

**CITY OF NEWTON, MASSACHUSETTS
PURCHASING DEPARTMENT
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January 2, 2024

**ADDENDUM #1
INVITATION FOR BID #24-39**

MAIN LIBRARY HVAC SYSTEM IMPROVEMENTS
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THIS ADDENDUM IS TO EXTEND THE BID OPENING DATE FOR FILED SUB BIDS, PROVIDE DRAWING CHANGES AND TO ANSWER THE QUESTIONS BELOW.

1. Bid Opening:

**INVITATION FOR BID #24-39 (IFB) OPENING DATE AND TIME FOR FILED SUB BIDS ARE CHANGED TO
10:00 A.M. FRIDAY, JANUARY 5, 2024**

2. Drawing Changes:

Bidders are hereby informed that Plans and Specifications for the above-mentioned project are modified, corrected and/or supplemented as follows, and that Addendum No.: 1 becomes a part of the Contract Documents.

DRAWING CHANGES:

ITEM NO.1: Drawing E1.01 – Add the following notes:

1. In the existing Mezzanine Mechanical Office Room, the Electrical Contractor shall furnish and install a new sub-panel (label panel: “PL3M-2); Panel shall be 100A MLO, 120/208V-3Ph-4W, 18- circuit, surface, 14 K.A.I.C., manufactured by Square D Company. Furnish and install (8) 20A-1P circuit breakers in new sub-panel. Furnish and install a 40A-3P circuit breaker in existing 120/208V Panel “PL3M” and feed with 4#8+1#10 in ¾”C to new sub-panel “PL3M-2”. Mount new panel on wall adjacent to existing panel.
2. The Electrical Contractor shall carry 250’-0” for the conduit and cable required for the feed from new mechanical unit HP-1 to the new 1000A-3P circuit breaker (match existing Square D Company) in existing main distribution board MD.

ITEM NO.2: Drawing E1.02 – Add the following notes:

1. The Electrical Contractor shall carry 250’-0” for the conduit and cable required for the feed from new mechanical unit HP-1 to the new 1000A-3P circuit breaker (match existing Square D Company) in existing main distribution board MD.
2. On the Roof, add a Lightning Rod at the new mechanical unit HP-1. Connect to the existing lightning rod system on the Roof.

ITEM NO.3: Drawing M3.01 – Typical Expansion Loop Piping Detail:

1. The “W” and “H” dimensions in the table shall be changed from inch to feet.

SPECIFICATION CHANGES:

ITEM NO.3: HVAC Specification 230000:

1. Delete paragraph 2.21 Heat Trace. Heat trace is not required.

3. **Questions:**

Q1. Trying to find out if the Main Library HVAC system improvements calls for any damper inspection & testing, also HVAC duct cleaning of systems.

A1. Damper inspection and duct cleaning are not included in the scope of work.

Q2. Please provide a start & completion date for this project, I didn't find in the IFB, only the liquidated damages at \$ 2,500/day.

A2. Page 4 of the project manual notes the term of the contract shall be 10 months from the date of execution. On page 7, section 7.1 it notes that a contract will be awarded within 60 days of the bid opening.

Q3. Please confirm if the warranty will be 2 years or 1 year as is in the HVAC specs.

A3. The warranty shall be for a period of 2 years from the date of substantial completion.

Q4. We have downloaded the bid documents for Bid # 24-39. Based on the work outlined in section 230000-1, 1.03, Related Work Under Other Sections, It appears that some of the required specifications and drawings were not included on the site (i.e. Painting, Roofing and Flashing, Structural Steel etc...) Please review and advise.

A4. Structural drawing(s) and any required roof detail(s) will be issued in a later addendum.

Q5. The drawings that we downloaded from you have small yellow symbols all over the drawings. When move over them with the cursor they indicate that they are AutoCad notes. Could they be turned off or deleted and then re-issue new drawings?

A5. The yellow symbols are text indicators which can be disable or enable thru the preferences menu of Adobe Acrobat. Would recommend that the text indicators be disabled or view the drawings with a different program such as Bluebeam or similar.

Q6. Has it been determined if any structural support is required at the roof level where the new heat pump modules are to be located? If yes, please provide all drawings and specifications required. Also, please provide any roofing drawings and specifications required to determine the amount and location of all equipment stands required for the heat pump support framing.

A6. Structural drawing will be issued in a later addendum.

Q7. Demolition Note 6 on Drawing M1.01 makes reference to plumbing demolition. The contract drawings do not appear to include any plumbing drawings or specifications. Please review and advise. Demolition Note 2 on Drawing M1.01 indicates the removal of two existing cooling towers at grade. Please provide a plan view drawing indicating the location of the two towers to determine crane or lull access

A7. It is not anticipated that plumbing work is required. Refer to electrical drawing ED.01 for location of the cooling towers.

Q8. Please confirm the heat trace cable is installed by the electrical filed sub bidder

A8. Heat trace is not required and has been deleted.

Q9. Please provide a Cast In Place Concrete specification and a detail for the 4" housekeeping pad at the expansion tanks and the required existing pad extensions

A9. Concrete specification will be provided with the structural drawings that will be issued in a later addendum.

Q10. Based on the work outlined in section 230000-1, 1.03, Related Work Under Other Sections, I appears that some of the required specifications and drawings were not included on the site (i.e. Painting, Roofing and Flashing, Structural Steel etc...) Please review and advise.

A10. Please refer to response to question #4 of this addenda.

Q11. Will a set of Division 1 documents be issued for this project?

A11. Applicable Division 1 documents will be issued in a later addendum if required.

Q12. Please confirm that the two specified heat exchangers will fit in the elevator as well as the locations in the mechanical room shown on Drawing M1.02.

A12. The existing drawings indicate the elevator is 9' long and the length of the specified heat exchanger is 6'-8". Contractor to confirm means and method for installation of new equipment.

Q13. Drawing E-1.02 states the electrical contractor shall carry 175' from the roof to the main electric room for pricing purposed. If drawing E-1.02 is to scale, this distance appears to be around 250'. Please confirm he bidder is to carry 175' and any addition length of conduit and wire will be handled as a change order.

A13. The Electrical Contractor shall carry 250' length for the (3) 4" conduits from the roof to the main electrical room. Routing of conduits shall be determined in the field. Conduits shall run in existing chase within the building.

Q14. Is it possible for the design team to provide a route for the 3-4" electrical conduits? There does not appear to be a route that will not have major impacts on the existing building structure. If no route can be provided, please confirm there are no restrictions on installation of new conduit and that installing along the outside of the building, possibly blocking windows (to rise above them), cutting through overhangs, and running conduit on sloped roof will be allowed.

A14. Routing of conduits shall be determined in the field. Conduits shall run in existing chase within the building.

Q15. Confirm that the current chilled water system does not contain glycol.

A15. The current chilled water system does not contain glycol.

Q16. Confirm that glycol is required for the HP side of the heat exchangers only, both HW and CHW.

A16. Correct, glycol is required for the HP side of the heat exchangers only.

Q17. Note 4 on M102 indicates heat trace. Is this required if there is glycol in the piping?

A17. Heat trace has been eliminated.

Q18. Spec 230000 Para 2.23 references supply and return fan VFDs. We assume this is not a requirement of the project and that VFDs are only required for the (x6) pumps.

A18. Correct, supply and return fans are not part of this project.

Q19. The pump VFDs are not shown on the electrical drawings. Are these to be wall mount? Furnish by GC, install by electrical filed subcontractor?

A19. Unless VFD's are integral to the unit, the Electrical Contractor shall be responsible to install and wire the VFD's. Locate remote VFD's in the Mezzanine Mechanical Room; properly label VFD. HVAC Contractor shall furnish and install the wall mounted VFDs for EC to wire.

Q20. At the walkthrough, there was mention of Structural Drawings/Specifications that will be provided for the new HP as there may be significant work here (including roofing). Please confirm.

A20. Structural drawing(s) and specification will be provided in a later addendum.

Q21. Can non-penetrating (i.e. Dura-Blok) style hangers be installed for the new piping on the roof? The detail on M3.01 seems to how custom, non-penetrating hanger setups.

A21. Pipe supports on the roof shall be as shown on the mechanical details rated for the specified piping. Prefabricated supports are acceptable if they meet the design intent. A reviewed and approved submittal will be required prior to installation.

Q22. City contract agreement notes an 8 month duration. Invitation for Bids notes a 10 month duration. Please clarify.

A22. Contract duration shall be 10 months from the date of execution.

Q23. Confirm that the intent is not have to provide temporary heating or cooling (FYI: current BOD heat pump lead time is +/- 24 weeks

A23. The existing HVAC systems will not be decommissioned and is to be functioning until new equipment is on site and a schedule for its installation has been established.

Q24. Project Manual Page 41/99 Para 2.13.1 indicates owner will pay for permits. HVAC spec indicates otherwise. Please confirm.

A24. Yes, the owner will pay for permits.

Q25. Project Manual page 96-99 has a Maintenance Service Contract. Please confirm that a service contract is not part of this contract.

A25. A Service Contract is not part of this bid.

Q26. Please confirm that the freight elevator can be used as the main access for materials to the mechanical room. Floor protection installed and removed by GC on a daily basis and deliveries shall be off hours (i.e. prior to library open for public use).

A26. Freight elevator will be available. Proper floor and wall protection shall be provided by the GC.

Q27. It would appear that all welded and/or torch related work would need to take place off hours as the AHUs would need to be temporarily shutdown so as to avoid enabling any smoke detectors. Please confirm.

A27. Yes.

Q28. Confirm that Newton library, facility, or custodial staff will be available for off hours access and related costs covered by the City.

A28. All costs for after hour work when the library is closed will be the responsibility of the contractor and is to be approved in advance.

Q29. Please confirm that any required fire alarm panel shutdown costs will be by the City under their service contract.

A29. Yes, Fire Alarm Panel shutdown costs will be carried by the City of Newton.

Q30. There are two cooling towers that are to be removed as part of this project, but are not shown in the drawings. Confirm all related piping to be removed and capped at grade level. Confirm that the tower concrete pads are existing to remain.

A30. Refer to electrical drawing ED.01 for location of the cooling towers. Existing piping shall be capped at grade level and the existing concrete pads are to remain.

Q31. Confirm that the EC owns their own coring and patching for new conduit installation as the route is to be determined by the EC as it is not shown on the drawings.

A31. The Electrical Contractor shall own cutting and patching for all conduits 4” and under.

Q32. Is the ballasted roof currently under warranty?

A32. There is no warranty with the existing roof.

Q33. Please provide a copy of the pre-bid walkthrough sign-in sheet.

A33. See attached.

Q34. Please confirm that the two specified heat exchanges will fit in the elevator as well as the locations in the mechanical room shown on Drawing M1.02.

A34. A31. The existing drawings indicate the elevator is 9’ long and the length of the specified heat exchanger is 6’-8”. Contractor to confirm means and method for installation of new equipment.

Q35. Can the (3) 4” electrical conduits from the main electric room to HP-1 be installed exposed in finished areas of the library? The two areas in mind are the “reference office” near the electric room and also the stairwell near the electric room and staff entrance.

A35. Routing of conduits shall be determined in the field. Conduits shall run in existing chase within the building.

Q36. Please confirm that galvanized rigid steel conduit can be installed exposed on the roof.

A36. Yes, galvanized rigid conduit may be installed exposed on the Roof.

Q37. The “receiving area” has a spline ceiling. We have determined the only way for the (3) 4” conduit to be run concealed in finished areas is for this spline ceiling to be removed and replaced. Is it possible for this work to be added to this contract?

A37. Response to this question will be issued in a later addendum.

Q38. There are other areas of the building that will need cutting and patching for the electrical conduit. Please confirm the electrical contractor is responsible for cutting and patching within the building and at the roof level.

A38. See response to Q31.

Q39. Electrical specification

2.1 RACEWAYS AND FITTINGS

B. Electrical Metallic Tubing (EMT) shall be PVC coated, mild steel, electrically welded, galvanized, Midland-Ross, Wheatland or Republic.

There is PVC coated rigid conduit and no PVC coated EMT. Is Mary looking for EMT or PVC coated rigid?

A39. EMT.

Q40. Electrical specification

2.3 WIRING SYSTEM

A. Wiring shall be installed concealed in the construction. Wiring exposed shall be installed in heavy wall or rigid conduit.

Products specified only EMT. Wiring method called for rigid in exposed area. Are we using rigid or EMT in the Boiler room?

A40. EMT is acceptable.

Q41. What manufacturer is the existing switchboard? What manufacturer, type, KAIC is the 1000A breaker that we need to provide?

A41. The existing Switchboard is Square D Company. Carry 65K.A.I.C. rating.

Q42. What manufacturer is the existing panel PH3M and panel P? What manufacturer, type, KAIC is the 20A3P and 30A3P breakers that we need to provide?

A42. Panel PH3M is manufactured by Square D Company. Carry 25K.A.I.C rating.

Q43. Drawing E1.01. Where is the location of Panel P?

A43. There is no Panel P. Change designation to existing Panel "PL3M".

Q44. Is electrical permit fee waived?

A44. Permit Fees are waived.

Q45. Veterans Development Corporation has reviewed the contract documents & has found a missing item in the general bid form. There is an area for mechanical filed-sub bids to be listed but not one for electrical filed-sub bids.

A45. The General Bid Form is accurate. The question was issued in error.

All other terms and conditions of the IFB remain unchanged.

**PLEASE ENSURE THAT YOU ACKNOWLEDGE ALL ADDENDA ON YOUR
BID FORM. FAILURE TO ACKNOWLEDGE ALL ADDENDA COULD
RESULT IN REJECTION OF YOUR BID AS NONRESPONSIVE.**

Thank you.

A handwritten signature in black ink that reads "Nicholas Read". The signature is written in a cursive, slightly slanted style.

Nicholas Read
Chief Procurement Officer

**CITY OF NEWTON
Pre-Bid Meeting
ATTENDANCE FORM**

Place:
TIME:
DATE:
ROOM:

On-site
10:00AM
12/20/2023

PROJECT: Main Library HVAC System Improvements
DEPT: Bldg. Dept.

24-39

<u>PERSONS NAME</u>	<u>COMPANY</u>	<u>TELEPHONE #</u>	<u>EMAIL ADDRESS</u>
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