THE STATE of ALASKA
GOVERNOR MIKE DUNLEAVY

Department of Corrections
DIVISION OF ADMINISTRATIVE SERVICES

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Issue Date: December 26, 2023

ATTN: Vendors

RE:	**Project Name:**	ACCW Chiller Replacement
	Project Number:	240002939
	Project Location:	Anchorage, Alaska
	New RFP Deadline:	**January 11, 2024 @ 2:00 p.m. local time**

Addendum # One (1)

This addendum forms a part of the contract documents and modifies the original drawings and/or specifications for the subject work. In case of conflicts between this addendum and previously issued documents, this addendum shall take precedence.

The following are questions from interested parties and the department's response:

1. Discussion on site revealed that the existing chiller system has not functioned for 10 years or more. What is the status of the existing fluid in the chiller piping? Is it water, or a glycol mix? Has the system been drained since shutting it down, or is it still charged?

   RESPONSE: The quantity and status of the chilled water fluid is undocumented. The contractor should assume that the system is still charge with fluid.

2. Please confirm the scope of the piping replacement is limited to the chilled water piping up to and including the piping connections to the main system pumps 2 & 2A, and not all the piping.

   RESPONSE: Piping replacement is limited to the chilled water piping up to and including the piping connections to the main system pumps 2 & 2A. DOC wants the main system pumps and associated starter/disconnects replaced as part of this project scope.

3. Does the project scope include draining, flushing, and refilling the entire chilled water system?

   RESPONSE: Yes. Glycol should be properly disposed of.

4. What is the total capacity of the Chilled water piping system?

   RESPONSE: Unknown

5. What is the extent of the balancing required on the existing cooling system?

RESPONSE: Contract to confirm correct flow through the chiller barrel and provide performance data for the new main chilled water pumps.

6. Spec 01 11 13, 1.02D6 references updating the control system. Please provide the original control sequence, if available, and advise if these control upgrades include any control modifications to individual air handling components outside of the Main fan room (Chiller & compressor).

   RESPONSE: DOC expects the chiller to be self-contained. There is no control sequence available. Contractor to provide, install, program and commission a BACnet MS/TP compliant, fully programmable and I/O expandable unitary plant controller for the purpose of chilled water pump lead lag control, chiller remote start-stop-enable, chilled water supply and return temperatures, outdoor air temperature and chiller alarm(s).

7. Is the existing cooling system controlled exclusively by the Siemens system?

   RESPONSE: The existing BAS system is a hybrid of older Honeywell and Siemens controls. DOC expects a solution that is not reliant on the existing control system.

8. Spec 01 11 13, 1.02 A &C reference replacing the existing 60-ton split chiller and condenser with a self-contained packaged chiller of equal capacity. No mention is made of minimum operational characteristics of the new equipment, other than 60-ton. Does DOC have any minimum characteristics or required options for the new chiller equipment?

   RESPONSE: The intent of the RFP is for the contractor to provide the DOC with a workable, economical solution for replacement of the existing chiller. The basis of design should be equal to a Trane CGAM060 or similar. The unit should be a standard cooling unit, full factory refrigerant charge, have freeze protection for the evaporator coil, remote BACnet interface, external chilled water setpoint, sound attenuator package, a minimum of (2) two independent refrigerant circuits and (4) compressor stages.

9. Spec 01 11 13 1.02D3 references the replacement of chilled water pumps and starters. Please confirm this refers to only the main chilled water pumps in the mechanical room adjacent to the chiller compressor, and not the additional chilled water booster pumps referenced in the as-built pump schedule.

   RESPONSE: Replace chilled water booster pumps as an additive alternate.

10. Are cooling system air separators and expansion tanks required to be replaced under this project?

    RESPONSE: Yes.

11. Please clarify if all the existing glycol is to be removed and replaced. If the glycol is to be removed and replaced, please provide an estimated amount to be replaced.

    RESPONSE: Glycol is to be removed and replaced. The quantity of glycol is undocumented.

12. Are there any specific pipe cleaning requirements?

RESPONSE: Flush the system. No cleaning solution should be used.

13. There does not appear to be division 22 or 23 specifications provided in the solicitation. Please clarify if these are to be provided by the design-build team.

    RESPONSE: Plumbing and HVAC specifications are to be provided by design-build team.

14. Can you share the electrical as-built.

    RESPONSE: ACC electrical as-built drawings are available upon request. All interested contractors will need to contact Michael Lim @ Michael.lim@alaska.gov to request for the drawings.

This addendum is considered part of the Request for Proposal (RFP) and is to be acknowledge on your bid proposal.

Please contact me if you have any questions.

Sincerely,

Michael Lim

Michael Lim
Procurement Specialist V

cc: John Gard, Facilities Manager I, DOC
Wiliam Merchant, Facilities Manager II, DOC

End of Addendum