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RFP ADDENDUM

ADDENDUM NO.: 001

DATE ISSUED: August 20, 2024

BID DATE: Tuesday, August 27, 2024

BID TIME: 2:00 PM ET

BID LOCATION: City of Dalton Finance Department

GENERAL:

1. August 13, 2024 Mandatory Pre-Bid Sign-In Sheet attached.
2. VAV locations site visit: Thursday, August 22, 2024 at 10:00AM ET.
3. Images of existing conditions link: <https://greggsims.sharefile.com/d-sa63889053cb94a6cae0cb92853b78bff>

QUESTIONS:

1. **Question:** Is there a bid envelope cover to use?  
**Response:** Please label the sealed proposal envelopes as follows:

SEALED PROPOSAL FOR:  
HVAC RENOVATIONS FOR CITY OF DALTON CITY HALL

2. **Question:** Has there been any addenda issued?  
**Response:** Addendum One herein is the only Addenda.
3. **Question:** The RFP page 5, Item G. Warranty states 1 year warranty and the sample City contract (item #21) states 2 year. Which is correct?  
**Response:** Proposer shall provide a workmanship and material warranty from defects occurring within a period of two (2) years from the date of acceptance of the work.
4. **Question:** Are grooved pipe connections allowed, particularly on pump assemblies in mechanical room?  
**Response:** Grooved fittings will be acceptable.
5. **Question:** Are press fittings allowed on steel pipe?  
**Response:** Press fittings will be acceptable.
6. **Question:** Can another site visit be arranged to see the areas that the VAV's are located?  
**Response:** See item 2 under GENERAL herein.

7. **Question:** How much work can be done during “normal” (8-5, M-F) working hours versus “overtime”.
- Response:** We expect that the time required to remove the DX coils from the 3 air handlers will have to be done on an “overtime” (weekend) basis. All other work, including the replacement of AHU-1 should be able to be scheduled to occur during “normal” hours, with good scheduling with the City of Dalton personnel. The project bids should assume that this schedule can be maintained. Some scheduling (courtroom times) is assigned months in advance and must be “worked around”.
- City of Dalton Comment:** The avoidance of disruption(s) is desired to the extent possible in that there are minimal disruptions of meetings and daily workflow. When possible and when scheduled in advance, the City and Dalton Public Schools will have an authorized individual available on-site until 9:00 p.m. EST and on weekends when work is being performed in sensitive areas.
8. **Question:** What are the different amounts of security clearance for parts of the building?
- Response:** There are areas of the building that will be “security sensitive”. Security measures will be coordinated by City personnel and local police. Impact on the project is unknown at this time.
- City of Dalton Comment:** The avoidance of disruption(s) is desired to the extent possible in that there are minimal disruptions of meetings and daily workflow. When possible and when scheduled in advance, the City and Dalton Public Schools will have an authorized individual available on-site until 9:00 p.m. EST and on weekends when work is being performed in sensitive areas.
9. **Question:** How much of the building will have to be emptied during construction efforts.
- Response:** The building will remain largely occupied and in-use during construction. Limited areas will be vacated during VAV box installation or the routing of chilled water lines inside the building. Schedules for the emptying of internal office areas will be coordinated by City personnel.
10. **Question:** What is the contract timeline?
- City of Dalton Response:** The contractor is to produce a schedule based on information from the discussions with their suppliers.
11. **Question:** Can equipment be stored on-site (laydown)?
- Response:** There is room on site for a storage container.
- City of Dalton Comment:** Builders Risk Insurance must be obtained by the contractor for all materials stored both on and off-site.
12. **Question:** Is a whole new control system to be installed?
- Response:** Yes. Current system will be replaced with a BacNet compatible, Internet connectable system. Current system appears to be Johnson controls.
- City of Dalton Comment:** A non-proprietary system is preferred which is web-based.
13. **Question:** Who fixes the landscaping after the chiller is relocated from its temporary location?
- Response:** The City of Dalton landscaping department will correct any damage to the grass after temporary chiller supports are removed.
- City of Dalton Comment:** The City will correct reasonable damage associated with temporary chiller placement. All removal and/or alteration of landscaping must first be approved by the City.

14. **Question:** How much of the existing refrigerant lines must be removed from the building?  
**Response:** All exposed and easily accessible refrigerant lines should be removed. This includes all exposed lines and lines accessible above drop ceilings. Lines that are located above hard ceilings or interior walls may be cut off at the interior walls and capped at the wall openings which will then be covered with painted sheet metal. External wall penetration sealing is detailed in the drawings. Refrigerant piping may be left in place where removal would require demolition of building components.
15. **Question:** What is the procedure for RFI's?  
**Response:** All RFIs and other contract documents should be routed through the Architect (Gregg Sims).
16. **Question:** Are there any special Envelopes or Coversheets for bids?  
**Response:** See item 1 under QUESTIONS herein.
17. **Question:** Are the permit fees being waived by the city?  
**City of Dalton Response:** Yes, required permit fees will be waived.
18. **Question:** Can March Adams distribute their construction photos of the site.  
**Response:** See item 3 under GENERAL herein.
19. **Question:** Please clarify the warrantee requirements for the chiller.  
**Response:** Chiller manufacturer shall provide, at no additional cost, a standard parts warranty that covers a period of one year from unit start-up or 18 months from shipment, whichever occurs first. This warrants that all products are free from defects in material and workmanship and shall meet the capacities and ratings set forth in the equipment manufacturer's catalog and bulletins. Warranty beyond 1<sup>st</sup> year shall include:
1. Year 2-5 parts warranty whole unit
  2. 2-5<sup>th</sup> year refrigerant warranty
20. **Question:** The documents call for \$500.00 per day liquidated damages. There is no schedule nor milestone dates given, also there is a question on when certain areas of the facility will be accessible. Can you give a better time frame for these damages?  
**Response:** See item 10 under QUESTIONS herein.
21. **Question:** The existing conduit that currently serves the two condensers where the two new chillers will be permanently installed is not large enough for the new wires required for the new chillers. Will the new conduit for these chillers be above ground or will they be required to go underground?  
**Response:** New conduits may be routed overhead and utilize the new elevated pipe supports where available. Contractor to provide supports where needed using existing building and/or pads for foundation.
22. **Question:** Drawing E-1.1 shows CH-1 along with its disconnect outside the fencing. This is the temporary location and I don't see any mention in the electrical portion of the documents about this chiller relocating inside the fencing later (this is clearly shown on the Mechanical drawings). Please clarify for all electrical bidders.  
**Response:** Chiller will relocate along with its disconnect.

23. **Question:** M0.4 details 1 and 2 states to use gate valves on the piping for 3" and larger, also on M2.0 detail 1 shows gate valves. Can butterfly valves be used?  
**Response:** Butterfly valves will acceptable for all on/off isolation valves. Note that valve handles shall not intrude into walkway spaces, be easily accessed, visible and point downstream.
24. **Question:** Thinking through a schedule for the project and reading the scope of work for the boiler replacement on M0.5, it states the boiler work to be completed when hot water requirements are at a minimum. I would think the hot water equipment will not be ready for installation until the dead of winter due to bidding schedule, bidding evaluation, contract assignment, submittal process and lead times on equipment after order. Since the new chilled water system requires the existing hot water buffer tank to be converted to a chilled water buffer tank it would appear the chilled water system cannot be installed until after the boilers have been replaced. Please confirm that this would put the majority of the work that would need to start spring 2025.  
**Response:** Delivery schedule of equipment will determine sequence of work. Project time line will be modified as needed when delivery information is available.
25. **Question:** Will the existing buffer tank require new insulation when converting to a chilled water tank?  
**Response:** If the insulation (currently in good condition) is not damaged, it may remain. If damaged, it will have to be repaired or replaced. A new mastic coating should be applied to retain vapor barrier.
26. **Question:** M1.4 shows the existing buffer tank staying on the existing concrete pad (just rotates). During the walkthrough the Engineer stated the buffer tank was to relocate to make room for the new pumps. Please clarify if the tank and housekeeping pad is to relocate?  
**Response:** Buffer tank rotates approximately 90 degrees and shifts toward the east wall about 16". Concrete pad is extended to support the relocated tank.
27. **Question:** Is an alternate AHU-1 unit acceptable – Enviro-Tec size 17 indoor air handler.  
**Response:** Preliminary review indicates that this unit is an acceptable alternative pending pricing and delivery. Electrical supply differs.
28. **Question:** Would an alternate chiller – Jetson ACCS-080 be acceptable?  
**Response:** Preliminary review indicate that this unit will be an acceptable alternative. Performance and options appear to be equal. Owner may elect to reject based on longer than expected delivery.

CITY OF DALTON FIRE MARSHAL COMMENTS:

1. There is an existing smoke evacuation system that will require testing during the HVAC replacement project. Awarded HVAC contractor will be required to ensure this system is tied to the new HVAC system.
2. Awarded HVAC contractor will be required to ensure dampers and shut down are tied to the new HVAC system.

