



REQUEST FOR BID (RFB)

Administered by:
CENTRAL MAINE COMMUNITY COLLEGE
1250 TURNER STREET
AUBURN, MAINE 04210

J413 Daikin VRVIII Upgrade

Date: March 24, 2025
Bid Due On: April 4, 2025
1:00pm

Inquiries: Ray Jacques
Facilities Supervisor
Central Maine Community College
1250 Turner Street
Auburn, Maine 04210
Phone (207) 755-5258
E-Mail: rjacques@mainecc.edu

Bid Submission:
Maureen Aubé
Dean of Finance & General Services
Central Maine Community College
1250 Turner Street
Auburn, Maine 04210
Phone (207) 755-5235
E-Mail: maube@mainecc.edu

1.0 GENERAL INFORMATION

- 1.1 Purpose: Central Maine Community College is seeking bids for **Upgrading existing Daikin VRVIII heat pump system to be heat recovery with additional equipment.**

This Request for Bid (RFB) states the instructions for submitting bids, the procedure and criteria by which a vendor may be selected and the contractual terms by which the College intends to govern the relationship between it and the selected vendor.

- 1.2 Definition of Parties: Central Maine Community College will hereinafter be referred to as the "College." Respondents to the RFB shall be referred to as "Bidders." The Bidder to whom the contract is awarded shall be referred to as the "Contractor."
- 1.3 Scope: The selected contractor will provide **Parts and labor to upgrade an existing system's performance and controls.** More specifications in the attached document on **page 6.**
- 1.4 Evaluation: Award will be made to the low bidder(s) provided that all other requirements are satisfactorily met. However, consideration will be given to the bidder's qualifications, references, and capabilities to provide the specified service.
- 1.5 Communication with the College: It is the responsibility of the bidder to inquire about any requirement of this RFB that is not understood. Responses to inquiries, if they change or clarify the RFB in a substantial manner, will be forwarded by addenda to all parties that have received a copy of the RFB. The College will not be bound by oral responses to inquiries or written responses other than addenda.
- 1.6 Award: The College reserves the right to conduct any tests it may deem advisable, and to make all evaluations. The College reserves the right to reject any or all bids, in whole or in part, and is not necessarily bound to accept the lowest bid if that bid is contrary to the best interests of the College. The College reserves the right to waive minor irregularities. Scholarships, donations, or gifts to the College will not be considered in the evaluation of bids. A bid may be rejected if it is in any way incomplete or irregular. When there are tie bids, there shall be a preference for "in-state bidders". When the bids are either in-state or both out-of-state, the award will be made to the bid that arrives **first** in Central Maine Community College's Business Office.
- 1.7 Award Protest: Bidders may appeal the award decision by submitting a written protest to Central Maine Community College's Dean of Finance and General Services within five (5) business days of the date of the award notice, with a copy to the successful bidder. The protest must contain a statement of the basis for the challenge.
- 1.8 Costs of Preparation: Bidder assumes all costs of preparation of the bid and any presentations necessary to the bidding process.
- 1.9 Debarment: Submission of a signed bid in response to this solicitation is certification that your firm (or any subcontractor) is not currently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction by any State or Federal department or agency. Submission is also agreement that the College will be notified of any change in this status.
- 1.10 Bid Understanding: By submitting a bid, the bidder agrees and assures that the specifications are adequate, and the bidder accepts the terms and conditions herein. Any exceptions should be noted in your response.
- 1.11 Specification Protest Process and Remedies: If a bidder feels that the specifications are written in a way that limits competition, a specification protest may be sent to Central Maine Community College's Dean of Finance and General Services. Protests will be responded to within five (5) business days of receipt. Determination of protest validity is at the sole discretion of the College. The due date of the bid may be changed if necessary to allow consideration of the protest and issuance of any necessary addenda. Specification protests shall be presented to the College in writing as soon as identified, but no less than five (5) business days prior to the bid opening date and time. No protest against the award due to the specifications shall be considered after this deadline. Protests shall include the reason for the protest and any proposed changes to the specifications. Protests should be delivered to the Dean of Finance and General Service's Office in sealed envelopes, clearly marked as: Protest: **J413 Daikin VRVIII Upgrade**

1.12 Bid Validity: N/A.

1.13 Errors: Bids may be withdrawn or amended by bidders at any time prior to the bid opening. After the bid opening, bids may not be amended. If a significant mistake has been made by an apparent low bidder, the bidder will be given the option of selling at the price given or withdrawing the bid. If an extension error has been made, the unit price will prevail.

1.14 Bid Envelope: If a special envelope is not furnished, or if return in the special envelope is not possible, the signed bid should be returned in an envelope or package, sealed and identified as follows:

From _____
Name Due Date Time

1.15 Submission: A signed original **plus** one (1) copy of the bid must be received at the Business Office, Central Maine Community College, 1250 Turner Street, Auburn, Maine 04210, in a sealed envelope by **1:00 P.M. local time Friday April 4, 2025**. Bidders are strongly encouraged to submit bids in advance of the due date to avoid the possibility of missing the 1:00 deadline due to unforeseen circumstances. Bidders assume the risk of the methods of dispatch chosen. The College assumes no responsibility for delays caused by any package or mail delivery service. A postmark on or before the due date WILL NOT substitute for receipt of bid. Bids must be date and time stamped by the College on time to be considered. In the event that the College is closed due to inclement weather at the time that a bid is due, the bid will be opened at the same time on the next day that the College is open. Bidders may wish to call 207-755-5100 if the weather is bad, to learn if the College is closed. Bids received after the due date and time will be returned unopened. Additional time will not be granted to any single bidder, however, additional time may be granted to all vendors when the College determines that circumstances require it. **BIDS MAY BE SUBMITTED BY MAIL OR ELECTRONICALLY TO MAUBE@MAINECC.EDU**. Clearly marked as: **J413 Daikin VRVIII Upgrade**

1.16 Tax Exempt: The College is exempt from the payment of Federal Excise Taxes on articles not for resale and for the Federal Transportation Tax on all shipments. The Contractor and subcontractor shall quote **and shall be reimbursed less these taxes**. Upon application, exemption certificates will be furnished when required. The College is exempt from the payment of Maine State Sales and Uses Taxes.

2.0 CONTRACT TERMS AND CONDITIONS:

2.1 Contract Documents: If a separate contract is not written, the contract entered into by the parties shall consist of the Request for Bids, the signed bid submitted by the Contractor, the specifications including all modifications thereof, and a purchase order or letter of agreement requiring signatures of the College and the Contractor, all of which shall be referred to collectively as the Contract Documents.

2.2 Contract Validity: In the event one or more clauses of the contract are declared invalid, void, unenforceable or illegal, that shall not affect the validity of the remaining portions of the contract.

2.3 Contract Administration: **Maureen Aube, Dean of Finance and General Services** shall be the College's authorized representative in all matters pertaining to the administration of this contract, (207) 755-5235

2.4 Litigation: This Contract and the rights and obligations of the parties hereunder shall be governed by and construed in accordance with the laws of the State of Maine. The Contractor agrees that any litigation, action or proceeding arising out of this Contract shall be instituted in a state court located in the State of Maine.

2.5 Assignment: Neither party of the contract shall assign the contract without the prior written consent of the other, nor shall the contractor assign any money due or to become due without the prior written consent of the College.

2.6 Equal Opportunity: In the execution of the contract, the Contractor and all subcontractors agree, consistent with College policy, not to discriminate on the grounds of race, color, religion, sex, sexual orientation, transgender status or gender expression, national origin or citizenship status, age, disability or veteran's status and to provide reasonable accommodations to qualified individuals with disabilities upon request. The College encourages the employment of individuals with disabilities.

- 2.7 Sexual Harassment: The College is committed to providing a positive environment for all students and staff. Sexual harassment, whether intentional or not, undermines the quality of this educational and working climate. The College thus has a legal and ethical responsibility to ensure that all students and employees can learn and work in an environment free of sexual harassment. Consistent with the state and federal law, this right to freedom from sexual harassment was defined as College policy by the Board of Trustees. Failure to comply with this policy could result in termination of this contract without advanced notice. Further information regarding this policy is available from, Human Resources, Central Maine Community College, 1250 Turner Street, Auburn, ME 04210, (207) 755-5396.
- 2.8 Smoking Policy: Central Maine Community College must comply with the "Work place Smoking Act of 1985" and MRSA title 22, 1541 et seq, "Smoking Prohibited in Public Places." In compliance with this law, Central Maine Community College has prohibited smoking on campus. This rule must also apply to all contractors and workers that are on campus. The Contractor shall be responsible for the implementation and enforcement of this requirement.
- 2.9 Parking Regulations and Use of Walkways: Unregistered vehicles on the College campus are subject to a parking violation ticket and/or towing off campus. Contractors are advised that parking regulations are strictly enforced by City of Auburn police. Towing will be at the Contractor's expense.
- 2.10 Payments: Payment will be upon final acceptance of product and submittal of an invoice to the College, by the Contractor on a net 30 basis unless discount terms are offered.

**NOTICE TO VENDORS AND BIDDERS:
STANDARD TERMS AND CONDITIONS APPLICABLE TO ALL MCCS CONTRACTS**

The following standard contracting terms and conditions are incorporated and shall become a part of any final contract that will be awarded by any college or other operating unit of the Maine Community College System (collectively “MCCS”). These terms and conditions derive from the public nature and limited resources of the MCCS. **MCCS DOES NOT AGREE TO:**

1. Provide any defense, hold harmless or indemnity;
2. Waive any statutory or constitutional immunity;
3. Apply the law of a state other than Maine;
4. Procure types or amounts of insurance beyond those MCCS already maintains or waive any rights of subrogation;
5. Add any entity as an additional insured to MCCS policies of insurance;
6. Pay attorneys’ fees; costs, including collection costs; expenses or liquidated damages;
7. Promise confidentiality in a manner contrary to Maine’s Freedom of Access Act;
8. Permit an entity to change unilaterally any term or condition once the contract is signed;
9. Automatic renewals for term(s) greater than month-to-month;
10. Limitations on MCCS’ recovery of lawful damages incurred as a result of breach of the contract;
11. Limitation of the time period under which claims can be made or actions brought arising from the contract;
12. Vendor’s terms prevailing over MCCS’ standard terms and conditions, including addenda; and
13. Unilateral modifications to the contract by the vendor.

BY SUBMITTING A RESPONSE TO A REQUEST FOR PROPOSAL, BID OR OTHER OFFER TO DO BUSINESS WITH MCCS, YOUR ENTITY UNDERSTANDS AND AGREES THAT:

1. The above standard terms and conditions are thereby incorporated into any agreement entered into between MCCS and your entity; that such terms and condition shall control in the event of any conflict with such agreement; and that your entity will not propose or demand any contrary terms;
2. The above standard terms and conditions will govern the interpretation of such agreement notwithstanding the expression of any other term and/or condition to the contrary;
3. Your entity will not propose to any college or other operating unit of the MCCS any contractual documents of any kind that are not in at least 11-point black font on a white background and completely contained in one Word or PDF document, and that any references to terms and conditions, privacy policies or any other conditions referenced outside of the contract will not apply; and
4. Your entity will identify at the time of submission which, if any, portion or your submitted materials are entitled to “trade secret” exemption from disclosure under Maine’s Freedom of Access Act; that failure to so identify will authorize MCCS to conclude that no portions are so exempt; and that your entity will defend, indemnify and hold harmless MCCS in any and all legal actions that seek to compel MCCS to disclose under Maine’s Freedom of Access Act some or all of your submitted materials and/or contract, if any, executed between MCCS and your entity.

Scope

Jalbert 413 HVAC system modification

Description of work:

-The College is looking to convert an existing Daikin VRV system from heat pump to heat recovery and replace existing condensing units with two new 410A Daikin RELQ120TATJA Heat Recovery units. Project will include installing appropriate branch boxes, piping, and communication wiring within the interior spaces to convert the system to heat recovery. Existing system wall controllers are to be swapped out with new Daikin BRC1E73 controllers.

-Project will also include installing a new Daikin central controller to allow centralized control of this system as well as the four other existing systems in the same area. Programming of the system and central controller to be completed by the contractor. Installation location of the controller will be coordinated with the College and installed in a metal enclosure with conduit for the exposed wiring. Original startup of the systems were completed by Briggs Equipment Sales (now HTS Equipment Sales) if questions regarding the system arise that the College can't answer.

-New equipment designed and purchased for system upgrade needs to be specified by an Authorized Daikin Representative such as HTS Equipment Sales or similar to ensure proper functionality with the conversion.

-Contractor will be responsible for ensuring any existing system piping is clean, pressure tested and acceptable to be reused.

-Contractor will be responsible for recovering existing refrigerant.

-Isolation valves to be installed at all units in the system to allow isolation from the system in the event of a needed repair.

-All piping needs to be properly insulated to prevent sweating.

-System filter (with bypass) needs to either remain or be replaced as part of the condenser replacement and the filter needs to be in use and monitored periodically during the startup period to remove contaminants from the system as part of this upgrade. Frequency of filter inspections will be dependent on contamination levels and should continue until the system is contaminant free.

-The College can assist with the higher voltage wiring of the new units and any data connections needed for Central control. Contractor will be responsible for all the low voltage communication wiring on the new system.

-Contractor must be trained in the installation, manipulation, and repair of Daikin VRF systems using tools such as a Daikin Service Checker. Programming, commissioning and operator training of the system will need to take place.

-Any issues discovered during commissioning with existing equipment remaining will be discussed with the College prior to repair and a plan put in place to address the issue.

-As-built drawings and startup reports should be available for the College to have on file reflecting the changes in piping and any addressing changes to room units that may differ from the schedule below.

Bid Submittal Sheet

*An on-site visit is required to verify existing conditions for bid to qualify.
Please contact Ray Jacques to schedule visit - rjacques@maineccc.edu
207-755-5258

*Please specify models/qty below ,or on separate sheet, of equipment proposed when submitting bid (condensers, branch boxes, controllers, etc.) as well as a brief description of work to be performed.

*Estimated installation date: _____

YES/NO

*Are you trained in Daikin VRF system startup, installation, and programming? _____

*Central Control will have full functionality remotely and will encompass the system being installed plus the addition of the four other Daikin VRV systems _____ currently in service in that area.

*Are there any quote terms such as deposit amounts or payment schedules? _____

Please specify:

Total bid price \$ _____

Company name: _____

Authorized official: _____

Signature: _____

Date: _____

[illegible]

*Additional EU's added in room 409
at a later renovation
*EU 3 & 4 removed at same time

Variable Refrigerant Volume Evaporator Schedule											
Tag	Type	Manufacturer	Model #	Cooling MBH	CFM Range	Space Temp. DB/WB	MCA* Amps	Sound dBA	Width x Height x Depth	Location	
				Nominal							
EU-1	Concealed Ceiling Unit	DAIKIN	FXSQ18MVJU	18	530-390	80/67	1.0	44-38	27.5 x 11.875 x 46	Workspace 119E	
EU-2	Concealed Ceiling Unit	DAIKIN	FXSQ24MVJU	24	740-490	80/67	1.4	44-38	39.375 x 11.875 x 46	Waiting 119F	
EU-3	Concealed Ceiling Unit	DAIKIN	FXSQ24MVJU	24	740-490	80/67	1.4	44-38	39.375 x 11.875 x 46	I.T. Support - 110D	
EU-4	Concealed Ceiling Unit	DAIKIN	FXSQ12MVJU	12	340-230	80/67	0.7	41-35	21.625 x 11.875 x 46	Prototyping - 110B	
EU-5A	Ceiling Mounted Cassette	DAIKIN	FXFQ36MVJU	36	990-740	80/67	1.2	40-33	9.125 x 33.125 x 33.125	Offices - 409	
EU-5B	Ceiling Mounted Cassette	DAIKIN	FXFQ36MVJU	36	990-740	80/67	1.2	40-33	9.125 x 33.125 x 33.125	Offices - 409	
EU-6A	Ceiling Mounted Cassette	DAIKIN	FXFQ30MVJU	30	990-710	80/67	1.2	38-32	9.125 x 33.125 x 33.125	Trio - 415	
EU-6B	Ceiling Mounted Cassette	DAIKIN	FXFQ30MVJU	30	990-710	80/67	1.2	38-32	9.125 x 33.125 x 33.125	Trio - 415	
EU-7	Ceiling Mounted Cassette	DAIKIN	FXFQ36MVJU	36	990-740	80/67	1.2	40-33	9.125 x 33.125 x 33.125	Classroom - 410	
EU-8	Ceiling Mounted Cassette	DAIKIN	FXFQ24MVJU	24	670-490	80/67	0.8	34-29	9.125 x 33.125 x 33.125	Classroom - 408	
EU-9	Ceiling Mounted Cassette	DAIKIN	FXZQ12M7VJU	12	335-265	80/67	0.8	33-29	11.25 x 22.625 x 22.625	Office - 406	
EU-10A	Ceiling Mounted Cassette	DAIKIN	FXZQ18M7VJU	18	495-353	80/67	0.9	44-38	11.25 x 22.625 x 22.625	Math Lab - 404	
EU-10B	Ceiling Mounted Cassette	DAIKIN	FXZQ07M7VJU	7.5	320-247	80/67	0.8	41-35	11.25 x 22.625 x 22.625	Meditation - 402	
EU-11A	Ceiling Mounted Cassette	DAIKIN	FXFQ36MVJU	36	990-740	80/67	1.2	40-33	9.125 x 33.125 x 33.125	Learning Lab - 400B	
EU-11B	Ceiling Mounted Cassette	DAIKIN	FXZQ07M7VJU	7.5	320-247	80/67	0.8	44-38	11.25 x 22.625 x 22.625	Office - B3	
EU-11C	Ceiling Mounted Cassette	DAIKIN	FXZQ07M7VJU	7.5	320-247	80/67	0.8	44-38	11.25 x 22.625 x 22.625	Office - B2	
EU-11D	Ceiling Mounted Cassette	DAIKIN	FXZQ07M7VJU	7.5	320-247	80/67	0.8	41-35	11.25 x 22.625 x 22.625	Office - B1	
EU-11E	Ceiling Mounted Cassette	DAIKIN	FXFQ24MVJU	24	670-490	80/67	0.8	34-29	9.125 x 33.125 x 33.125	Classroom - 400A	
EU-12	Ceiling Mounted Cassette	DAIKIN	FXFQ24MVJU	24	670-490	80/67	0.8	34-29	9.125 x 33.125 x 33.125	Classroom - 500	
EU-13A	Ceiling Mounted Cassette	DAIKIN	FXFQ36MVJU	36	990-740	80/67	1.2	40-33	9.125 x 33.125 x 33.125	Classroom - 503	
EU-13B	Ceiling Mounted Cassette	DAIKIN	FXZQ09M7VJU	9.5	320-247	80/67	0.8	41-35	11.25 x 22.625 x 22.625	Office - 501	
EU-14	Ceiling Mounted Cassette	DAIKIN	FXZQ12M7VJU	12	335-265	80/67	0.8	33-29	11.25 x 22.625 x 22.625	Office - 502	
EU-15	Ceiling Mounted Cassette	DAIKIN	FXFQ36MVJU	36	990-740	80/67	1.2	40-33	9.125 x 33.125 x 33.125	Classroom - 504	
EU-16	Ceiling Mounted Cassette	DAIKIN	FXFQ36MVJU	36	990-740	80/67	1.2	40-33	9.125 x 33.125 x 33.125	Classroom - 506	
EU-17	Ceiling Mounted Cassette	DAIKIN	FXFQ24MVJU	24	670-490	80/67	0.8	34-29	9.125 x 33.125 x 33.125	Classroom - 510	
EU-18	Ceiling Mounted Cassette	DAIKIN	FXFQ36MVJU	36	990-740	80/67	1.2	40-33	9.125 x 33.125 x 33.125	CAD - 512	
EU-19	Ceiling Mounted Cassette	DAIKIN	FXFQ36MVJU	36	990-740	80/67	1.2	40-33	9.125 x 33.125 x 33.125	Classroom - 513	
EU-20	Ceiling Mounted Cassette	DAIKIN	FXFQ24MVJU	24	670-490	80/67	0.8	34-29	9.125 x 33.125 x 33.125	Lounge - 517	
EU-21A	Ceiling Mounted Cassette	DAIKIN	FXZQ09M7VJU	9.5	320-247	80/67	0.8	44-38	11.25 x 22.625 x 22.625	Office - 519	
EU-21B	Ceiling Mounted Cassette	DAIKIN	FXZQ09M7VJU	9.5	320-247	80/67	0.8	44-38	11.25 x 22.625 x 22.625	Office - 521	
EU-21C	Ceiling Mounted Cassette	DAIKIN	FXZQ09M7VJU	9.5	320-247	80/67	0.8	44-38	11.25 x 22		

* = 208V-1 PHASE

THESE FOUR EVAPORATORS WERE INSTALLED UNDER PHASE ONE BUT WILL BE PIPED UNDER PHASE TWO.

[illegible][illegible]

BASEBOARD RADIATION SCHEDULE								
I.D. MARK	MFR. & MODEL	BTUH/ L. FT.	AWT DEG. F.	IPS - FIN DIMS FPF	ROWS	ENCL. DIMS.	MTG HEIGHT	NOTES
FT	STERLING LB2 - #	770	180	3/4" - 2.75 x 3.75 - 50	1	3.125 x 9	10.75	FULL BACKPLATE RETURN PIPE HANGER

= ENCLOSURE COLOR TO BE WB-2; EGGSHELL

CONDENSING UNIT SCHEDULE												
UNIT NO.	MFR. & MODEL	SERVICE	MBH	SST	AMB AIR	MIN. STAGES UNLOADED	ELECTRIC			PIPING SIZES #		NOTES
							RLA	PHASE	VOLTS	LIQ	SUCT	
CU-1A	DAIKIN RXYQ96MTJU	SENS CLG	120	—	95 F	1	29	3	208	---	---	SERVES FIRST FLOOR
CU-1B	DAIKIN RXYQ96MTJU	SENS CLG	120	—	95 F	1	29	3	208	---	---	SERVES FIRST FLOOR
CU-2	DAIKIN RXYQ96MTJU	SENS CLG	96	—	95 F	1	24.6	3	208	---	---	SERVES FIRST FLOOR
CU-3A	DAIKIN RXYQ96MTJU	SENS CLG	120	—	95 F	1	29	3	208	---	---	SERVES SECOND FLOOR
CU-3B	DAIKIN RXS12DVJU	SENS CLG	120	—	95 F	1	29	3	208	---	---	SERVES SECOND FLOOR
CU-4	DAIKIN RXYQ96MTJU	SENS CLG	144	—	95 F	1	28.6	3	208	---	---	SERVES SECOND FLOOR
CU-5	DAIKIN RXS12DVJU	SENS CLG	11.5	—	95 F	1	5.33	1	208	0.25"	0.375"	SERVES EU-27 LOW AMBIENT OPERATION

= FOR REFRIGERANT PIPE
SIZES NOT LISTED SEE
THE PIPING PLANS



**CMCC
JALBERT HALL
PHASE II
AUBURN, MAINE**

09548

—	10—21—09	ISSUED FOR BID
—	09—24—09	95% REVIEW
Mark	Date	Description

Issue Dates

MECHANICAL SCHEDULES

C

M40.1