

ADDENDUM #2



CONTRA COSTA COMMUNITY COLLEGE DISTRICT

RFP – Mechanical Engineering Services for
Mechanical and Controls Improvements and Upgrades Design Build Performance Specification
Development
At Diablo Valley College, Los Medanos College and Contra Costa College

Date: January 13, 2017

NOTICE TO ALL CONSULTANTS:

You are hereby notified of the following clarifications below. This Addendum shall supersede the original RFP 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 RFP Documents and modifies the original RFP Documents dated **December 16, 2016**.

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

REVISIONS & CLARIFICATIONS:

Several questions below refer to "bids" and "bidders". This RFP is a solicitation for proposals, not for bids.

Section 1.1.C.1.b:

Revision to the first sentence to say "The conversion of existing pneumatic controllers to Direct Digital Controllers (DDC) and the demolition of the existing air compressor **(if dedicated to pneumatic controls)** and systems in the listed buildings."

Section 2.1.B.4.b.ii:

Revision to the first sentence to say "Develop scope to convert pneumatic controllers and pneumatic devices to DDC controllers and DDC devices, and remove air compressors. **(if dedicated to pneumatic controls).**"

ADDENDUM #2

RESPONSES TO REQUESTS FOR INFORMATION

QUESTION #1:

The RFP is described as “MECHANICAL ENGINEERING SERVICES for MECHANICAL AND CONTROLS IMPROVEMENTS AND UPGRADES”. After our visit to DVC we see this will involve specs for soliciting design/build bids that will include other trades beyond HVAC including electrical, structural, architectural, plumbing, fire protection, cost estimating and possibly roofing. With so many trades an architect’s ability to coordinate might be a better approach than an HVAC prime. Would a proposal with an architectural prime be acceptable?

RESPONSE TO QUESTION#1:

Most of the work is mechanical in nature. Please submit with the mechanical firm as the prime.

QUESTION #2:

Which of the equipment in the RFP has electronic versions of as built drawings or some type of record drawing that can be shared with the bidders or at least the successful bidder? This request includes HVAC drawings and controls drawings.

RESPONSE TO QUESTION #2:

For DVC work, please reference the NAM HVAC Assessment report. The written descriptions of each building in Section 4 provide a description and a reference to the accuracy of the HVAC drawings compared to NAM’s site survey. Appendix A of their report also has a table with a column which indicates by equipment ID Tag, whether or not available drawings are accurate. Mechanical drawings representing current LHS mechanical equipment were located during this HVAC Assessment project, but the text in Section 4 and the table in Appendix A were not modified to correctly reflect this find for the LHS building.

For LMC and CCC there are electronic version of as built drawings for all of the equipment.

Controls drawings documenting the installed controls and sequences are more scarce and we may need to rely on the graphical user interface for the controls system at each campus. The District intends to share all pertinent and available drawings with the successful proposer.

QUESTION #3:

A DVC assessment report by Newcomb Anderson was mentioned at the walkthrough. Is this report available in electronic format to the bidders?

RESPONSE TO QUESTION #3:

Due to its size, the NAM HVAC Assessment report at DVC has been uploaded as a separate document on our website, as part of this Addendum.

QUESTION #4:

Are there any existing reports such as assessment reports and asbestos reports that can be shared with the bidders or at least the successful bidder?

ADDENDUM #2

RESPONSE TO QUESTION #4:

Please see response to Question #3. All asbestos abatement reports that we have will be shared with the successful mechanical firm. Any missing/needed asbestos abatement reports will be created once the scope of work is more clearly defined. CCCCDC will contract separately for the reports and the development of the abatement scope of work.

QUESTION #5:

Does Contra Costa Community College District have any campus design standards that should be followed and, if so, are these available to the bidders? These might include trades, acoustical, roofing, architectural, and controls.

RESPONSE TO QUESTION #5:

There are no formal CCCCDC campus design standards. There are preferences and recommendations at each of the campuses, but no formal written standards. However, the controls system at DVC and LMC is Andover and shall remain as Andover for this project's scope of work. The controls system at CCC is ALC and shall remain as ALC for this project's scope of work.

QUESTION #6:

Are there campus central plants? If so, are there electronic versions of as built drawings or some type of record drawing that can be shared with the bidders or at least the successful bidder?

RESPONSE TO QUESTION #6:

DVC: The NAM HVAC Assessment report at DVC describes the HVAC systems and inventories all of the systems and central plants. The chiller/boiler at the library were recently replaced and as-built drawings are not yet completed, but will be made available to the firm selected from this RFP.

LMC: All equipment in the scope is served by packaged units with gas heat, so this question does not apply to this campus.

CCC: The scope of work entails replacing the boiler and chiller serving the Performing Arts Center (PAC). This boiler and chiller provide heating and cooling to PAC. There are drawings for this building.

All available drawings will be shared with the firm selected from this RFP.

QUESTION #7:

Are there any HVAC issues, comfort issues, indoor air quality issues, acoustical issues, roofing issues, structural; issues, safety issues, asbestos issues or other issues that the bidders should know about for the scope of work?

ADDENDUM #2

RESPONSE TO QUESTION #7:

The scope of work entails replacing very old equipment, sometimes original to the building. Some of the spaces served by equipment are experiencing comfort issues and stuffiness complaints.

For DVC, the most current known issues can be found in the HVAC Assessment Report. The written descriptions of each building in Section 4 provide a description of existing equipment and concerns. The tables in the Appendix also provide additional information. Due to its size, a DRAFT DVC Roof Assessment has been uploaded as a separate document to our website, as part of this Addendum.

For the library, the mechanical penthouse is being used as a return air plenum. There are wooden materials in this room, which may be a fire safety issue.

For asbestos, please see the response to Question #4.

QUESTION #8:

How many design/bid packages are you expecting? Will this be a single design/build contract and only one prime contractor for the work and for all campuses?

RESPONSE TO QUESTION #8:

We are expecting one design/build package with one design/build entity (DBE) for the work for all the campuses.

QUESTION #9:

Can you provide the HVAC Assessment by Newcomb Anderson for review?

RESPONSE TO QUESTION #9:

Please see the response to Question #3.

QUESTION #10:

Can you provide the Asbestos Assessment, if available? Is asbestos known to exist in areas affected by this project? Will HAZMAT scope be handled by the District?

RESPONSE TO QUESTION #10:

Please see the response to Question #4.

QUESTION #11:

Can you provide as-built drawings in ACAD or what format for all equipment affected by this project?

ADDENDUM #2

RESPONSE TO QUESTION #11:

Please see the response to Question #2. Some buildings may be available in ACAD format, but the details cannot currently be confirmed.

QUESTION #12:

Will DSA submittal be required? We have two options for exemption; IR A-10 and IR A-22. Per IR A-10 we need to be below \$225,000 (minus HVAC equipment), contain no structural work, no work that triggers accessibility upgrade and meet applicable fire/life safety standards. With a budget of 5.1 million, we may be well above \$225,000 threshold. Per IR A-22, replacement in kind of mechanical equipment is exempt only if the equipment weighs less than 2,000 lbs, new unit replaced without requiring the replacement of ductwork, etc.?

RESPONSE TO QUESTION #12:

The DBE will act as the Engineer of Record and will be responsible for DSA submittals, if necessary.

QUESTION #13:

Can you provide the controls system model at each site, i.e. Andover Continuum, ALC WebCTRL, etc.? In some cases, the existing system is obsolete and warrants a whole system upgrade.

RESPONSE TO QUESTION #13:

CCC uses ALC. DVC and LMC use Andover Continuum.

QUESTION #14:

Is commissioning required? If yes, what are the requirements?

RESPONSE TO QUESTION #14:

Commissioning will be required. CCCCD will be providing this service from our list of pre-qualified commissioning providers.

QUESTION #15:

Section 1.1, paragraph B indicates that including air handlers and packaged systems, the chillers, cooling tower and boiler are to be removed. When walking the site, no investigation of the cooling and heating plant was performed. It was understood that only the air handling units as described in Exhibit A, Table 2 were to be included in the scope of work for replacement or retrofit. Is this correct?

RESPONSE TO QUESTION #15:

The site walk was only for a portion of the scope of work in the Library building at DVC. Your submittal scope of work should include all scope described in the RFP, including Tables 1-3 in Exhibit A.

ADDENDUM #2

QUESTION #16:

Will record mechanical drawings of the original 1963 construction documents and the most recent HVAC upgrades be provided in preparation of the fee proposal.

RESPONSE TO QUESTION #16:

This question appears to be related specifically to the DVC Library building site survey scope of work. Please see response to Questions #2 and #15. Drawings will be provided to the firm selected from this RFP.

QUESTION #17:

Will record mechanical drawings of the central heating cooling plant serving the Library Building be provided?

RESPONSE TO QUESTION #17:

Please see the response to Question #6.

QUESTION #18:

Will equipment service records describing the routine service performed and major recent upgrades be provided?

RESPONSE TO QUESTION #18:

If available, these items will be provided to the successful firm selected from this RFP.

QUESTION #19:

Is the Scope of Work, ("SOW" Package) limited to just the Library Building or is it to include the other buildings on the Diablo Valley College campus as described in Exhibit A, Table 2.

RESPONSE TO QUESTION #19:

Please see the response to Question #15.

QUESTION #20:

Will an acoustical consultant be involved in the design and are there specific engineering design conditions that need to be achieved?

RESPONSE TO QUESTION #20:

Performance specifications should be written to require the DBE to meet professional and industry standard of care as well as all codes and standards.

QUESTION #21:

At the time of the site visit it was understood the existing air distribution system including all diffusers is to remain. Is this correct?

ADDENDUM #2

RESPONSE TO QUESTION #21:

The scope of work entails replacing HVAC equipment and various controls upgrades, as outlined in the RFP and listed in the tables in Exhibit A. If something more is required/recommended/necessary, that will be addressed after the firm selected from this RFP is hired.

QUESTION #22:

Will an air-balance report be provided describing the performance of the existing air distribution system?

RESPONSE TO QUESTION #22:

All available reports will be provided to the firm selected from this RFP.

QUESTION #23:

Except for minimal piping work at the air-handlers, will the existing hydronic hot and chilled water piping connected to the units remain in place? If so, will new piping insulation be included in the scope of work?

RESPONSE TO QUESTION #23:

Performance specifications should be written to cover required pipe replacements, control valve replacements and insulation replacements.

QUESTION #24:

If the existing air distribution and hydronic piping is to remain, it's possible the existing ductwork and piping infrastructure may not be adequate to support the current code ventilation requirements. If the scope includes only replacing and or upgrading the current air handling units of equal cooling/heating and airflow capacity, is this acceptable and does it meet the intent of this project?

RESPONSE TO QUESTION #24:

Performance specifications should be written to provide system replacements that will meet the building heating, cooling and ventilation loads. Please see the response to Question #21.

QUESTION #25:

What is the total maximum occupant load for the building included in the scope of work?

RESPONSE TO QUESTION #25:

The firm selected from this RFP will need to determine this, if required.

ADDENDUM #2

QUESTION #26:

Are there any specific areas in the building where uncomfortable thermal conditions including cold/hot or stuffiness occurs?

RESPONSE TO QUESTION #26:

Please see the response to Question #7.

QUESTION #27:

Will there be asbestos abatement included in the project or will this be addressed under a separate contract?

RESPONSE TO QUESTION #27:

Please see the response to Question #4.

QUESTION #28:

It was understood that Andover Controls is the District Standard for the Diablo Valley College. Is this correct?

RESPONSE TO QUESTION #28:

Please see the response to Questions #5 and #13.

QUESTION #29:

Are there other District Standards describing particular mechanical manufacturers to be specified? Are there maintenance staff requirements describing particular methods of system installation?

RESPONSE TO QUESTION #29:

Please see the response to Question #5.

For Clarifications:

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END OF ADDENDUM #2