



Addendum #179-2223-677 Brogden_HVAC-01

This document is an addendum which modifies the requirements of the bid documents for the items indicated. Bidders shall review the addendum and incorporate the modified requirements in their proposals. Information in this addendum and any previous addenda supersedes information previously provided in the bidding requirements with respect to the items indicated. Bidders shall coordinate addendum items with related work to ensure that the addendum results in a complete project, with modified requirements completely and fully integrated into the project.

The scope of work will change as follows:

- **Pre-Bid Meeting Minutes**
- **Pre-Bid Attendance**
- **Clarifications/Responses from Pre-Bid Questions**
- **Revised Bid Form**

END OF ADDENDUM # 179-2223-677-Brogden_HVAC-01

RFP # 179-2223-677-Brogden_HVAC
Pre-Bid
Durham Public Schools / Durham County
May 1, 2023

Brogden Middle School Chiller & Controls Project

Items Discussed:

1. Thank you to everyone for their interest in the project and attendance at the pre-bid meeting.
2. Everyone please sign the attendance sign-in sheet.
3. Was everyone had been able to access the bid documents.
4. The Durham Public Schools (DPS) Owner Team and Design Team-Sud Associates Dixie Davis and Michael Szigeti and Christopher Liszka with DPS will be the Owner representative during the construction portion of the project. Kevin Coyne with LeChase will be the Owner's Agent during the project.
5. Sud Associates to explain Scope of Work.
6. Please reference Specification Section 23 90 10 – BAS. DPS has standardized on Brady Trane as their server-based graphics generator/integrator. All of DPS graphics are held on the server, not at the local level; therefore, the successful controls installer on this project would not create the graphics, Brady Trane would. Brady and the successful controls contractor will coordinate together for a fully operational controls system meeting the intent of the contract documents. Brady Trane contact is:
John Wilson
Controls Account Executive
(336) 944-5336 - Mobile Phone
john.wilson@bradyservices.com
7. Issue RFP 04/20/2023
Pre-Bid 05/01/2023 @ 10:00am
Last RFI 05/12/2023 @ 2:00pm
Last Addenda 05/16/2023 @ 3:00pm
Bid Opening 05/23/2023 @ 3:00pm
8. Substantial Completion on August 30, 2024.
9. This project is ESSER funded (federal funds). Davis-Bacon Wage rates shall be applied. Contractor is also required to provide Certified Payroll documents during the process.
10. Completing the Federal Form WH-347 will satisfy the certified payroll requirement.
11. Bid Bond, Performance & Payment Bonds are required for this project.
12. Alternate #1: Preferred manufacturer for BAS – Distech
13. There are Unit prices listed on Bid Form, please review.
14. Temporary Facilities required by the contract:
 - a. Contractor is required to provide his own toilets for use.
 - b. Contractor is required to provide a temporary construction fence around any staging area/equipment storage utilized.
 - c. Contractor can utilize existing water at school. Any damage to the existing water system shall be repaired.
 - d. Contractor can use existing power at school. Any damage to the existing electrical system shall be repaired.
15. DPS has teamed with the Institute for any MBE assistance or questions.
16. Construction Permit submission and cost of construction permit shall be included in the bid cost.
17. School Staff and Students will be located in the Building during the construction periods. Construction during occupied times will be coordinated with school staff and schedules.

Direct all inquiries concerning this RFP to:

Durham Public Schools

Attn: Tanita Nicholson

All questions must be submitted via email no later than May 12, 2023, at 2pm

Email: Dist.Purchasing@dpsnc.net

PRE-BID CONFERENCE SIGN-IN SHEET

Owner: DURHAM PUBLIC SCHOOLS

Project: RFP # 179-2223-677-Brogden_HVAC

Opening Date: May 23, 2023 @ 3:00PM



Kevin Coyne	LeCHASE Construction	919-897-3225 kevin.coyne@leCHASE.com	Owner's Agent
Michael Szigeti	Sud Associates, P.A.	(336) 327-6123 michael@sudassociates.com	Engineer
Dixie M. Davis, P.E.	Sud Associates, P.A.	336-552-5175 ddavis@sudassociates.com	Engineer
Jose Arroyo	SGS	(919) 391-8515 jose@sgscontractingllc.com	Onsite Superintendent
Attendee (Print Name)	Company	Phone Email	Trade
Jeff Hargett	Jeff Hargett Mechanical, Inc.	(336) 643-8921 jeffhargettmch@bellsouth.net	Mechanical
Joe Bowman	Comfort Systems USA	919-868-4010 joe.bowman@comfortsystemsusa.com	Mechanical
Mike Quinn	Superior Mechanical Service	336-362-3255 mquinn@SuperiorMechserv.com	Mechanical
Marlin Hargett	Boiler Masters Inc	336-272-9044 boilermasters1@AOL.com	Mechanical
Aaron Layton	Mechanical Maintenance Inc 6028 Liberty Rd, Climax 27233	336-963-3839 alayton.mmi@gmail.com	Mechanical
Kevin Hill	KHE	919-437-4956 kevin.hillelectrical@gmail.com	Electrical
Scott McDowell	HM Kern	919-601-8687 smcdowell@hmkern.com	GC
Kenneth Almond	ECS	919-525-6528 KennethAlmond@ecscontrols.net	Mechanical

1. BROGDEN MIDDLE SCHOOL CHILLER & CONTROLS

DPS Project #306-09
RFP # 179-2223-677-Brogden_HVAC

DURHAM PUBLIC SCHOOLS
DURHAM, NORTH CAROLINA

May 1, 2023 10:00 A.M.

CLARIFICATIONS/ RESPONSES

FROM PRE-BID CONFERENCE AND CONTRACTORS' QUESTIONS

General and Contractual

1. Specification Section 00 41 13.02

Delete Bid Form and substitute attached revised form

2. Verify the drawings you download have all 21 pages filled in. Someone noted the last 4 sheets of theirs were blank. If downloading again does not fix the problem, then consult Tanita Nicholson.

Mechanical Specifications

1. Specification Section 23 09 00 Digital Controls and Instrumentation: The owner wants to list brands, rather than installers.

a. Replace the list of vendors in paragraph 2.1.A. with the following controls product list:

1. Distech Controls
2. Honeywell
3. Johnson Controls
4. Trane Controls
5. Schneider Electric

2. Question: Will the contractor need to get two bid prices for controls?

Answer: Yes, all bidders will get one price from Brady Trane for the graphics work on the server, and a separate price for the rest of the controls work from a controls contractor including Brady Trane if the contractor wants to use them as their overall controls subcontractor.

3. Question: The specifications and drawings contradicted each other about whether the dual temperature valves, actuated dampers, and other mechanical devices at the AHUs or Heat Recovery Units are to be replaced or not.

Answer: The intent is to reuse existing components unless they are found to be inoperable. The heat recovery units have not been operational for some time and the new controls should help with

troubleshooting them. If additional work is required to make them operational, that will be addressed with change orders. It was noted that some cabling may have to be replaced if it does not meet the requirements of the new controls.

4. Question: Will the contractor need to add valves to test the underground piping?

Answer: Yes, they should add valves just above the pipe support attachments inside the mechanical room.

5. Question: Do the existing boilers have a BAS connection?

Answer: Yes, they are currently connected to the Distech system.

6. Question: Since two heat trace cables per pipe are called out and assuming this is for redundancy, are two heat trace controllers required?

Answer: This is more complicated than originally thought and will be answered in a later addendum.

7. Question: How is the heat trace to be monitored by the BAS?

Answer: The basis of design system has a contact for that in their controller. Otherwise, a contact can be added as indicated on sheet E-101. The monitoring is to give an alarm if the heat trace system loses power. The basis of design controller also has alarms available for low and high temperatures, thermistor failure, ground fault trip, ground-fault circuit failure, and power failure. An alarm shall be generated in the DDC system indicating any of these failures.

Electrical Drawings

1. Drawing Sheet E-101: Contractor wanted to know length of wiring from panel to chillers.
 - a. Refer to revised Bid Form. An approximate length has been added.

Contract: **Single Prime**

Project: **Brogden Middle School Chiller & Controls Project**
Durham Public Schools Board of Education
Durham County, NC

Bidder: _____

Date: _____

The undersigned, as bidder, hereby declares that the only person or persons interested in this proposal as principal or principals is or are named herein and that no other person than herein mentioned has any interest in this proposal or in the contract to be entered into; that this proposal is made without connection with any other person, company or parties making a bid or proposal; and that it is in all respects fair and in good faith without collusion or fraud.

The Bidder further declares that he has examined the site of the work and the contract documents relative thereto, has read all special and supplemental provisions furnished prior to the opening of bids, has satisfied himself relative to the work to be performed, and thereby proposes and agrees if this proposal is accepted, to furnish all necessary materials, equipment, machinery, tools, apparatus, means of transportation and labor necessary to complete the fabrication and delivery of the work, and other related work in full and complete accordance with the plans, specifications and contract documents, to the full and entire satisfaction of the Owner, with a definite understanding that no money will be allowed for extra work except as set forth in the General Conditions and other contract documents, on the **DPS Brogden Middle School Chiller & Controls Project**

Bidders are advised that a notice to proceed may be issued upon approval by the Durham Public Schools Board of Education, and in advance of the contract document.

The Bidder proposes and agrees, if this proposal is accepted, to execute a Contract within ten (10) days after notification of award, for the above work and for the below stated Compensation, in the form of Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum., for the sum of:

BASE BID: _____

_____ Dollars (\$ _____)

Mechanical Subcontractor:

_____ Sub Bid Amount (\$ _____)

Electrical Subcontractor:

_____ Sub Bid Amount (\$ _____)

ALTERNATES:

The Bidder proposes to perform the work indicated as alternates for the amounts entered below, which amounts shall be added to or deducted from the Base Bid as indicated in the space below.

(Bidders must enter an amount for each alternate. If acceptance of the alternate will not change the contract amount, enter “No Change”. Insert the words “Add” or “Deduct” in the space provided before the amount.)

List of Alternates:	<u>Add/Deduct</u>	<u>Amount</u>
Alternate #1: Manufacturer Preferred Brand of BAS: Distech	_____	\$ _____
Alternate #2: Manufacturer Preferred Brand of Chiller: Trane	_____	\$ _____

BID UNIT PRICES:

Unit Price #1: Provide price for saw cutting concrete and asphalt, excavation, replacing existing underground 6” chilled water piping from the building to each chiller, backfilling trench, and replacing concrete and asphalt paving to match existing. This work involves approximately 132 linear feet of piping, two tees, eight elbows, and two new mechanical seals in the wall penetrations. _____

Unit Price #2: Provide price to replace feeder cables to both chillers, intercepting conduit, and routing to each chiller. Provide (3) 350 KCMIL XHHW-2 CU, #2 CU ground per chiller. Existing conduit to be reused, and length of each type of cable to be approximately 150 feet (includes length to both chillers). _____

Unit Price #3 _____

Unit Price #4 _____

ADDENDA:

The following addenda were received and used in computing this bid:

	Date	Initial
Addendum #1	_____	_____
Addendum #2	_____	_____
Addendum #3	_____	_____
Addendum #4	_____	_____

The Bidder further proposes and agrees hereby to commence work under this contract on a date to be specified in a written order by the Owner or Designer on or before **June 6, 2023**, and shall substantially complete the work on or before **August 30, 2024** from the “Notice to Proceed” or the contract, whichever is dated first.

The undersigned further agrees that in the case of failure on his part to execute the said contract and the bond within ten (10) consecutive calendar days after written notice being given of the award of the contract, the certified check, cash or bid bond accompanying this bid shall be paid into the funds of the Owner’s account set aside for the project, as liquidated damages for such failure; otherwise the certified check, cash or bid bond accompanying this proposal shall be returned to the undersigned. Attach certified check, cash or bid bond to this proposal.

RESPECTFULLY SUBMITTED this _____ day of _____, 202__.

(Name of firm or corporation making bid)

By: _____

Title: _____
(Owner / Partner / President / Vice President)

License No. _____

Federal ID No. _____

WITNESS: (Proprietorship / Partnership)

By: _____

ATTEST: (Corporation)

By: _____

(CORPORATE SEAL)

Title: _____
(Corporate Secretary or Asst. Secretary Only)