



Anchorage ABI HVAC

Invitation to Bid Project No: 23ABI0402A

Addendum Three

April 28, 2023

Important Note to Bidders: Bidders are required to acknowledge receipt of this addendum on the quote submittal form. It is the bidder's responsibility to review and accept all addenda to this solicitation. If you do not acknowledge receipt of this addendum your quote may be considered non-responsive. This addendum is being issued to recognize changes and/or answer questions to the Invitation to Bid (ITB). Only the ITB terms and conditions referenced in this addendum are being changed. All other terms and conditions of the ITB remain the same.

Changes to the ITB

- Change 1: Recognize the administrative error on Amendment Two. "Amendment One" has been removed and replaced with "Addendum Two".
- Change 2: DEADLINE FOR RECEIPT OF PROPOSALS is amended to extend the deadline for proposals to 2:00 P.M. prevailing Alaska Time on May 12, 2023.
- Change 3: Recognize an additional addendum will be issued to address recently received questions.

Questions submitted by potential offerors and answers from the state:

Question 1: What is the sequence of operations for the SAVs and EAVs?

Answer: SAVs: Modulate the damper between Minimum CFM and Maximum Cooling CFM to maintain zone setpoint temperature, plus or minus 1-degree F.

EAVs: Operate VAV box to maintain zone temperature setpoint. Modulate exhaust air valve with VAV box control damper to maintain a minimum pressure differential of plus/minus 0.02 inches WC

Question 2: Do all existing VAV boxes have reheat coils?

Answer: Yes.

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Question 3: Do any of the SAVs have associated reheat coils?

Answer: Unknown, assume none.

Question 4: How many SAVs are there?

Answer: Assume three.

Question 5: How many of the VAV zones have associated auxiliary heat (fintube)?

Answer: None, no fin tube in building.

Question 6: Sheet M201 states that BAS controls are to be provided that include all control damper and valve actuators. Do any valves and dampers require replacement, or just actuators?

Answer: Actuators only. Condition of valves and dampers is assumed to be satisfactory.

Question 7: Sheet M201 indicates replacement of 48 VAVs, though there appear to only be 44 thermostats identified. Are some VAVs sharing thermostats?

Answer: Assume yes.

Question 8: Given the size and complexity of the DDC scope, July 31 does not seem like a reasonable timeframe to complete this work. We request that the July 31 completion date apply to getting the chillers online only. Given current lead times and the engineering needs of this project, a completion date of December 31st seems to be more realistic for the DDC scope. Please advise.

Answer: The DDC system and alternate 1 pump replacement substantial completion will be revised to be 9/30/2023. No change to the chiller substantial completion work (7/31/2023).

Question 9: The drawings (Sheet G101) and specifications (Section 012300) identify a Base Bid and an Alternate No. 1 for which we must provide separate numbers for. However, the bid proposal form that we must submit only includes one blank line for the Base Bid whereas it should include two separate lines, one for the Base Bid and one for Alternate No. 1 scope.

Answer: The bid schedule form has been revised. See Amended Bid Schedule Attached.

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Question 10: Sheet Note 2 on M202 states that the existing concrete pad is to be enlarged by 10" all around the footprint. Please advise whether bidding contractors shall budget for the removal of the existing soils beneath the enlarged portion of the footprint to be replaced with imported Type 2 structural fill. If so, then please specify to what depth (typical would be 18" to 24").

Answer: The existing housekeeping pad is located on top of a concrete floor slab. No additional fill or excavation will be required for the enlargement of the housekeeping pad.

Question 11: Sheet Note 2 on M202 states that the existing concrete pad is to be enlarged by 10" all around the footprint. Please provide a depth for the enlarged concrete pad, along with construction details directing us how the enlarged portion of the pad shall tie into the existing portion of the pad.

Answer: Depth of existing pad and surrounding slab are unknown. It is assumed the existing pad is nominal 4" thick on top of the slab, and the slab is 4" thick. Field verification will be needed. Enlarged slab should match existing thickness. See attached detail for tie-in and reinforcing requirements. No demolition of the surrounding slab is anticipated.

Question 12: Sheet Note 2 on M202 states that the existing concrete pad is to be enlarged by 10" all around the footprint. Based on recent site observations, the existing equipment pad is surrounded by an existing exterior concrete slab on grade. Please provide a depth for the enlarged concrete pad, along with construction details directing us how the concrete pad expansion shall be reinforced, and how the expanded portion of the pad shall tie into the existing portion of the pad in conjunction with the adjacent concrete slab on grade, including any concrete demolition that may or may not need to occur.

Answer: This question is answered in responses to questions 10 and 11, above.

Question 13: Based on recent site observations, it appears that all mechanical and electrical utilities going to and from the existing chiller are above grade. Please confirm that the new installation as part of this project shall match existing. In other words, no underground or below grade work is required.

Answer: Correct. No underground work is anticipated for the chiller replacement work.

Question 14: In the mechanical room, some of the overhead electrical/plumbing is painted while others retained the factory galvanized or insulated finish. Please confirm that it is not the intent to paint any new MEP components as part of this project.

Answer: No painting of MEP components is required or desired.

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Question 15: For the interior controls work throughout the various office spaces, may this work be conducted during normal business hours or must this work take place after-hours? This work will entail noise and may be disturbing to building occupants.

Answer: All work that is to be performed outside of normal business hours must be coordinated and have prior written approval.

Question 16: General Note 3. On M201 calls out which control valves to be replaced. Please clarify the following:

- a. (48) VAV boxes. Do the (48) VAV boxes have hydronic coils?
- b. General Note 4. Calls for new glycol for the heating system. Does the owner / EOR have a estimated qty in gallons

Answer a.: Yes, the 48 VAV boxes have hydronic heating coils.

Answer b.: Exact quantity is not known. Assume 200 gallons for bidding purposes.

Question 17: Please confirm that the existing chiller is drained and out of service. Have all compressors oils been drained and disposed of?

Answer: The system still has pressure on it, so assume it has not been drained. Assume compressors have not been drained.

Question 18: Specification 25 50 00 1.3 B 10. states that the controls installed under this contract shall be integrated into the owners HVAC Supervisory System. What is this existing Supervisory system and where is it located?

Answer: This is not required. Revise language for 25 50 00 1.3 B. 10. to read, "Not used."

Question 19: Specification 25 50 00 2.5 B states that new VAV controls are to be mounted by the VAV box manufacturer at the factory. Are the VAV boxes themselves to be replaced with new as well?

Answer: No, the existing VAV boxes are to remain. Revise language for 25 50 00 2.5 B. to read, "Existing VAV boxes to have new controllers mounted in the field."

Question 20: What are the VAV specifications for each VAV box?

Answer: No specifications. The existing VAV boxes are to remain.

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Question 21: Sheet M201 sheet note 3 indicates the needs for new BAS controls for supply air valves and exhaust air valves. Please provide more information on this equipment including specifications and a sequence of operations.

Answer: Some of the air valves are Phoenix Air brand. No other information is available at this time.

Question 22: Is there currently and existing DDC system in place or stand alone?

Answer: Existing building system is pneumatic, with some stand-alone controls.

For any questions, contact:

Johann Mueller
Building Management Specialist
Phone: 907.269.0599
Email: johann.mueller@alaska.gov

or

Jackie Lea
Procurement Specialist 4
Phone: 907.269.7661
Cell: 907.444.5813
Email: jacqueline.lea@alaska.gov

END OF ADDENDUM THREE