

Addendum #1

Solicitation Name:

Water Treatment and Boiler Chemicals

005-RFB-0816-2024

Addendum #1

Dated: March 27th, 2024

This Addendum forms a part of the Request For Bids documents. This Addendum supersedes and supplements all portions of the original Request For Bids with which it conflicts.

ACKNOWLEDGE RECEIPT OF THIS ADDENDUM IN THE REQUEST FOR BID. FAILURE TO DO SO MAY SUBJECT TO DISQUALIFICATION.

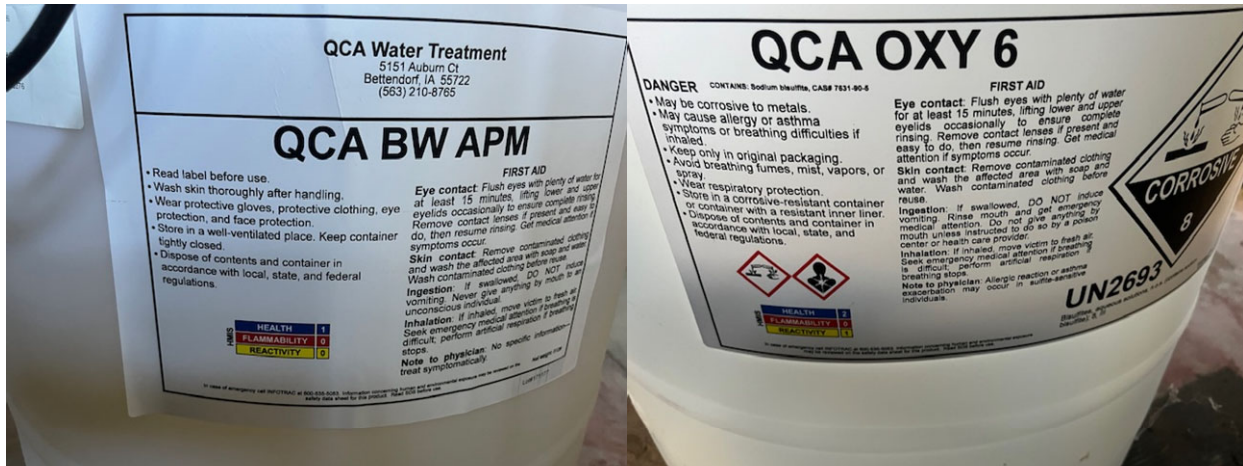
1. Woodward Resource Center (WRC) - Questions and Answers:

- a. Water Source - Zenia (municipal) Water.
- b. Is the feeder water softened – Yes.
- c. Are the boiler cycles counted - No (Roughly 18 cycles).
- d. How many boilers are there - 4 Boilers - One (large boiler) is out of commission and will remain offline.
- e. They run 24/7 -- High capacity. During the summer the small boiler can keep up.
- f. Operating pressure - 115 PSI operating pressure - 95 PSI through tunnels.
- g. How many pounds per hour - 15,000 Small / 25,000 Large.
- h. Softened Zenia Water - 400 micromhos / Feed Water 220 micromhos - 50% return on average.
- i. The internal treatment has a molybdate tracer. The sulfite treatment is currently liquid and we would like it to remain a liquid.
- j. Is there any equipment that would need to be provided - No, not at this time.
- k. Fuel is natural gas / Back-up method is oil (2-week burn off every year).
- l. Skimmer valve is always open.
- m. Wet lay-up with some chemicals added - not checked.
- n. How often do you rotate chillers - As needed basis, there is no set schedule.
- o. How / where would you like to have the chemicals delivered - Most companies have delivered to the dock at the supply depot on pallets. We then bring them over by forklift. We had one company deliver them to the powerhouse and use a lift to get them inside. Either way works.

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2. Photos From WRC

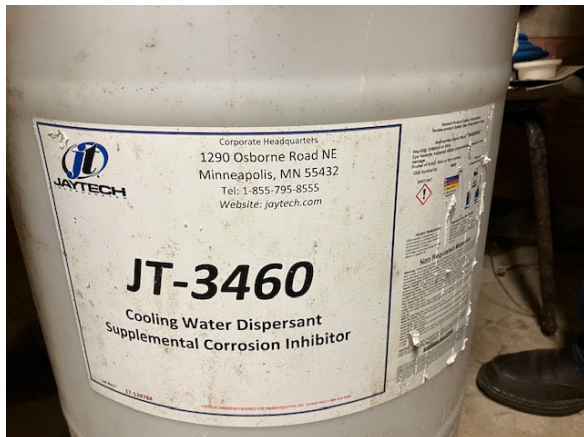
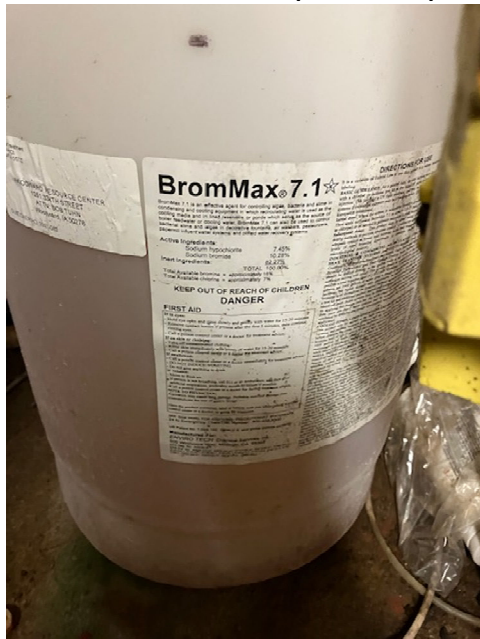




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2. Photos From WRC (Continued)



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2. Photos From WRC (Continued)



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2. Photos From WRC (Continued)



3 Attachment – Sign in sheet and one (1) usage report from WRC

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4 Iowa Correctional Institute for Women (ICIW)

- b. System types – Geothermal system and six (6) hot water boilers installed in 2013 with two in each building. Boiler chemicals needed.
- c. Is the water softened – Yes.
- d. Chillers are Glycol added daily 5 gallons - food grade, not currently purchased through the current water treatment provider.
- e. Standard pot feeders are utilized
- f. How many times is the water tested - every three to four months.
- g. How much water is in the loop – Unknown
- h. 25% Ethylene Glycol is used in the cold-water loop for the chiller in Building 6 and Building 9.
- i. 25% Propylene Glycol is used in the geothermal systems.

5 Photos from ICIW



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5 Photos from ICIW (Continued)



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5 Photos from ICIW (Continued)



6 Attachment – Sign up sheet from ICIW



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7 Independence Mental Health Institute (IMHI)

- a. Is pricing based on usages provided in the RFP – Yes.
- b. Do you test the water - No onsite testing. Tests are taken by the vendor and recommendations are made.
- c. Is the water softened – Yes.
- d. How many boilers - There are three boilers, Usually run one at a time, all 3 run at times throughout the heating season. Layup is dry. There's a feedwater tank steam goes into, but it isn't under pressure.
- e. How is the condensate return - It's good. No leaks.
- f. Is the steam used for anything else (i.e. cooking or laundry) - No, steam is 100% used for heat.
- g. What brand are the sectional fire tubes - 2 main fire tubes are Murray #3 is a Hurst Boiler.
- h. How many HP for the boiler – Boiler 1 at 750 hp, boiler 2 @ 900 hp, boiler 3 @ 100 hp.
- i. Operate under high or low pressure – High.
- j. How many months does it operate - 7 or so months contingent on weather.
- k. Where does the water come from - Using City Water.
- l. Are there any chemical restrictions on phosphates – No.
- m. Are any systems automated – Some.
- n. How do you know how much to skim - Skimming amounts are provided from the monthly testing. There is a bottom blow every day.
- o. What is the steam pressure – 110 psi with a high rate of return.

8 Boilers were not visited – No photos available from IMHI

9 Attachment – Sign up sheet from IMHI and two (2) monthly usage reports

Customer: Independence Mental Health Institute
 Address 2277 Iowa Ave
 City, State Independence, Iowa 50644
 Attention: Mike Cook, Rick Ciesielski

**QCA WATER
TREATMENT**

Date: 2/6/2024

BOILERS	Conductivity 4000-5000 µmhos	Alkalinity (ppm)			BW 201L Sulfite 30-90 ppm
		P	M <2000	OH >200	
Boiler 1	4392	800	880	900	48
Boiler 2	DOWN				
PRE-TREATMENT	Conductivity (µmhos)	Total Hardness 0-2 ppm		pH (SL 5) 8.0-8.8	Alkalinity (ppm)
Boiler Plant Condensate	35	0		7.38	20
Hot Well Condensate	83	0		8.39	40
Feedwater	1684	0		10.04	450
Softener	548	0		7.62	220

RECOMMENDATIONS/REMARKS

The boiler chemical levels today were outstanding. All the tested levels were within our program parameters.
 The condensate pH is running low, so please increase the SL5 feed rate slightly.

Thanks for this opportunity to be of service and please do not hesitate to call any time with questions or concerns.
 Jim Aplington, qcawater@gmail.com
 cell phone: 563-210-8765

Jim Aplington

Customer: Independence Mental Health Institute
 Address 2277 Iowa Ave
 City, State Independence, Iowa 50644
 Attention: Mike Cook, Rick Ciesielski

**QCA WATER
TREATMENT**

Date: 3/5/2024

BOILERS	Conductivity 4000-5000 µmhos	Alkalinity (ppm)			BW 201L Sulfite 30-90 ppm
		P	M <2000	OH >200	
Boiler 1	6166	1300	1400	1150	36
Boiler 2	DOWN				
PRE-TREATMENT	Conductivity (µmhos)	Total Hardness 0-2 ppm	pH (SL 5) 8.0-8.8		Alkalinity (ppm)
Boiler Plant Condensate	35	0	7.99		20
Hot Well Condensate	125	0	8.38		50
Feedwater	180	0	9.05		60
Softener	520	0	7.48		240

RECOMMENDATIONS/REMARKS

The boiler conductivity was a bit high today and I asked Rick to increase the blowdown from the boiler. The boiler water had a bit of a cloudy appearance today. That may be from the boiler being off and on recently due to the very warm weather. The sulfite level in the boiler was good - no need for any change to the BW 201L.

Last month I asked for the SL5 chemical addition to be increased slightly in order to boost the condensate pH, and today the pH was good. The rest of the pre-treatment water quality was all good.

Thanks for this opportunity to be of service and please do not hesitate to call any time with questions or concerns.
 Jim Aplington, qcawater@gmail.com
 cell phone: 563-210-8765

Jim Aplington

End of Addendum 1