



CONTRA COSTA COMMUNITY COLLEGE DISTRICT
RFQ –DESIGN-BUILD SERVICES FOR CONTRA COSTA CCD MECHANICAL AND CONTROLS DESIGN-BUILD
PROJECT

District Office, Contra Costa College and Diablo Valley College

Date: 6/25/2018

NOTICE TO ALL DESIGN-BUILD ENTITIES:

You are hereby notified of the following clarifications below. This Addendum shall supersede the original Request for Qualification/Proposals (RFQ/P) Documents and wherein it contradicts the same, and shall take precedence over anything to the contrary therein. All other conditions remain unchanged.

This Addendum forms a part of the RFQ/P Documents and modifies the original RFQ/P Documents dated *May 22, 2018*.

Acknowledgement of receipt of this addendum is required in the proposal's cover letter. Please clearly identify the addendum date and number. Failure to acknowledge may subject proposer to disqualification.

RESPONSES TO REQUESTS FOR INFORMATION

QUESTION 1:

Regarding Add Alternate 4: please specify whether any part of the existing control system is to be re-used. Specifically, please identify whether sensors, actuators, valves, relays, power supplies, device wire, comm wire are to be re-used.

RESPONSE:

This is a design build project. The contractor shall investigate, analyze and determine if any of the existing devices, components, and accessories can be reused or replaced with new. The final objective is to have a functional system as specified or to match existing as noted. The final condition shall be recorded in the as-built documents.

QUESTION 2:

Regarding the cost proposal form: Please clarify the following regarding the controls cost allocations for D-1044 and D-4017. Are any of the controls costs at all to be assigned to D-4017? Are any of the controls costs for Music, Kinesiology, Life Health Science, Performing Arts Center and Library to be listed under the D-4017? Are controls costs for Music and LHS to be lumped in with D-4017 (they are not listed in D-1044)? LHS and Music are not listed under the D-1044 project but have controls scope. Please clarify where controls costs should be allocated. Please update Cost Proposal Form as needed.

RESPONSE:

The cost proposal form should indicate the total project cost for each project, and a breakdown of

that total cost on a building by building basis. For example, D-1044 should have the overall cost to complete D-1044 in the line item identified on the cost proposal form as “D-1044 - DVC Campus Wide EMS Upgrades”. In addition, the total project costs for each project, we are also asking you to separate the total project costs by building. For example, in D-1044 in the line item identified on the cost proposal form as “D-1044 - Building Network Controllers”, the total project costs to install the Building Network Controllers should be identified (reference sheet G0.02, Scope of Work Item 3.c.). Similarly, the line item identified on the cost proposal form as “D-1044 – Kinesiology”, the total project costs for the controls work identified in reference sheet G0.02, Scope of Work Item 3.d. should be included. The performance criteria documents, sheet G0.02 breaks the scope of work down by project ID number. There are some controls work required in D-4017 and they should be included in the total cost of D-4017 as well as in the total project costs broken down by building. We do not expect you to separate out the controls costs from the other costs for the D-4017 scope of work (or any other project). Only the total costs should be reported on the cost proposal form.

QUESTION 3:

Regarding the cost proposal form: Add Alternate 1, 2 and 3: Please clarify that the base scope should be to retrofit the actuators from pneumatic to DDC and the Add Alternates 1-3 are to replace the entire valve in lieu of the actuator retrofit. DV23 M2.2 sheet note 10f already shows AC-3 getting new control valves as part of the base bid. Library DV57 M2.1 Sheet note 5c already shows AC-12 getting new valves as part of the base bid.

RESPONSE:

Correct. Base scope is Actuator replacement. Alternates are for control valve replacement. Will clarify this in Addendum No. 4.

QUESTION 4:

Add Alternate 3 and Library DV57 M7.1. No controls drawing is shown for AC-24. Please provide a controls drawing to clarify controls for AC-24.

RESPONSE:

AC 24 is incorrect. It should be AC-14. See also. Additional Clarification by EOR section below

QUESTION 5:

Add Alternate 4: Please provide an equipment list for all equipment required to be added to the DDC system that is not shown in the drawings. Please provide controls diagrams for equipment not listed on the current drawings.

RESPONSE:

The entire building control system shall be converted to the new control system. See Addendum No. 2, Item II.1. All existing as-builts drawings have been provided as part of the bid package. This is a design build project. The Contractor shall be responsible to review the existing control system in the building to ensure that all existing control system is converted to the new system.

QUESTION 6:

Sheet DV11-M1.1: Bldg. 11: Kinesiology. B-1, HWP and EF-4 are listed in the equipment schedule, but no scope is listed. Please clarify any scope for this equipment.

RESPONSE:

There is no scope for this equipment.

QUESTION 7:

DV12-M2.1 Sheet Note 5: Building 12 LHS: Please clarify what is meant by Water Optimization Control?

RESPONSE:

Chiller/cooling tower water optimization control is a mean of control that utilizes the chiller and cooling tower performance map that should be available from the equipment manufacturer, and the outdoor air condition (db & wb) to maximize the energy performance of the chiller plant, by calculating the range of cooling tower water that can be produced at that condition which can be used to maximize the performance of the chiller.

QUESTION 8A:

DV12-M7.1 Detail 5/ M7.1: Sheet note 11: Install water meter. Who is to provide this meter, mechanical or controls?

RESPONSE:

Meter is required in the project. It will be up to the Contractor to arrange as to which Contractor is to provide and install. Please coordinate with the team members.

QUESTION 8B:

Is this meter connected to the BMS?

RESPONSE:

Control diagram 1/M7.1 currently do not call for this meter to be connected to DDC system. However, please provide meter with DDC connection for flow rate and totalizer, and send the signal to the DDC system. See also, Additional Clarification by EOR section below.

QUESTION 9:

DV23-M1.1: AH 11-14 and AC-3 are not listed on the equipment schedule or the controls drawings, however DV23-M2.2 clearly shows scope for this equipment. Please update controls drawings and equipment schedule to show scope.

RESPONSE:

AC-3 is in the schedule sheet. AH-11 to 14 are small individual one room fan coil unit. They are part of the scope of work in D-1044. See also, Additional Clarification by EOR section below.

QUESTION 10:

Bldg. 57: Library: It appears that the Second Floor Plan North drawing is missing. Please clarify and/or provide the missing sheet.

RESPONSE:

There is no work on this part of the building, except for Alternate #4. The drawings have been provided as part of the as-builts.

QUESTION 11:

DV57 M2.1 sheet note 11: The floor plan shows AH-11 but sheet note shows AH-14. Please clarify.

RESPONSE:

Plan show AH-14, sheet note 11 shows AC-14. They are one and the same.

QUESTION 12:

Sheet DV57 M2.1: AC-15 is shown on the drawings and equipment schedule but no scope is shown. Please clarify any scope.

RESPONSE:

Correct. The only scope for AH-15 would be Alternate #4. Please note that the equipment schedules are for Contractor's information only based on our preliminary field survey work as much as can be observed. This should be use as preliminary information. It does not mean that the scope of work is just the unit scheduled.

QUESTION 13:

DV57 M2.3 sheet note 3: Please clarify quantity of pneumatic stats to be replaced.

RESPONSE:

This is a design build project. The Contractor shall be responsible to the count of the thermostat as part of D-1044 work. Some of the thermostat which can be identified are noted on the drawings.

II. ADDITIONAL CLARIFICATION IDENTIFIED BY EOR:

A. Drawings G0.02 – Project Overview

- 1. Scope of work – Prop. 39
 - a. Item 3: Project D-1044, Item 3e.1): Revise the first sentence to read as follow: “Replace the existing pneumatic control system with new DDC Control for the following systems: AH-2, AH-3, AH-6, and AH-11 to AH-14.....”.
- 2. Design Alternates:
 - a. Alternate No. 3: Replace the sentence to read as follow: “Replace the existing CHW and HHW temperature control valves in AC-12, 13, 14 and 16.”

B. Drawing DV12-M7.1:

- 1. Diagram 5/M7.1: Revise sheet note 11 to read as follow: “Install water meter with DDC connection for remote monitoring.”
- 2. Diagram 1/M7.1: Add a water meter monitor in the cooling tower blow down line to monitor the flow rate and usage.

C. Drawing DV23 – M2.2:

- 1. Sheet Note 10f:
 - a. Item 1: Revise sentence to read as follow: “New coil control valve actuators.”
 - b. Item 4: Correct sentence to read as: “Addition of occupancy sensors and implementation of unoccupied set back.”

D. Drawing DV57 – M2.1:

- 1. Sheet Note 5e.1:
 - a. Revise sentence to read as follow: “Replace existing coil control valve actuators with new Electronic/Electric actuators.”

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For Clarifications:

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END OF ADDENDUM #3