

ADDENDUM TO RFQ/P DOCUMENTS
PROJECT #14-013

	ADDENDUM: #01
	SCCD REQUEST FOR QUALIFICATIONS/PROPOSAL
	Project: HVAC & EMS Efficiency Project Implementation
	Date: 03/28/2014 All Addenda can be found at the District Purchasing website: www.solano.edu/purchasing

Addendum No. 1 – The following changes to the Request for Qualifications/Proposal and clarifications are provided based on questions received and must be added/considered when completing your submittal: Acknowledgement of receipt of this **ADDENDUM** is required in the Statement of Qualifications/Proposal cover page. Please clearly note the addendum date and number.

- **QUESTION 1:** The Date of April 4, 2014 is listed as the due date of the proposal in the project RFQ/RFP (page 4 of 22), but a time is not listed. Could you please provide a time associated to that date for the proposal due time?
Answer: 2:00 pm
- **QUESTION2:** Part III submission requirements – Section 4 – Background: A reference to performance contracting is listed. In that regards, a couple of questions:
 - a) Will this project be a performance contract type project, where the prime contractor has to “guarantee” the system performance in regards to the quantity of energy saved?
Answer: No
 - b) Will the number of years in “performance contracting” be a factor in the value based scoring?
Answer: No
 - c) Will the quantity of guaranteed performance contracted projects be a factor in the value based scoring?
Answer: No
- **QUESTION 3:** Part IV Evaluation and Award – Section B – in the last paragraph regarding presentation time, the following is shown “thirty (20) minutes”. Will the presentation time be thirty (30) minutes?
Answer: 30 minutes.
- **QUESTION 4:** Is there asbestos, lead paint or any other hazardous materials in any of the building that work is to be performed? If yes, is there documentation or reports that can be provided by SCCD?
Answer: Yes, asbestos and lead based paint survey report will be posted on the District website.
- **QUESTION 5:** Does SCCD have a book of “Campus Standards”? If yes, will it apply to the project and where can we get a copy?

Answer: SCCD have a lot of Campus Standards that are tailored to new buildings and major building renovations and are quite voluminous. To make it easier for the bidders exhibit G indicates the quality of the major materials required to be used for this project. Damage to existing finishes etc must match existing conditions, but in general are typical for a community college campus.

- **QUESTION 6:** Please advise if the PLA or PSA will be applied to the project.

Answer: This is a PLA project, copy of the PLA will be posted on the District website.

- **QUESTION 7:** Can we assume in our proposal that AutoCAD drawings (Architectural Backgrounds and Reflected Ceiling Plans) will be provided upon request for our use during the project Design Phase at no cost?

Answer: Any electronic CADD drawings that we have will be available at no cost electronically.

a) If yes, which buildings that are part of the project are not available in AutoCAD?

b) Are the Mechanical Systems drawings also available in AutoCAD for the applicable buildings?

Answer to a & b: The most up to date drawings are those that have been provided in the RFQ/P. Some are in CADD and some are PDF,s only.

The following is a synopsis of what is available:

Buildings 500, 1400, 1500 HVAC CADD drawings of ductwork and HWS/R piping as shown in RFQ/P package drawings -1,-2,-3

Building 700 HVAC CADD drawings of ductwork and some HWS/R piping as shown in RFQ/P package drawings -1,-2,-3

Building 800 HVAC CADD drawings of ductwork as shown in RFQ/P package drawings - 1,-2,-3. Main HWS/R piping is shown but branch sizes to individual reheat coils along the corridor will have to be obtained from old blueprints or field survey.

Building 100 HVAC CADD drawings of ductwork as shown in RFQ/P. Piping obtain from old blueprints.-1,-2,-3

Building 1600 only the architectural background is in CADD, The HVAC ductwork shown is a PDF. Piping will have to be obtained from old blueprints.

Building 1700 HVAC CADD drawings available as shown in RFQ/P. No piping drawings needed.

All the reflected ceiling plans are PDF,s of old drawings which were modified based upon site survey of actual conditions. Probably the most accurate RCP drawings available.

- **QUESTION 8:** Will the new installed ductwork be required to be pressure tested for air leakage?

Answer: yes, pressure testing of new ductwork will be required. Maximum leakage rate 5%.

- **QUESTION 9:** Should new Fire/Smoke Dampers (FSD) need to be installed with ductwork changes, does SCCD have a typical control sequence to be used to control the FSD's?

Answer: Once there is an indication of trouble, fire alarm activation, the fire control panel sends a signal to the relay on the fire/smoke damper which sends the damper into the closed position.

- **QUESTION 10:** Does the Campus have a "preferred" fire alarm contractor who is familiar with the fire alarm systems on the campus and Campus Standards?

Answer: Yes, Quality Sound out of Sacramento.

- **QUESTION 11:** Will cleaning of the interior ductwork surfaces and/or sealing for air leakage of the existing ductwork to be re-used, be included in the scope of the project as a mandatory project requirement?

Answer: Cleaning of the re-used interior ductwork is to be included in the scope of the project. Sealing for air leakage of the existing ductwork is not required.

- **QUESTION 12:** Will re-insulating the exterior ductwork be required on existing ductwork that is to be reused? Is there existing supply and/or return ductwork that SCCD knows are not insulated, but new codes will require that ductwork be insulated?

Answer: No, all existing ductworks are insulated.

- **QUESTION 13:** Please confirm that the "Builder Risk Policy" for this project will be provided by and paid for by SCCD.

Answer: "Builder Risk Policy" for this project will be provided by and paid for by SCCD.

- **QUESTION 14:** Will "on-site" contractor and sub-contractor employees be required to go through background checks or drug testing? If yes, should the proposal include the cost of the required checks?

Answer: Background check is not required.

- **QUESTION 15:** The written scope says to replace all supply duct upstream of the new coils (this would extend to the air handler connections). The plans show specific sections of replacement. Which scenario should be used for bidding purposes?

Answer: Use the information on the plans. Over the years as HVAC units have been replaced certain ductwork has been upgraded already.

- **QUESTION 16:** There is no mention of upgrading the fire alarm system in the buildings. For bidding purposes we will assume the existing fire barriers and devices at fire walls are in place and useable and should not be upgraded. Please confirm.

Answer: There is no intent to upgrade the fire alarm system. If, when replacing ductwork, a fire smoke damper is damaged it needs to be replaced. Also, if the contractor makes any new penetrations in fire walls for any reason these will need new fire smoke dampers.

- **QUESTION 17:** It was mentioned that each building will need to maintain class/student access throughout the year, including summer school. What is the schedule for construction access for each building? This is needed to determine special shifts, overtime required and number of mobilizations.

Answer: The work should be done with zero impact on the campus activities. For class schedule please refer to the District web site. Typical for 2013/2014 and 2014/2015

<http://www.solano.edu/catalog/1415/SCC%20Summer-Fall%202014-web.pdf>

- **QUESTION 18:** Should the vendor include moving and protecting owner property (i.e. desks, computers, etc...) in the bid pricing? Or will the district personnel be responsible for clearing each room prior to construction?

Answer: The contractor should include moving and protecting owner's property (i.e. desks, computers, etc...) in the bid pricing.

- **QUESTION 19:** Is night work allowed for this project?

Answer: Yes, with 7 work days' notice to the District prior to start.

- **QUESTION 20:** Should the vendor include cleaning fees for each area after construction completion (misc. dust, corridor vacuuming, etc)? Or will the district personnel provide a janitorial crew for final cleaning (this would not include cleanup of major construction debris, dust, demolition, etc.. which is included by the vendor).
Answer: The contractor is responsible for cleaning area work on daily basis.
- **QUESTION 21:** Are there existing Fire Life Safety Plans (FLSP) that can be used for DSA submittal? Or should the vendor include cost for new FLSP plans in the bid?
Answer: The contractor is to determine any part of the system requires DSA approval and design their system accordingly.
- **QUESTION 22:** Is it required to use the existing server, or can the BMS contractor provide a server that would reside on the customer IT Network?
Answer: If there is space on the existing server that would be preferable, especially when most of the controls for HVAC units go through this server. Adding another server to control the VFD, VAV,s and room sensors could complicate the controls.
- **QUESTION 23:** On page one of Exhibit A there is a statement that new controllers are to be provided. Please clarify if this includes the existing Alerton and Delta controllers on the Air Handlers that are being converted to VAV operation, or if it only applies to new equipment (VAVs).
Answer: New system components being added only.
- **QUESTION 24:** Do the temp and Co2 sensors have to be combined in one sensor, or can they be separate units?
Answer: One unit for temp, CO2 and motion.
- **QUESTION 25:** The graphic samples provided have features common to most controls vendors, but cannot be exactly reproduced except by Alerton. Must the BMS contractor provide Alerton Graphics?
Answer: They must be extremely similar but not exact. By looking at them they should not confuse the HVAC maintenance staff. Locations of data needs to be in similar locations otherwise mistakes during operation could result.
- **QUESTION 26:** Drawings BR-1700-4-FRW and BR-1700-5-RCP are actually drawings of Building 1600. Will you re-issue the correct drawings for our use?
Answer: As indicated at the pre proposal meeting, drawing sheet 1700 -4-FRW and 1700-5-RCP are to be deleted.
- **QUESTION 27:** Will the addendum remove any language referencing our responsibility of energy savings to be calculated or achieved?
Answer: We will require the energy savings calculations but are not asking they be guaranteed. SCCD want to make sure that all buildings will have a reasonable payback.
- **QUESTION 28:** Is there a project specification available? The project website links only provide drawings. The blueprint that we ordered project documents through only provided the drawings.
Answer: There are no specifications; this is a design build job. Standards for the job are included in appendix G.

- **QUESTION 29:** Item D.1.e of RFQ/P, meeting SCCD standards are mentioned. Please advise if the SCCD will be made available or how to retrieve online.
• **Answer:** Basically the standards for most of the components are in appendix G.
- **QUESTION 30:** Please confirm if surveying and/or mitigation of any existing building hazardous materials is excluded from our cost.
Answer: Mitigation of hazmat is excluded.
- **QUESTION 31:** In regard to the energy savings/rebate component of this project, it seems somewhat difficult at this stage to confirm energy savings and rebate values back to SCCD without more time and reconnaissance. Can we discuss the intent for bid purpose?
Answer: Yes, include intent.
- **QUESTION 32:** Item II.A.8.a of RFQ/P, re-commissioning alternate is mentioned. Can SCCD provide more information as to what level of re-commissioning they are looking for, details to help better provide pricing on re-commissioning services.
Answer: The re-commissioning is for the controls portion only. The intent is to verify all the existing controls function correctly and that analog readings and depiction on the graphics is accurate.
- **QUESTION 33:** Based on recent previous SCCD projects, does SCCD or Kitchell have an anticipated approval timeframe/best guess for DSA Phase II approval?
Answer: No, it is our understanding that energy projects are more of a priority however.
- **QUESTION 34:** Per item C and Item D.1.n, time of work hours and school schedule. Can we discuss further Kitchell's/SCCD's understanding of how the work hours will be to better understand what the proposed work schedule will look like?
Answer: Typically we will hope it could be normal 8 to 5. SCCD will work with the contractor to review class schedules during the summer and break periods.
- **QUESTION 35:** Has the college been working with PG&E regarding potential rebates? If yes, please provide the contact information for the PG&E person associated with the project.
Answer: Yes. That information will be provided to the successful bidder.
- **QUESTION 36:** Please provide electrical and natural gas rate structures for the facility for use in energy savings calculations.
Answer: Utility rates will be provided to the successful bidder. In the proposal only the methodology of how the energy calculations are going to be performed is required.
- **QUESTION 37:** Can the existing controls pneumatic tubing be abandoned in place?
Answer: All exposed pneumatic tubing should be removed and capped; hidden tubing need not be removed.
- **QUESTION 38:** Please provide the hours of operation for each of the buildings for use in energy savings calculations.
Answer: The hours will be provided to the successful bidder. In the proposal only methodology of how calculations is required.
- **QUESTION 39:** Please provide clarification in regards to item 6 of the "Agreement for Design, Installation and Commissioning for HVAC and EMS Project Implementation (Project #14-013)". Our understanding is that all costs and expenses associated with the project are to be compensated in the base compensation for the project listed in item 5, and are not to be

issued as a separate reimbursable expense. Please confirm that this interpretation is correct for the base agreement and any additional changes.

Answer: The contractor is responsible for all expenses and there will not be any separate reimbursable expense.

- **QUESTION 40:** Is the use of wireless technology for the controls systems acceptable? For example; can wireless thermostats be used in lieu of wired thermostats?

Answer: Wired thermostats are required.

- **QUESTION 41:** Do all zones require CO2 and Occupancy monitoring via the EMS?

Answer: Yes, wherever there is a thermostat SCCD want a multiple sensor device to do all three.

- **QUESTION 42:** Are Honeywell, Danfoss, and Johnson Controls (manufactured by ABB and branded by JCI) Variable Frequency Drives acceptable?

Answer: Yes, as long as they meet the quality requirements of those listed.

- **QUESTION 43:** RFQ Item III 7 – Experience:

a) If the prime contractor is a HVAC contractor do they need to provide five projects as General contractor and an additional five projects as the HVAC Contractor?

b) Are the projects provided required to be 100% complete or can projects substantially complete be listed?

Answer: (a) No, as long as the contractor show the experience required for this project.

(b) 1 or 2 may be substantially complete but at least 3 should be completed and in operation.

QUESTION 44: Does Solano CCD have a minimum specification requirement for the EMS Server?

Answer: SCCD were hoping the information could reside on the existing server. In the proposal provide a unit price for an additional server and all software to make it operate seamlessly with existing server if this is not possible.

- **QUESTION 45:** Can buildings, or areas of buildings, be made available to allow uninterrupted work flow during the summer (low occupancy period)?

Answer: SCCD will work with the contractor to make this possible by moving classes if necessary.

- **QUESTION 46:** On page 7 of the RFQ Proposal, Project Overview A. Contract Scope #3 last sentence states that “all ductwork past the VAV boxes and on the return side is low pressure ductwork and will be repaired as necessary due to the VAV installation. (See exhibit C for scope). Exhibit C only identifies new high side ductwork and the installation of a new re-heat coil and VAV box. There is no indication of replacement or repair of low side ductwork or Return ductwork. What is the intent of this comment in the scope?

Answer: This is meant to be for any damage they do during the installation of the VAV boxes and reheat coils to ductwork downstream. It is not to correct existing conditions.