



Anchorage ABI HVAC

Invitation to Bid Project No: 23ABI0402A

Addendum Four

May 5, 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 deadline for questions for the ITB is Monday May 8, at 3:30 pm Alaska Time.

Questions submitted by potential offerors and answers from the state:

Question 1: Please confirm intent in Specifications 25 50 00 – 10 Section 2.8 A. regarding existing Alerton Controls. Plans show to demo all existing pneumatic and digital controls, leaving no existing system to connect to. Specification also references "The new client workstation shall communicate directly with the existing controls database server", is the intent for the existing control server to remain although there is no remaining system, and if not who will provide a new server.

Answer: Ignore reference to existing server. Assume all new DDC is to be provided, including a server.

Question 2: Please confirm that AHU's in space (AHU 4-9) shown on '84 As-built drawings are no longer in use and have been abandoned in place, not to be reused under this new project.

Answer: AHU-4 is an RTU that is in use and is part of this project. AHUs 5 thru 9 have either been previously removed or are abandoned in place. They are not part of the controls upgrade.

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Question 3: Please confirm that Steam Boiler and associated humidification in AHU 1,2 and 3 shown on '84 As-built drawings is no longer in use as well as Humidification shown in original drawings out in space, not to be reused under this new project.

Answer: Steam boiler and humidification no longer exists.

Question 4: Please confirm quantity of Split AC units.

Answer: Three.

Question 5: Please confirm that all equipment shown in '84 As-built drawings that may have been abandoned in place and is not called out on new plans set to be provided with new controls is outside of the scope of work for this project. (i.e. pressure sensing between rooms that used to be lab space, AHU's and Humidifiers, etc.)

Answer: Correct.

Question 6: This might pertain to the 2015 drawings, but could you provide some clarification as to what the 2 "return/relief fans" and 2 "RTU's" are referencing? Locations or if they have been renamed since the 1984 set.

Answer: There is only one return/relief fan. It is tagged RAF-1, and is located above AHU-1 in the boiler room. There is an RTU located approximately at gridlines B.5 and 3. There is a second RTU (tagged AHU-4 on 1984 drawings) located approximately at gridlines D.3 and 4 (along east edge of roof).

Question 7: The Spec references that the Mech room fan isn't currently operable and the owner is to decide If they want to re-energize. Is this something to include?

Answer: No.

Question 8: The original set has a steam humidification boiler and humidifiers out in the space, have those since been demolished and are no longer a part of the scope as they are not referenced on the new plan set?

Answer: Correct.

Question 9: Will the existing VFD's for fans or pumps be replaced under this project?

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Answer: No. Existing VFDs are to remain.

Question 10: Who will provide the Bacnet IP card for the chiller? (M202 note 4)

Answer: Contractor to provide this item.

Question 11: What are the existing boilers, and are they bacnet capable? Or what is the intent as far as connecting them to the BAS?

Answer: Existing boilers are Thermal Solutions model EVS1000BN1-UEA. The EVS series boilers are equipped with a building management system interface.

Question 12: As far as replacing VAV controls, does this mean the entire box is being replaced? just the damper (if plunger type)? Only the controller to be replaced and calling for a pneumatic retrofit kit?

Answer: No, the entire VAV box is not being replaced. Replace controller and provide retrofit to eliminate pneumatics.

Question 13: The plans show 7 heating/cooling coil valves to be replaced, lists 8 to be replaced (M202 general note 5) and actually looks like there might be 9. Do you have any clarification

Answer: 7 new heating/cooling control valves needed in the boiler room (2 heating, 5 cooling). Note there are a total of 8 heating/cooling valves being demolished (1 additional heating valve).

Question 14: In section 23 05 93(1.4)(C)(2) of the specifications, "the names and certifications of the Firm's NEBB Qualified Supervisor and NEBB Certified Technician" are required. Is TABB certification an acceptable alternate to NEBB certification?

Answer: Yes.

Question 15: From when I looked at the pneumatic controls last year, I have the 1984 as-builts, but I was hoping to look at a copy of the remodel drawings from 2015 for a more accurate idea of existing controls. Are those available?

Answer: Yes. "ABI drawing 2015" is posted to this public notice.

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Question 16: Please provide original mechanical drawings and as-builts to verify the existing mechanical systems

Answer: Yes. "ABI drawing 1984" is posted to this public notice.

Question 17: Can the owner provided chiller submittal package be provided to the bidders

Answer: Yes. "ABI Chiller Info" is posted to this public notice.

For any questions, contact:

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END OF ADDENDUM THREE