



A CAMPUS OF THE
UNIVERSITY OF
ARKANSAS SYSTEM

200 Whittington Ave.
Hot Springs, AR 71901
Phone: 501-622-5100
Web: asmsa.org
Social: [/armathsciarts](https://www.facebook.com/armathsciarts)

Request for Proposals (RFP)

RFP No. 27001

HVAC Maintenance, Monitoring, and Related Services

Answers to Submitted Questions

1. **Can we provide the make, model, serial number, tonnage, and other relevant equipment details for all major HVAC equipment?**

Answer: Yes. This information has been provided in the Master Campus Equipment PDF file uploaded here - <https://www.asmsa.org/bids-rfps-rfqs/>

2. **Are the controls in the CIC Sensi controls, and which equipment or areas use them?**

Answer: Only the larger event halls on the second floor in the CIC use Sensi controls. The rest of the building is controlled by standalone wall thermostats.

3. **Is the non-operational chiller in the Academic Building basement excluded from the maintenance scope?**

Answer: Yes. The chiller located at the end of the Academic Building basement is no longer operational and should not be included as operating equipment in the HVAC maintenance proposal.

4. **Is the cooling tower on the Academic Building roof included in the HVAC maintenance scope?**

Answer: Yes. The cooling tower is original to the building and are expected to remain operational until replacement can be funded. Contractors should include maintenance necessary to keep the existing cooling tower operational.

5. **What inspection responsibilities for boilers and pressure vessels are included?**

Answer: Right now the inspections are conducted by ASMSA's property insurance provider. The Department of labor provides copies of the inspection certificates, but the Insurance provider covers that small charge. Powers currently schedules and maintains the inspections on behalf of the school.



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6. Is the Academic Building HVAC control system pneumatic?

Answer: Yes. The Academic Building uses pneumatic controls, including thermostats and VAV boxes. Some original controls are no longer operational or cannot be supported because replacement parts are unavailable. As a result, portions of the system are currently operated manually.

7. Is conversion of the pneumatic controls to electric or centralized controls included in the RFP?

Answer: No. Conversion of the existing pneumatic controls to electric or centralized controls is not included in the base HVAC maintenance scope. Contractors may identify recommended control upgrades or improvements separately from the base maintenance proposal.

8. Is chemical treatment of closed-loop HVAC systems included?

Answer: Yes. Chemical treatment of the closed-loop HVAC systems is included in the HVAC maintenance scope.

9. Which systems require chemical treatment, and what chemical or product is currently used?

Answer: Chemical treatment applies to our buildings with closed-loop HVAC systems. **Currently Powers subcontracts this to Chem-Aqua.**

10. Is refrigeration excluded from the HVAC maintenance scope?

Answer: Yes. Refrigeration is handled separately through an appliance/refrigeration service provider and is not included in the base HVAC maintenance scope.

11. Is the Maintenance Building dust collection unit included in the base HVAC maintenance proposal?

Answer: No.

12. Are ERUs, BCUs, fan coil units, VAV boxes, and air handlers included in the maintenance scope?

Answer: Yes. Operating ERUs, BCUs, fan coil units, VAV boxes, air handlers, pumps, radiant heaters, VFD drives, lab ventilation, and all associated HVAC support equipment should be included in the maintenance scope unless specifically identified by us as excluded.



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13. What building automation communication protocol is being used?

Answer: The applicable building uses Siemens controls, and the equipment communicates over our network/LAN. BACnet interoperability was not definitively confirmed during the walkthrough. Contractors should not assume BACnet compatibility unless confirmed by us.

14. Should demolition-related HVAC cleaning or additional filter changes be included in the base proposal?

Answer: No. Contractors should not include demolition-related HVAC cleaning, demolition-related additional filter changes, or similar work in the base proposal. We will address any additional HVAC service required as a result of demolition activities of the old hospital complex separately when the work occurs.

15. What is the contract term, and how should future-year pricing be handled?

Answer: The initial contract term is two years. The contract may subsequently be renewed through Year 7, subject to renewal and negotiation. Contractors should provide reasonable estimated pricing for Years 3 through 5 as requested. Pricing beyond the initial two-year term will be subject to the applicable renewal and negotiation provisions.

16. Where should bid proposals be submitted, when are they due, and what are the details for the proposal opening?

Answer: All bid proposals must be received and time-stamped no later than 2:30 PM Central Time on October 19, 2026. **Under no circumstances will late proposals be accepted.**

UPDATED Location (as detailed in Addenda #4) All proposals must be submitted to: (<https://www.asmsa.org/bids-rfps-rfqs/>)

Arkansas School for Mathematics, Sciences, and the Arts
200 Whittington Avenue, Hot Springs, AR 71901
Attn: Stephen Malec
ASMSA Director of Finance

The Offeror Name, RFP Number (27001), and Proposal Due Date must be clearly noted on the outside of the proposal package.



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The proposal opening will take place virtually at 2:30 PM Central Time on October 19, 2026. Contractors may attend the live proposal opening via Zoom at:

<https://asmsa.zoom.us/j/97363056291>