Addendum No. 1

This Addendum No. 1 sets forth modifications to portions of the bid and contract documents for the above-referenced work described as:

Building 100 HVAC Improvements

Summary:

Due to the tight timeline of the project and availability of Building 100 Site Activity is very limited. There is also some drawing clarifications.

1) Attachment C to Agreement/Contract: Site Activity Limitations Added to Bid Documents (see attached)

Changes Special Conditions, Page 120, Item 8.1) Hours and Days of Work at the Site.

   a) Work is to be performed primarily during nights and weekends. Project estimated start date is October 28, 2013 with substantial completion on or before January 1, 2014.
   b) Work to start during the week days is to be no earlier than 5:00PM.
   c) Work to stop during the week days no later than 6:00AM.
   d) Weekend work is to be coordinated with the Project Manager and scheduled around school activities.
   e) Beginning December 20, 2013 the Building will be available for work during the daytime hours, 7:00AM to 5:00PM through January 1, 2014.
   f) Notice is to be issued 5 days in advance of any scheduled work with any Occupant(s) to notify and coordinate when staff is affected by construction work in their area.

2) Substantial Completion:

   RFI Question: The schedule outlined at the Pre-Construction Meeting is very aggressive. The shutdown period between 12/20/13 and 01/01/14, includes five
(5) Holidays. Can commissioning of controls, balancing, attic demolition and submittal of close-out documents, including O & M Manual and Record Drawings extend until the end of January?

Clarification for Substantial Completion:

All new physical construction (air and hydronic systems) and controls system complete and functional. BMS control systems shall be functional including economizer, fan control, duct static pressure control, VAV terminal box / thermostat control (with pre-programmed cfms). System shall be capable of providing air flow and heating with individual zone control. The following may be completed after the substantial completion date (outside of occupied hours): final controls commissioning and trending, final air balance, attic demolition, and submittal of final close out documents.

Substantial Completion as described above done by 1/1/14 with final completion as described above done by 1/31/14.

3) Liquidated Damages: Special Conditions, Page 120, Item 3 Liquidated Damages.

   Liquidated Damages are specified at $150.00 per day.
   Liquidated Damages are changed to $500.00 per day.

3. Liquidated Damages. The per diem rate of Liquidated Damages for delayed Substantial Completion, delayed submission of Submittals and delayed completion of Punchlist shall be as set forth herein.

3.1 Delayed Substantial Completion. If Substantial Completion is not achieved on or before expiration of the Contract Time, the Contractor shall be liable to the District for Liquidated Damages from the date of expiration of the Contract Time to the date that the Contractor achieves Substantial Completion of the Work is Five Hundred Dollars ($500.00) per day.

3.2 Delayed Submission of Submittals. If the Contractor fails to submit a Submittal in accordance with the Submittal Schedule, the Contractor shall be liable to the District for Liquidated Damages for each delayed Submittal at the rate of Five Hundred Dollars ($500.00) from the date that such Submittal was due to be submitted pursuant to the Submittal Schedule and the date that the Contractor actually submits the Submittal to the Architect and/or Engineer.

3.3 Delayed Punchlist. If the Contractor fails to complete Punchlist within the time established pursuant to the Contract Documents, the Contractor shall be liable to the District for Liquidated Damages from the date established for completion of Punchlist until the date that all Punchlist is actually completed.
3.4 Surety Liability. Subject only to limitations established by the penal sum of the Performance Bond, the Surety issuing the Performance Bond shall be liable to the District for Liquidated Damages due from the Contractor.

4. Clarification on Drawings:

Question 1) Drawing E0.1 has a Note 12 besides a new 40 Amp breaker panel (40A-3P). Yet Note 12 is missing from the single line diagram notes on the same sheet.

Answer to Question 1) Disregard any references to note #12. This note is not used.

Question 2) Drawing E0.1 has a Note 4 describing a ¾” conduit from the (3) VFD’s to new mechanical control panel. Where is the new BMS control panel located? Is it to be located along the north wall of the Basement adjacent to the VFD’s serving AHU-1 and AHU-2?

Answer to Question 2) The BMS panel is located in the room south of the room with the VFD’s. This room was accessed during the pre-bid walk-thru.

5. Clarification on Drawings:

Question 1) Drawing E.01 indicates that the disconnect for RF-1 is 100 Amps with 100 Amp fuses. A new 15HP motor is scheduled to be installed in the existing RF-1. At 480 volts this seems to be oversized. Can we use 30 Amp or 60 Amp disconnects with 30 Amp Fuses?

Answer 1) Fused switch should be 60A with 40A fuses.

Question 2) Drawing E.01 indicates that the conductors from the existing 70 Amp breaker to the gutter are replaced. Single line diagram Note #2 indicates #8 copper. Should we replace the existing breaker or increase the conductor size to match ratings?

Answer 2) MCA for combined motor loads is 27.8 FLA. Maximum output current of VFD’s AHU-1 & 2 is 37.3 FLA. #8 wire is good for 50A and is sufficient. Breaker is sized for maximum start-up load.

Question 3) Please verify that all control wiring shall be installed in conduit.
Answer 3) Yes – all controls wiring, including low voltage shall be in conduit throughout with the exception of thermostat wiring concealed within walls. Thermostat wiring shall either be fished down in walls or where this is not possible it shall be installed in surface mounted wire mold (color to match wall) with pre-approval of the College.

Question 4) On Drawing M7.1, Detail 4, Note #2, ASI/1-6000 is specified. Can Johnson Controls components be used?

Answer 4) Yes – Johnson or Trane are the allowed vendors for controllers. Please disregard reference to ASI controller on detail 4/M7.1.

Additional Scope - Fire Protection:

The Contractor shall include in their bid the modification of existing fire sprinkler piping, heads and supports in the basement area in accordance with NFPA 13 requirements. Please note the following:

1. The existing fire sprinkler system covers the existing mechanical room, MDF room, electrical room and areaway in the basement only. It does not extend into the basement crawl space and does not cover the first floor at all.

2. Existing fire piping and heads were installed around, over and under existing ductwork and equipment to provide coverage. Most ductwork and equipment is being demolished and relocation of sprinkler piping and heads is required to suit new duct and equipment layout to cover all obstructed areas.

3. Modification of existing fire riser including flow switch, check valve and other components is not required as part of this project.

4. Engineered fire sprinkler drawings and design are now being prepared by the College for DSA approval but will not be available until after bid due date.

5. Contractor shall include in their bid modification of piping and relocation of up to ten (10) sprinkler heads. This shall include revising pipe supports as necessary. Contractors bid shall be submitted with the assumption that modifications will be done in accordance with the Engineered drawings and no cost adjustments shall be made once drawings are provided to Contractor with the exception of more than 10 heads requiring relocation/modification.
6. All work shall be installed and tested in accordance with NFPA 13 requirements.

Drawings:
Drawing M6.1:
Revise detail 1/M6.1 per attached revised detail.
Drawing M6.2 (new):
Add detail 1/M6.2 (attached)
SITE ACTIVITY LIMITATIONS
(ATTACHMENT C TO AGREEMENT/CONTRACT)

The permitted hours and days of Work activities at the Site and other limitations on the Site Work activities are set forth in Attachment C, to the Contract for Labor and Materials. Limitations set forth in Attachment C must be incorporated into and reflected in the Construction Schedules prepared by the Contractor pursuant to the Contract Documents. No adjustment of the Contract Time or the Contract Price will be allowed due to limitations/prohibitions on Work activities at the Site set forth in Attachment C to the Contract for Labor and Materials.

1. Work to be performed primarily during nights and weekends.
   - Work to start during the week days is to be no earlier than 5:00PM.
   - Work to stop during the week is to be no later than 6:00AM.
   - Weekend work is to be coordinated with the Project Manager and scheduled around school activities.

2. Beginning December 20, 2013 the Building will be available for work during the daytime hours, 7:00AM to 5:00PM through January 1, 2014.

3. Notice is to be issued 5 days in advance of any scheduled work with any Occupant(s) to notify and coordinate when staff is affected by construction work in their area.
Typical Duct Supports

Notes:
- Extend strap around circumference of duct
- Round duct
- Rect. duct
- Screw, typ.
- #10 sheet metal
- 2x6 min.
- 2x6 min.
- 48" max.
- Flange end set
- See table below
- 22 ga. min.
- Wrap larger 2x6 or larger 48" min.
- Ladder
- 1" wide CSM strap
- 1" wide CSM strap
- W/ thru bolt
- Lock nut
- 18 ga. (ducts > 24" dia.)
- 22 ga. (ducts > 24" dia.)
- 20 ga.
- 5.5 ga.
- Hanger
- Spacing
- Strap
- Rect. duct
- Rect. duct parallel
- To framing perpendicular
- 2-10x1/2" screws
- Into rafter, typ.