The work area is defined as the District 2 Headquarters Campus Office Building and adjacent surroundings.
- B. Vendor shall be responsible for compliance with all Occupational Safety and Health Administration (OSHA) rules and regulations.

- C. Work may take place in a fully or partially occupied building and work area. The Vendor shall take all necessary precautions and implement necessary measures to ensure the safety of all persons on site, visiting the site, and working on the site.
- D. Vendor shall make all necessary accommodations to minimize disturbances to the daily operations taking place within the building. Vendor shall not cause disruption to the operations taking place outside the project work area. Vendor shall notify the Contract Manager should any disruptions need to take place as part of work.
- E. Trash and debris shall not be placed in the FDOT trash dumpster or property. All debris shall be cleaned up at the site daily and disposed of in compliance with all applicable local, state and federal laws and regulations. Drop cloths shall be used where needed for overspray and spills.
- F. Vendor shall submit a CPM work schedule, including material acquisition plan, to the Contract Manager at the meeting prior to commencing work. The Vendor shall coordinate all work activity schedules, material acquisitions and property access with the Contract Manager.
- G. The FDOT will provide a designated area for a construction materials dumpster, to be supplied by the Vendor, as needed for the duration of the project.
- H. Vendor will be responsible for repairing and finishing any damage to the facility, structure or property made by the Vendor and/or their sub-contractors during construction. Prior to final acceptance by the Department, the Department will generate a closing punch list that the Vendor will use to make any corrections or repairs to complete the project.
- I. Vendor shall submit any project delay/ rain delay days to the contract manager within 48 hours of the delay.
- J. Vendor shall inspect completed work for compliance with applicable codes, Scope of Services, as well as industry standards of Quality and Craftsmanship before requesting inspections or submitting pay applications.
- K. Vendor shall provide full-time, onsite project management/supervision throughout the project performance period.
- L. Vendor shall keep detailed daily project notes to be submitted to the Contract Manager at regular intervals, intervals to be determined by the Department.
- M. Vendor shall provide the Department with certification of payment to all subcontractors, materialmen, suppliers with each pay application.
- N. Vendor shall field verify dimensions with the Scope of Services. Where conflict in design of the existing Scope occurs, Vendor shall submit a proposed solution to the Contract Manager prior to taking action.

- O. Vendor is required to be registered and licensed in the State of Florida for the work being performed and shall have been actively engaged in this type of work for a minimum of five (5) years. Vendor is required to have successfully completed three (3) projects that are similar in Scope and contracted amount in the past five (5) years.
- P. Vendor is prohibited from Scope of Services deviations or executing directives, in any way, from whosoever other than the Engineer of Record, Project Architect, FDOT Contract Manager or FDOT Contract Manager's delegate.

#### **IV. ACCESS TO THE SITE:**

- A. FDOT will provide access to the Vendor and their sub-contractors to the District Office Headquarters Campus and Materials Building. The Vendor must coordinate with the FDOT access requirements for all employees and equipment of the Vendor and/or sub-Vendors.
- B. Vendor shall supply to the Contract Manager a schedule of work hours/days requested. The Contract Manager will review the requested work schedule (hours and dates) will approve or request that the schedule be modified due to the FDOT requirements. All work performed, unless otherwise authorized by the Contract Manager, shall be done any day of the week between 7:00 a.m. and 7:00 p.m. There will be no variance in this schedule unless authorized in advance by the Contract Manager. Upon completion of tasks, the Vendor shall remove all excess and/or additional materials from premises.
- C. The Department may request a list of contractors, tradesmen, and employees. The Department reserves the right to deny property access to any unapproved Vendor, sub-contractor, or employee.

#### **V. BEGINNING AND LENGTH OF SERVICE:**

The performance period of this contract shall commence upon the issuance of the Notice to Proceed from the Contract Manager and continue for a period of three hundred (300) calendar days, including any permitting time to reach substantial completion. Directly followed by a period of three (3) calendar days to reach Final completion. Any extensions of time, for unforeseen conditions, must be approved by the Contract Manager.

## VI. SERVICES/MATERIALS PROVIDED BY THE DEPARTMENT

- A. The Department will designate a Contract Manager and Contract Manager Delegate for administering the terms and conditions of this agreement as follows:

Contract Manager  
Mark Hanna, District Two FCO Specialist  
Facilities Management  
Email address: [mark.hanna@dot.state.fl.us](mailto:mark.hanna@dot.state.fl.us)  
Phone number: (386) 961-7080

Contract Manager Delegate  
Jimmy Gardner, D2 Building Superintendent  
Facilities Management  
Email address: [james.gardner@dot.state.fl.us](mailto:james.gardner@dot.state.fl.us)  
Phone number: (386) 758-3739

FDOT reserves the right to change the Contract Manager or delegate at any time.

- B. Electricity, water, and parking will be provided to the Vendor by the Department.
- C. After execution of the contract and prior to any work being performed, the Contract Manager shall schedule a meeting to coordinate all work activity schedules, material acquisitions and property access with the Vendor or their representative.

## VII. SERVICE PROPOSAL:

Provide a lump price proposal for each option listed using the format below to (Name/Contact information) at (address) by (date).

Depending upon the quoted price(s) the Department may choose to award a portion or all work to the lowest responsible bidder.

(Note: The big secondary pump in the corner is not included in bid option A or B.)



**Bid Option A:** Deliver and Install 1 (one) Screw Chiller and two new pumps which are located on the floor per Contract Terms

**Bid Option B:** Deliver and Install 2 (two) Screw Chillers and replace four new pumps which are located on the floor.