ADDENDUM NO. 1

PROJECT: COASTLINE COLLEGE
Garden Grove Center HVAC Efficiency Project
RFP NO: 2038

NOTICE TO BIDDERS ON THE ABOVE PROJECT:

This addendum forms a part of the contract documents and modifies the original bidding documents as noted below. Please acknowledge the receipt of this addendum in the space provided on the bid proposal. Failure to do so may subject the bidder to disqualification.

This addendum consists of:

PRE-BID RFI'S

1. Question – “On page 5 of the RFP, it states “Only submissions by qualified VENDORS, recognized by the State of California to execute guaranteed performance contracts, will be considered. Responses from other parties shall not be considered.” Does a National Association of Energy Services Companies (NAESCO) certification meet the requirement? If not, can you provide clarification on what certification or recognition you are requiring?
Answer – Yes.

2. Question – “The RFP refers to the energy savings we are to calculate as both stipulated energy savings, which is most common for Prop 39 projects, and as guaranteed energy savings. Can you please provide clarification on what type of energy project this will be? If it will be a guaranteed energy savings project, can you please give us your requirements for the type of guarantee? Typically, there is an extended period of energy modeling and pre-measurement and verification for guaranteed energy savings projects. 2 weeks is a very short period to model and guarantee savings?”
Answer – Please calculate Stipulated Savings.

3. Question – “It was mentioned on this job walk that this project does meet the SIR value requirement for Prop 39. Are we to still perform our own energy modeling for the district to compare to their energy report? Do we, the vendor, have access to the energy report the district has already completed, showing the SIR value is met?
Answer – Vendors are to independently perform and verify SIR value. The District will make all project proposal documents available to the selected firm.

4. Question – “Can you provide clarification on the scope of work for controls? Are we to provide controls for just the new equipment we are providing, or are we to integrate with the existing EMS system as well?”
Answer – We have the Siemens Apogy system in that building. Currently the controls are connected to the chiller, cooling tower, chilled water pumps, condenser water pumps, and boiler. These controls need to be reconnected to the new equipment since this is what drives the start/stop times and also allows the campus to monitor the equipment.

5. Question – “Is there a specific controls company we must submit on, or are all Tier 1 control companies acceptable?”
Answer – It is a Siemens controls so the contractor will have to work with them.
6. Question – “Who will be the authority to permit this project? Does this project require DSA submission? City Plan Check only?”
   Answer – DSA is the regulatory agency responsible for this project, however, as a direct replacement this project will not require plan submission.

7. Question – “The chiller room did not appear to have a refrigerant monitor or exhaust fan, required by ASHRAE 15. Should these upgrades be included as part of the scope, as they will be required to obtain mechanical permits?”
   Answer – Yes. Please include them in your proposal.

8. Question – “Can you provide us with the as-built mechanical, electrical, structural, and architectural plans?”
   Answer – Yes. These will be available to the awarded contractor.

9. Question – “Can you provide us with 24 months of electric bills, gas bills, and 15-minute interval data from the utility?”
   Answer – These will be made available to the successful contractor.

10. Question – “On page 11 of the RFP it states “Provide a copy of the performance guarantee that guarantees the construction cost, energy and cost savings shown in “EXHIBIT E”. List all assumptions made with regard to the guarantee.” There is nothing in the RFP explicitly labeled EXHIBIT E or anything that states projected cost savings. Can you please clarify?”
    Answer – Omit this requirement.

11. Question – “The Domestic Hot Water Heater is listed on page 21 of the RFP equipment list, but not on page 20. Is the Domestic Hot Water Heater to be replaced as part of this project, or not?”
    Answer – Yes, this is in the scope of work.

12. Question – “I have attached two different chiller options. Are either or both of these chiller options considered an equal to the McQuay Turbocor listed and allowed to be bid for this project?”
    Answer – The District will review “or equal” submissions during the proposal review phase and make a determination as to whether it meets or exceeds listed equipment.

13. Question – “Due to the extensive amount of work needed to be completed after receiving answers to questions, before submitting the RFP response, is it possible to receive a time extension on the RFP due date?”
    Answer – No.

14. Question – “Please clarify how the price is built in the selection. What point is given to the price provided by the bidders?”
    Answer – This is defined under “Evaluation and Award” item #1 which counts for 30 points.

15. Question – “Please confirm that reverent works refers to the projects that involved furnishing and installation of similar equipment and related work.”
    Answer – Yes.
16. Question – “Please advise if commissioning is required. Will owner provide independent Agent and is air balancing required?”
   Answer – District will retain commissioning agent. Air balancing is not required.

17. Question – “Please advise Starting Date, Duration, working hours and if any phasing of work needs to be done. Are there liquidated damages?”
   Answer – Answers can be found within the proposal documents but work will commence as soon as project is Board approved and NTP is issued in January. Work must be completed by June 1, 2015. Working hours to be agreed upon by college and contractor but must limit downtime for students.

18. Question – “Bid bond and sample of Agreement form?”
   Answer – Bid Bond will be sent to awarded contractor along with agreement after award.

19. Question – “Sub-section C and D-1.1, refer to lighting system to be part of the project. Please provide scope, quantities and other information, if electrical is part of this bid?”
   Answer – No lighting is part of this project. Please omit.

All other terms and conditions remain the same.

John Eriksen, Director of Purchasing

December 1, 2014