



ARMSTRONG SPALLUMCHEEN PARKS & RECREATION

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REQUEST FOR PROPOSALS (RFP) - Addendum No. 2

HVAC, Mechanical and Refrigeration Services - ASPR-2026-003

Original RFP Issue Date: August 6, 2026

Addendum Issue Date: August 26, 2026

Purpose: This Addendum forms part of the Request for Proposals and shall be read, interpreted, and incorporated into the RFP documents. Proponents are responsible for acknowledging receipt of this Addendum in their proposal submission.

Revisions to the RFP/Addendum #1

1. Title Page and Part B #3: **Timelines updated**

Delete from RFP revision and addendum #1:

Closing Date and Time: 3:00pm, Local Time September 9, 2026

Proponent Selection: September 18, 2026

Replace With:

Closing Date and Time: 3:00pm, Local Time September 18, 2026

Proponent Selection: October 2, 2026

2. **Delete RFP Page 2/ Part C: Submission Instructions and Forms**

- ☐ Appendix D Project Schedule and Availability
- ☐ Appendix E References and Past Performance

Replace With:

- ☐ Appendix D Past Performance
- ☐ Appendix E Pricing

3. Delete RFP Appendix D Reference and Past Performance Weight

10% weight

Replace With:

15% weight

4. Amend Appendix E – Pricing: **Chart updated**

- a. Lines provided for separate pricing for HVAC/Mechanical and Refrigeration
- b. Line amended for upcharge for materials and consumables
- c. Delete evaluation factors / 25% weight for pricing

5. Update Equipment List – equipment added or amended / a detailed list with make/model noted in Addendum 2.

Questions and Responses

1. The Closing date on the RFP title page states 3:00 pm, September 18, 2026, while Part B Section 3 and Addendum No. 1 state 3:00 pm, September 9, 2026, with September 18 as proponent selection. Please confirm the correct closing date and time.

Response: Please see revised dates issued in Addendum #2:

Closing Date and Time: 3:00pm, Local Time September 18, 2026

Proponent Selection: October 2, 2026

2. Site visit, August 20, 2026: please confirm whether attendance is mandatory

Response: While the site visit is not mandatory, proponents are strongly encouraged to attend.

The project site may affect the approach to the work, access, installation methods, scheduling, and overall project costs. It is the responsibility of each proponent to fully understand existing site conditions and constraints when preparing their proposal.

Any proponent who chooses not to attend the site visit will be deemed to have satisfied themselves regarding all site conditions and requirements, and no additional compensation or adjustments will be considered for conditions that could reasonably have been identified through a site inspection.

3. If our responses to the appendices require more detail than the space provided allows, may we include additional pages with our submission?

Response: Yes. Proponents may include additional pages where more space is required to provide complete responses to the appendices. Any additional information must be clearly identified and referenced to the applicable appendix, question, or section so that it is readily identifiable to the reviewer.

4. Part A (equipment list) notes that the equipment list is "*based on previous recommendations obtained by ASPR.*" Can ASPR share documents.

Response: Responses included in table below:

Requested Document	Response:
Underlying report(s)	HVAC service reports/not available as part of the RFP
Plant Operating Manuals	Will be provided to the successful proponent
Safety and Emergency response plan	Will be provided to the successful proponent
Refrigeration schematics	Yes – provided as a separate document "Refrigeration Schematics"
Recent Condition Assessment	Yes – provided a condition assessment for RTU's at Sunbelt and Hassen Arena

5. Are filters, belts, and other consumables included in the annual preventative maintenance price? If so, please confirm any required specification or preferred brand.

Response: The chart on page 3 identifies what is included or excluded in contract. Proponent must identify upcharge for materials and consumables not included in the contract. A line has been added to Appendix E pricing to identify upcharges.

Materials/Consumables	Included in Contract	Excluded*	Preferred Brands
HVAC Filters	x		As noted below or per manufacturers specifications
HVAC belts and other consumables		x	
Refrigeration		x	

Unit	Filters	Belt
Sunbelt		
RTU-1	12/TA/635x508x51	2@B88
RTU-2	4/TA/635x406x51	1@A50
RTU-3	2/TA/406x635x51	1@A43

6. Will the Sunbelt refrigeration plant room and all mechanical rooms be accessible for nameplate data and photographs.

Response: Escorted access will be provided during the facility tour.

7. Does the contractor have to provide a lift for maintenance?

Response: ASPR will provide a lift for fall maintenance of the Sunbelt (1) and Hassen (2) arena heaters above the stands. All other equipment is accessible by ladder. The contractor must provide their own ladder.

8. Appendix E provides for an annual increase capped at the lesser of BC CPI or a blank percentage. Please confirm that the proponent is to propose that percentage.

Response: Yes. Proponents are requested to identify the maximum annual percentage increase they are willing to accept for the term of the agreement. Any annual price adjustment will be limited to the lesser of the annual BC Consumer Price Index (CPI) increase or the percentage proposed by the proponent and accepted by the Owner as part of the contract award.

9. Please confirm that the three annual PM visits (January, April and September) apply to all facilities and all listed equipment, or identify any seasonal equipment (outdoor pool, fairgrounds buildings) requiring a different frequency.

Response: All facilities must be inspected three times per year – regardless of seasonal operation.

HVAC/Mechanical Specific Questions

1. Please specify HVAC, Mechanical equipment, location, make, model, serial number and year of installation

Response: Please review the following table with available equipment information:

Equipment	Make	Model	Serial Number	Year 20XX	Other
Sunbelt Arena - 3351 Park Drive					
RTU-1	Engineered Air	DG200/0	S38570 RTU-1	05	
RTU-2	Engineered Air	DJ40/0	S38570 RTU-2	05	
RTU-3	Lennox	LGC060S2	5605E01294	05	
Boiler (2)	LAARS	VW06001N11K1 CNTC	C05154066	05	B-2A
	LAARS	VW06001N11K1 CNTC	C03107169	05	B-2B
Storage Tanks (2)	A.O Smith	TJV400A100	E05M000827	05	TK-2A
		TJV400A100	005M008982	05	TK-2A

Equipment	Make	Model	Serial Number	Year 20XX	Other
Expansion tanks (2)	Antrol	ST60VC	10-2993	10	TK-5
		ST-20V-Cd	n/a	05	TK-2
Glycol feeding tank	Expanflex	GNP2-50	n/a	05	TK-3
Heat Exchanger	Henry	CBH-08024-100	C-210670A-1	01	HX-2
Pumps (2)	Bell and Gosset	½ HP 3 Amp	1G41	23	Zamboni bay
		NRF-36	1034001E91	25	Boiler Room
Sump Pump		N/A	N/A		*Does not require service/in melt pit
Dehumidifier	Munters	HCD-2250-DGA-SF	21956334-0001	20	
Unit Heaters (3)	Modine	PD50AE0130	38011012705-3760	05	Boiler Room / UH-2
	Reznor	UDAS-125	BSJ3062080412	20	Shop /
	Reznor	UDZ60	BXC3062016813	22	Zamboni Bay
Exhaust Fans (4)	Greenheck	CVE-131-VG-5-X	16131911	20	EF-150 tag - shop
	Cook	165CPVCL1	119SJ1469-01-0000701	20	High speed EF-155-1 tag – plant room
	Cook	120ACE120C0R80	119SJ1469-01-0000701	20	Low speed EF-155-2 tag – plant room
	N/A	N/A	N/A	05	EF-1 - washroom
Tube Heaters (3)	Superior Radiant Products LTD	UA60	87499	05	West
			87496	05	Northwest corner
			N/A	05	Bleachers
Electric Heater (2)	Chromalox	RFI840D21			N Players entrance
		RFF88021			Main entrance
Backflows	*see question 6				

Equipment	Make	Model	Serial Number	Year 20XX	Other
Hassen Arena (Dryfloor) – 3315 Pleasant Valley Road					
RTU	Lennox	LGA048H4BHP	5608E01040	08	
MUA		UDG-11-250-TS	885116	OLD	<i>*to be replaced by RFP in 2026</i>
Exhaust Fans (4)	Woods	150R	76836361EF1NH	OLD	South Mechanical Rm / dressing rooms
	n/a	C1482 (Cat #)	5KC38SNA570T		Arena Ceiling / N & S peaks / 36” fan / ran by GE motor
	`Greenheck	CBE-14-4	35153	OLD	Roof top south end/not sure if functional
	Greenheck	G70DGEX-QD	85H06056	OLD	
Hot Water Tanks (3)	John Wood	T93X-4C28-J46C	JW880TDE45-250	23	Loan cupboard
	RHEEM	676-200-1	GRNW6A031416679	14	Mens W/R
	RHEEM	676-200-1	URNGA331309706	13	
Horizontal Furnace	RUUD	UGPH-12ENRJA	DH5D3076029 600204	n/a	Loan Cupboard
Unit Heaters (2)	ALLIED	n/a – need lift			
Backflows	*see question 6				
Electric Heaters (4)	Chromalox	CRT-3512	n/a	n/a	*Bleachers
	Quartz Ray (3)	36’x 7”w radiant heaters			
Centennial Hall –3120 Pleasant Valley Road					
Furnace (2)	York	TG9S100C16NP11 B	W1E9880131	n/a	Basement
			W1H8057036	n/a	
Return Air Fan	Dehli	Balder	M3546	n/a	230/460V 30
Condensing Unit	Lennox	HS17-1353-1Y	5187D27359	n/a	
Hot Water Tanks (2)	Bradford White	1745038FBN	LG34762760	n/a	Basement
		1745038FBN	LB39962401	n/a	Basement

Equipment	Make	Model	Serial Number	Year 20XX	Other
Furnace (2)	York RH	TG9S100C20MP11 A	W1C1868685	n/a	Right hand #2 theatre
	York LH	TG9S100C20MP11 A	W1A1631699		Left hand #1
Split A/C (2)	Allied	5822L1567	5822L08803	23	Outside SW
		ML14XC1-060- 233A02	n/a		
Hot Water Tank	Rheem	CM-0611203066	PR0415BC-2	12	Basement
Backflow	*see question 6				
Armstrong Spallumcheen Outdoor Pool – 3347 Park Drive					
Boiler	Viessman	7721354508789	11410-11415	26	
Chem Room Fan	Twin City	DSI-080AAL	F13-000000091820	10	
Furnace	American Standard	AUD060C936HH	N443X6R1G	n/a	
Expansion Tank	Amtrol	ST30V	n/a	10	TK-Z
Storage Tank	AO Smith	101117000007	TJV20017000000000	10	TK-1
Hot Water Tank	AO Smith	BTRC4001A118	944900082	10	HWT-1
Exhaust Fans (4)	Greenhec k	CSP-A110			Mech rm
		GB-071-4			Access C/R
		GB-071-4			First Aid Rm
		GB-071-4			Mens C/R
Pumps (2)	B&G	PL-30B	1BL013LF	10	HWT Circulation pump P-1
	Armstrong	ARMFL0E7.2B	182202-644P-2		Tempered water circ pump
Backflow	See Question 11				
Equipment	Make	Model	Serial Number	Year 20XX	Other
Armstrong Spallumcheen Fair Grounds – 3010 Wood Ave					
Poultry Barn					
Hot Water Tank	RHEEM	PROG40S-38N- CN62	M241916189	20	Mens W/R
Electric Heater (2)	Unknown (appear similar to Sunbelt arena)				16”x20” wall mount
Green Grandstand					
Hot Water Tank	Bradford White	M240S8Ds-1NCpp	NB37321759		38g

Equipment	Make	Model	Serial Number	Year 20XX	Other
Horticulture Building					
Electric Hot water tank	RHEEM	RE2 (9.5 L)	CN0509700692	n/a	Men's w/r
Gas heaters (2)	Reznor	UDAP-200	BQD3062026900		West End
			BQD3-72-26898		East end
Cow Barn					
Tankless Hot water tank	Navien	NPE-240S2(NG)	2089H23X1089461		
Grounds washroom (Kin building)					
Hot Water Tank	Bradford White	MI6U6SS13-231	ZL3908476	23	22.7L
Agriplex					
Backflow	*see question 6				

2. Under Section B. Equipment and Asset Information - Backflow assemblies: please confirm whether annual certified testing, tagging, and reporting to the City of Armstrong cross-connection control program are within scope.

Response: Yes, the successful proponent must report to the City of Armstrong on cross-connection control program.

3. Please provide size, type and location (including Centennial Hall) located on the grounds for the Backflow assemblies:

Response: Please see grid below on Page 8 and 9:

	Size	Type	Make	Location
Sunbelt Arena (refrigeration plant) - 3351 Park Drive				
1	3"	RFBA	Watts	Boiler Room
2	2"	DCUA	Watts	
3	1 ¼"	RPBA	Wilkins	Zamboni Bay
4	1"	RPBA	Watts	
Hassen Arena (Dry floor) – 3315 Pleasant Valley Road				
1	1 ½"	DCVA	Watts	Zamboni Bay
2	2"			NE Electric Room
3	2"	MRQT		SE Mechanical Room (behinds mens W/R)
Centennial Hall –3120 Pleasant Valley Road				
1	2"	QTRP	Watts	SE Basement
2	4"	LFRP		Grounds backflow shed (grey)

	Size	Type	Make	Location
Armstrong Spallumcheen Outdoor Pool – 3347 Park Drive				
1	1 1/2"	MZQT	Watts	Behind boiler
2	2"	QTRP		Guard room hot water
3	2"	QTRP		Spray Park
4	2"	XLDL	Zurn	Irrigation box/front of park
Armstrong Spallumcheen Fair Grounds – 3010 Wood Ave (Agriplex)				
1	1 1/2	MZQT	Watts	Sprinkler room / north bleachers

4. What is the frequency of service required on the dehumidifier?

Response: One service per year.

Refrigeration Specific Questions

- Please specify location, scope of work, refrigeration equipment, make, model, serial number and year of installation/Please confirm which components of the arena refrigeration/ammonia plant are included in the contract scope.

Response:

- Location of refrigeration equipment/area served – Sunbelt Arena (3351 Park Drive, Armstrong, BC)
- Scope of work to be completed:
 - Start Up (August or September annually)
 - Mid-Season Check
 - Shut down (April annually)
 - Brine Testing
 - Gas Detection Testing
 - Compressor Over hall
- Please review the table provided on pages 9-11 with available equipment information:

Equipment	Make	Model	Serial Number	Year 20XX	Other
CU1 - Ammonia compressors and drivers	Mycom	N4WB	431574	05	
• Motor	TECHTOP	GRC0754F	2207062154	24	75HP
CU2 - Ammonia compressors and drivers	Mycom	N4WB	431573	05	

Equipment	Make	Model	Serial Number	Year 20XX	Other
• Motor	Westing house motors - Techo	n/a	B27515190003	05	75HP Frame: 365T
Pump 1 - Cooling floor (Brine) pumps	Armstrong	4030-6X5X10-4p-30hp	1020210116	20	VFD
• Motor	Weg	TE1BF0X0N	1055359336M	20	3-phase
Pump 2 - Under floor heating pumps	Armstrong	n/a	1020265019	20	
• Motor	Weg	00718ET3H213T C-W22	1049992194	20	7.5HP
Condensers	BAC	VC1-185 P	U052899301MAD	05	Evaporative condenser tower – fan and water cooled Belt # B95B101
Pump 3 – glycol pump	Armstrong (see motor)	n/a	n/a	05?	Cool Compressor
• Motor	Baldor	VJMM3554T-5	F0303063211	05?	1.5HP
Pump 4 - Condenser water pumps	Armstrong	4x3x6w 4030	521268	05	
• Motor	Baldor	Category #M3558T-5	35A001S003H1	05	2HP
Pump 5 – melt pit pump/motor	Armstrong	Category #HBY154FJB	HBY154FJBC011 027	05	1.5HP Part #4001313-068
CH-1 Brine chillers	Alfa Laval	MK15-BWFD	30120-94152	20	Plate and frame
HX-1 - NH3 Heat recovery systems	Alfa Laval	M10-BWFD	30117-59081	20	Underfloor heat
HX 2- NH3 Heat recovery systems	Henry	CBH-08024-100	C210670A-1	05	Melt pit / glycol loop

Equipment	Make	Model	Serial Number	Year 20xx	Other
Refrigeration system controls and instrumentation	Delta controls Orca view	n/a	n/a	05	n/a
Audible and Visual alarm equipment (Horns/Strobes)	Critical Environment Technologies (CET)	FCS-B-AI-DL	FCSB2002C00U796	20	Covers other gas detection in Zamboni room, shop and arena
OS 1 – Oil Separator	Henry	COS-12034070	C410091A-1	21	
OS-2 Oil separator	Henry	COS070	C250272A-1	05	
Electric Unit heater	Ouellet	OHX20036-A-N-B	OHX13888	20	*for hazardous locations
High pressure receiver	Henry	RA-20074-500	C400262A-1	20	(not in use/isolated)

List of other equipment for servicing

- Refrigeration piping system
- Brine piping system
- Condenser water piping system
- Compressor cooling water system
- Controls and wiring
- Gas detection systems
- Brine Tank Reservoirs (2)
 - BT 1 – cold floor
 - BT 2 – warm floor
- Exhaust fans
 - High speed (VFD)
 - Low speed

2. What make is the building automation and control system?

Response: Delta Controls Orca View

3. Are annual plant shutdown and start-up (ice-out and ice-in), including seasonal decommissioning and recommissioning, within the scope of the annual preventative maintenance price?

Response: Yes. Plant shutdown is in April annually and start up in September and is to be included in the scope of work.

4. Can ASPR provide plant details:

Response: Responses included in table below

Plant Details:	Response:
Refrigerant type and total charge	Anhydrous Ammonia / R-717 / 400lbs / 180kg
Condenser type and configuration	Evaporative condenser – fan and water cooled
Chiller/heat exchanger	Ammonia and brine, ammonia and glycol
Brine or glycol circulating pumps	Both
Receiver and any other registered pressure vessels	High pressure receiver and oil separators

5. Please confirm which of the following are included in the annual PM price versus quoted separately as cost-plus or additional work

Response: See below grid for service item and what is to be included or separated in the contract:

Service Item	Included in Annual PM Contract	Separate Cost-Plus/Additional works
Compressor oil and filter changes, and oil analysis	Yes	Materials (oil) and laboratory costs (analysis) separate
Compressor overhaul services	Yes – compressor maintenance is staggered over a 2-year period with alternating minor and major maintenance for the two compressors *see compressor maintenance requirements	Full replacement quoted separately by RFP
Gas detection calibrations	Yes	Additional sensors, repairs, or replacement parts extra
Secondary coolant samples	Yes (glycol and brine)	n/a
Vibration analysis or other predictive testing	No	Quotes separately as required

6. Please identify required compressor maintenance

Response:

- a) **Inspection:** Drain, inspect and change oil; clean filters; inspect oil sump; refill with new oil; reassemble with new gaskets.
- b) **Minor Overhaul:** Includes inspection plus top-end inspection, valve replacement, cleaning, reassembly and testing.
- c) **Major Overhaul:** Includes minor overhaul plus bearings, pistons, rings, sleeves, pins and shaft seal inspection/replacement as needed.

7. Are there additional refrigeration systems within scope that are not itemized — for example concession or kitchen coolers, freezers, walk-ins, or ice machines at any of the five facilities?

Response: No – only Sunbelt Arena

8. Emergency response: does ASPR require a specified maximum response time for refrigeration emergencies and does it differ:
- for after-hours?
 - Is the emergency call-out fee applied per event
 - is travel time included?

Response: Will be considered as part of the proponents “Service” evaluation. Maximum 2 hours to the site is preferred.

9. Please identify the building automation and control system.

Response:

- a) **Make:** Orca View Delta Controls (Sunbelt Arena only)
- b) **Version of the controls at each facility:** 3.40
- c) **Service or software licensing agreements:** N/A

10. Please confirm whether the contractor will be granted front-end access to the building automation and control system.

Response: Yes, onsite access will be provided to the successful proponent, in cooperation/consultation with the ASPR Foreman.