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## PRE-BID ADDENDUM NO. # 1

The information contained herein, revises, supplements, and/or supersedes the specific parts of the documents referred to and shall be attached to and become part of such documents as if originally forming a part thereof. Except as herein modified, all other provisions of the documents shall remain in full force as originally set forth.

**ISSUED TO:** ALL BIDDERS

**PROJECT:** Orange County Community College  
George Shepard Chiller Replacement  
OCCC Project No. ITB-OCCC-2021-25  
F.E. Project No. 20-357

**DATE:** September 16, 2021

**ISSUED BY:** Eric D. Fellenzer, P.E.

**PAGES:** 4

**ATTACHMENT:**

1. Revised drawings MEP-001, MEPD-101, MEP-101, MEP-102, MEP-601, MEP-701 and MEP-702.
2. Specification SECTION 283500 - REFRIGERANT DETECTION AND ALARM.

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**RFI Items:**

1. Good afternoon, on Contract Drawing MEP-702, General Note #4 states, "Grind **existing slab** of foreign material, prepare and paint **entire slab** with epoxy material prior to installing chiller." Can you confirm the intent is to infill the existing housekeeping pad and paint the **entire housekeeping pad** with epoxy material prior to installing chiller?

*Fellenzer Engineering LLP Reply: Yes, the pad should be infilled to create a level surface and then painted with an epoxy material prior to installation of the new chiller. Epoxy coating material shall be Rust-Oleum (or approved equal) EPOXYShield®, 238467 Dark Gray Semi-Gloss, Solvent-based Epoxy Professional Floor Coating: two component, high solids, epoxy coating designed for high traffic areas on concrete floors in mild to moderate environments.*

*Preparations: Allow new concrete to cure for a minimum of 28 days. Remove any oil spots, grease or spills and wash the floor with a suitable detergent or degreasing solution and rinse. The concrete must be free of curing agents or sealers. Etch the floor with Concrete*

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*Etch. Remove existing sealer on existing concrete. Test for a sealer by lightly sprinkling water on the surface of the concrete. If the water droplets bead up rather than soak into the concrete, then there is some type of sealer present. The sealer will have to be removed by alternate method of surface preparation, such as sanding or grinding. PREVIOUSLY COATED FLOORS: Make sure the floor is clean and dry. Use a wire brush to remove any loose or peeling paint or stain. If floor is sealed, the sealer will have to be removed by sanding or grinding. To ensure proper adhesion, scuff sand the entire surface.*

2. Please advise if the existing chilled water loop is water or glycol. If it is glycol, can you please provide percentage.

*Fellenzer Engineering LLP Reply: Chemical treatment will be retained by owner. Any chemicals and/or glycol will be provided by College's retained treatment company. Contractor to coordinate with college.*

3. Please provide desired Refrigerant Relief Piping size, schematic and termination location.

*Fellenzer Engineering LLP Reply: See revised drawings MEP-101 and MEP-702 for all relevant refrigerant relief piping information.*

4. Please advise if a refrigerant monitoring system is required to be installed on this project?

*Fellenzer Engineering LLP Reply: Yes, a refrigerant monitoring system is required. A schedule of devices can be found on revised drawing MEP-001, and all tentative device locations can be found on revised drawing MEP-101. The contractor shall install all devices in strict accordance with the manufacturer's installation requirements. All additional hardware require for a complete and operational system shall be provided by the contractor. Provide low voltage wire and conduit from Alarm panel to boiler control panel to shut down boilers in the event of alarm condition (final connections at both panel by college retained DAY Automation). Provide low voltage wire and conduit from Alarm panel to Emergency Exhaust Fan ECM motor (Basis of Design: Greenheck Vari-Green) to operate fan based on sequence of operation in specification 283500 (final connections at both panel by college retained DAY Automation). See attached specification **SECTION 283500 - REFRIGERANT DETECTION AND ALARM.***

5. Please confirm any chemical treatment including disinfection of Cooling Tower is to be completed by the owner.

*Fellenzer Engineering LLP Reply: Chemical treatment will be retained by owner. Any chemicals and/or glycol will be provided by College's retained treatment company.*

6. Please confirm we are to subcontract Day Automation for Controls and they are responsible for all low voltage installation or if this is to be provided by Electrical Subcontractor.

*Fellenzer Engineering LLP Reply: College will retain the services of DAY automation to disconnect and reconnect external controls to the new chiller. The new chiller shall be furnished with a BACnet IP card and factory provided controls to operate as a stand-alone unit. The factory provided controls include an enable/disable contact as well as the outputs as shown on revised drawing MEP-701.*

7. Please provide contact information for site roofing contractor required to preserve warranty.

*Fellenzer Engineering LLP Reply: Roof work shall be performed in accordance with existing material and conform with existing warranty. Two approved roofing contractors are as follows:*

*Hygrade Insulators, Robert Piccione, 908-454-1865, [bobjr@hygradeinsulators.com](mailto:bobjr@hygradeinsulators.com)*

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*A-Z Coatings, Gerald Robb, 570-558-0932, [jrb740@aol.com](mailto:jrb740@aol.com)*

8. The specs call out a (60) calendar day duration from Notice to Proceed, please advise if this is valid or will be revised. I recall a discussion of Chiller Start-Up in April 2022 at the walkthrough, can you please clarify?

*Fellenzer Engineering LLP Reply: Based on a Notice to Proceed of October 8, 2021, the Chiller shall be available at a United States Factory Location by November 5, 2021 for shipment. Substantial completion date shall be February 28, 2022 with startup dependent on weather conditions. No work is to begin until the Chiller and all submittals are approved and material is in stock with delivery dates provided.*

9. Existing Condenser Water system was uninsulated, please advise if new Condenser Water Piping is to be insulated. If so, can you please provide a specification?

*Fellenzer Engineering LLP Reply: New condenser water piping should not be insulated. Please paint the new pipe to match the existing and provide all labeling.*

10. Can you please advise if a Pre-Demo Testing and Balancing Survey is required for the Condenser and Chilled Water System?

*Fellenzer Engineering LLP Reply: No Pre-Demo Testing and Balancing Survey is required for the condenser and/or chilled water system.*

11. Can you please confirm that there is no asbestos present in the equipment or surrounding piping that our scope of work will cover?

*Fellenzer Engineering LLP Reply: Existing chiller was installed in 1991 with major renovations. It is believed that no asbestos containing material (ACM) is present in the equipment, insulation or piping surrounding this scope of work. This being said all removed material including existing chiller must be disposed of properly by contractor.*

12. Is there an allowance for this bid?

*Fellenzer Engineering LLP Reply: No allowances specified in bid documents*

13. Can you please advise if existing Chilled Water Pump and existing chilled water piping are to be insulated? Can you please advise if Standby Chilled/Condenser Water Pump is to be insulated? Can you please provide a pump insulation detail if required?

*Fellenzer Engineering LLP Reply: Existing Chilled water piping shall be insulated as shown on revised drawing MEP-101. No existing pumps to be insulated.*

14. In the Invitation to bid a request is made for a bid bond at 10%. In the project specs it states 5%. Please advise.

*Fellenzer Engineering LLP Reply: Bid bond shall be required at 10% not 5%.*

### **Additional Amendment to Drawings and Specifications:**

1. See attached revised drawings MEP-001, MEPD-101, MEP-101, MEP-102, MEP-601, MEP-701 and MEP-702.
2. Specification 230593 Testing, Adjusting and Balancing for HVAC, section 3.12A references specification section "Hydronic Pumps" which is not included in the project manual.  
*Fellenzer Engineering LLP Reply: Section 3.12A has been revised and no longer references specification "Hydronic Pumps."*

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Please sign and date this addendum E-mail back to [jdd@feltp.com](mailto:jdd@feltp.com) and CC [edf@feltp.com](mailto:edf@feltp.com) and include it with the bid submission.

Company Name: \_\_\_\_\_

Address: \_\_\_\_\_

Company Officer: \_\_\_\_\_

Date: \_\_\_\_\_

-----**END OF ADDENDUM**-----