



Issue Date: November 19, 2024

ATTN: Vendors

**RE: Project Name:** LCCC Boiler Replacement  
**Project Number:** 240002937-1  
**Project Location:** Lemon Creek Correctional Center (LCCC), Juneau, Alaska  
**NEW ITB Deadline:** **November 27, 2024 @ 2:00 p.m., Local Time**

**Addendum # Three (3)**

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. Will 1 existing boiler maintain heat and domestic hot water for the facility?

*A: Yes.*

2. At the site visit we were told by the building maintenance that he thought the roof of the boiler room was concrete. Please confirm.

*A: Roof appears to be Steel.*

3. I have not seen in the bid documents where a make and model is specified for the 3 new boiler stacks. Will also need the size.

*A: No model specified. Stacks must be rated for Weil-McClain 1594 or another approved boiler. See note 3 on M-101 intends for the contractor to contact the supplier of the boiler to be submitted on and verify the flue requirements for the selected boiler, we anticipate a sealed positive pressure 18" diameter flue for each boiler.*

4. General items: Regarding this requirement – Contractor must maintain minimum 68-degree temperature in Main Administration/Housing building. Coordination of demolition and installation of new lines are contractors' responsibility. No loss of heat below 68 degrees in main building acceptable. Please specify how this issue is to be addressed. Provide a detailed action plan for bidders to price.

*A: It is up to the contractor to develop an action plan to solve this issue.*

5. General items: Contract documents do not address the need for domestic hot water generation maintenance in the existing facility. Existing boilers not only provide heating, but domestic hot water through an indirect tank just on the other side of the boiler control panel. Please specify how this issue is to be addressed. Provide a detailed action plan for bidders to price.

*A: It is up to the contractor to develop an action plan to solve this issue. Suggest leaving one boiler online while the other is replaced.*

6. General items: For the alternate of replacing the day tank, will we need to provide temporary day tank to an alternate location while the new day tank is being installed? Please specify how this issue is to be addressed. Provide a detailed action plan for bidders to price.

*A: Contractor to coordinate with facility of any downtime of the system while replacing day tank.*

7. Mechanical Issue: Regarding this requirement – Contractor is responsible for all water flow balance associated with the boiler replacement to ensuring that the water flow rates are properly adjusted **throughout the system** to achieve optimal performance and efficiency of the new boiler. The implication is that a total test and balance on the existing hydronic systems is required. If this is the intent, then Test and Balance subcontractor will be required and will need as built plans showing all elements of the existing hydronic system. Please clarify and provide plans if full building test and balance is required.

*A: Contractor to measure the existing flow before demolition begins, and re-balance to that flow. They will also need to verify with the boiler manufacturer that the existing flow meets the new boiler minimum flow rates.*

8. Mechanical Issue: Please confirm that the Shutoff valves to which the new boiler installation connect, work and are bubble tight. There are no requirements for Glycol or chemical inhibitors specified for the hydronic system filling of the valved off new boilers only. Please confirm.

*A: Cannot confirm valves are bubble tight. Bidders to plan for a new isolation valve for each point of connection that they can bolt on to the old valve to stop any leakage during construction activity.*

*Glycol concentration to be 50/50%*

9. Mechanical Issue: Existing heat systems are properly maintained and chemically treated and required no existing system cleaning, flushing, re-filling, purging or treatment. If a temporary heating boiler is required, it will need to be connected to the existing building heating system. What time of heating fluid must be added to the existing system to provide for temporary heating equipment and piping. Could this be provided by owner's assumed onsite chemicals provisions? Please confirm.

*A: No need for a temporary boiler. One existing boiler can be left online while other is being replaced.*

10. Mechanical Issue: Added boiler #3 Flue Stack- existing work that needs to be relocated and re-routed. The plan North corner of the room was full of obstacles including but not limited to lighting, sprinkler pipes, & air handling units that are not represented on the drawings. Please clarify what is to be included in bids and provide design showing the required changes, Maybe a mandatory requirement for bidders to carry a 50K Allowance added to the bid form, held and manage by owner?

*A: If needed, Contractor responsible for relocating Sprinkler Branch, Lighting & Hydronic Branch Piping to the AHU. AHU to be retained. Drawings are available upon request. All interested contractors will need to contact Michael Lim@ [Michael.lim@alaska.gov](mailto:Michael.lim@alaska.gov) to request for the drawing.*

11. Mechanical Issue: A new Roof Curb for Boiler 3 will need to be installed in the roof. It will require structural modification to the existing roof structural framing. We need more than the elevation detail currently in the plans. Please provide Plan view structural framing design and details for this.

*A: Drawings are available upon request. All interested contractors will need to contact Michael Lim@ [Michael.lim@alaska.gov](mailto:Michael.lim@alaska.gov) to request for the drawing.*

12. Electrical Issue: Regarding Item #1 above, if we are to maintain water temperature, will there be a need to temp electrical to a temp boiler or anything like that? Please specify how these issues are to be addressed. Provide a detailed action plan for bidders to price.

*A: It is not anticipated that additional power will need to be ran.*

13. Electrical Issue: Regarding Item #3 Fuel day tank above – provide a temp power to an alternate location to keep this day tank working remotely while the new day tank is being installed? Please specify how these issues are to be addressed. Provide a detailed action plan for bidders to price.

*A: It is anticipated that temp power will not be needed. Coordinate downtime with DOC as outlined in #6 above.*

14. Electrical Issue: Controls to day tank for alternate: We are directed by sheet note 4 on E-100 to provide pricing for disconnecting and reconnecting the line voltage circuit to the day tank. On site I noticed more than one conduit going to the day tank, presumably for high-limits or other control interfaces. Please confirm what additional circuit/conduit is.

*A: Additional conduit is assumed to be for tank level monitoring.*

15. Electrical Issue: Verifying Conductor size: Sheet note 3 on E-601 tells us to verify conductor sizes for the replacement of the MCC-1 breaker. Confirm that this verification to take place pre or post bid as a change order if new conductor is required.

*A: Verification is to take place post bid.*

16. Application of Specifications: There are specifications for 26 32 00 – Packaged Generator Assemblies & 26 36 23 Automatic Transfer Switches. Looking through the project documents we do not see where these specifications would apply. Can it be clarified what the intent of these spec sections for?

*A: Please disregard Section 26.32.00 & 26.36.23 from this solicitation.*

17. Concerning damper actuators: Dampers are not shown on the drawings, but they are in the Sequence in the spec, 23 09 93 (121-122). Please confirm whether new dampers are required also or just actuators?

*A: The drawings require a new TEKMAR boiler controller, and minor modification to the existing Siemens control system to remove the boiler control from its current functionality. On Section 23 09 93 to include language of “Reuse existing DDC system. Modify boiler programming as indicated in drawings”.*

*Also to disregard 23 09 93 Para. 2.4 as we are not intending to modify any air equipment.*

This addendum is considered part of the Invitation to Bid (ITB) and is to be acknowledged on your quote form.

Please contact me if you have any questions at [michael.lim@alaska.gov](mailto:michael.lim@alaska.gov) or 907-465-6014.

Sincerely,

*Michael Lim*

Michael Lim  
Procurement Manager

cc: Shawn Ratliff, Facilities Manager I, DOC  
William Merchant, Facilities Manager II, DOC

**End of Addendum**