

Addendum No. 02_ with Written Inquiry Responses
DCF ITB 2526 084
Roberts Building HVAC Preventive Maintenance & Repair Services

Solicitation Number: DCF ITB 2526 084
Solicitation Title: Roberts Building HVAC Preventive Maintenance & Repair Services
Response(s) Due Date: July 22, 2026
Addendum Number: 02
Addendum Date: July 9, 2026

FAILURE TO FILE A PROTEST WITHIN THE TIME PRESCRIBED IN SECTION 120.57(3), FLORIDA STATUTES, OR FAILURE TO POST THE BOND OR OTHER SECURITY REQUIRED BY LAW WITHIN THE TIME ALLOWED FOR FILING A BOND SHALL CONSTITUTE A WAIVER OF PROCEEDINGS UNDER CHAPTER 120, FLORIDA STATUTES.

Response to Written Inquiries:

Question #	Vendor Name	Solicitation Section	Question	Department Response
1.	MSI-Certified Air Contractors	General	Can the building automation portion of this bid be separated as its own RFP and have the mechanical service portion in another RFP? The existing Trane controls can only be serviced and supported by Trane directly due to their territory and licensing structure. There are no other licensed Trane controls service companies in the Northeast Florida other than Trane. Also, no other Trane Controls contractor is allowed to operate and/or sell in the Jacksonville territory. Page 3 of the RFP states that "If a contractor is unable to operate and support the existing BAS that the contractor shall provide a new complete BAS system other than Trane free of charge." This is unrealistic and would cost over \$100,000 to provide a new BAS system for this building. This requirement gives Trane Service a severe advantage and disenfranchises any other competition from competing. We believe the RFP is unfair and allows Trane Service to be the only provider i.e. monopoly. As a publicly funded organization this is not the best use of tax payer's funds. The BAS portion of this RFP can be done through a separate sole source RFP while the remaining preventative maintenance on the mechanical	The Trane Tracer SC supports open-standard communication protocols, including BACnet, and non-Trane vendors with the necessary skills, tools, and access to those open-standard protocols are capable of servicing the system. The Solicitation will not be separated. The BAS and mechanical scopes are operationally integrated, and prior contracts that separated them resulted in documented service gaps. Respondents who cannot service the existing BAS may include a complete, BACnet-compatible BAS replacement in their bid at no cost to the Department. The Solicitation remains unchanged.

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			equipment can be bid through another RFP. This would allow other HVAC service contractors to fairly compete on those services and not allow Trane Service to bundle BAS and mechanical equipment service into one purchase order. The overall benefit of separating the RFP into two RFPs will reduce the total spend on preventative maintenance through competition and ultimately save tax payer dollars.	