ADDENDUM #3

Snowden Server Room Renovation
Project No. ANC-C-25-0010

Date: May 6, 2025

To All Plan Holders:

The following changes, additions, clarifications, and/or deletions are hereby made a part of the Contract Documents for the above noted project, fully and completely as if the same were fully contained therein. All other terms, conditions, and specifications of the original Invitation to Bid remain unchanged.

This amendment must be acknowledged in the space provided on the Bid Schedule.

The Submittal Date and Time is UNCHANGED. It remains: May 9, 2025 at 12:00 PM

The modifications directed by this Addendum #3 are described on this page.

Addendum #3

Server Room Reno RFI:

Currently Siemens is not controlling the existing CRAC units by the BMS and only has a temperature sensor in the space and status points on the existing CRAC units as they are a stand along package with it's own controller. I assume the new system will remain the same as a stand-alone system with us monitoring room temperature and a status only.

I spoke with the engineer and he confirmed that was his intent as well. I just need it put into the RFIs as I will not be providing wiring and startup for the new units.

Questions from Michael McLean, President, Argust Fire Protection Co, Inc.

1) Detail 3/M400 shows a direct connection to the water supply. Isn't a backflow preventer required between the connection and the preaction valve?

Response: Concur, provide lead-free double check valve

2) Are sprinkler system as builts available for this area of the building?

Response: As builts are not available

3) Is an additional walkthrough possible?

Response: An additional walkthrough is not possible at this time.

Questions from Kris Squires, Project Manager, Roger Hickel Construction

1) Detail 2/A-102 calls for the installation and field welding of a steel channel material. However, the quantity, lengths, and channel size were not provided. Please provide this information as a basis of bid.

Steel channel shall run continuous under each curb and extend to the next joist beyond each end of the curb. Note regarding steel channel should read "Steel channel shall run to nearest existing joist beyond end of curb." Steel channel shall be C6x8.2, Grade A36.

2) The metal framed curb per Detail 2/A-102 is indicated to be continuous compared to a column type support. So is this Detail 2/A-102 intended to apply continuously all the way around the entire perimeters of both new dry coolers? In other words, this detail would apply for approximately 72 LF in total. Please advise.

The curb is intended to run continuous under each line of support legs for each dry cooler. It should not enclose the entire perimeter of the dry cooler to allow for roof drainage.

3) Will after hours/night work be required for noise generating activities?

Response: yes, night work will be required for noise generating activities.

4) Please reference Section 1.26 Ductwork Cleaning on Sheet M501 which states "As a condition of acceptance all new and/or existing air ductwork systems shall be clean." It would be an atypical requirement for duct cleaning given this project's scope. Shall bidding contractors include the cost for cleaning all existing ducts? If so, then please provide the linear footage and corresponding cross-sectional area of all ductwork in the Snowden Admin building as a basis of bid. Secondly, it would be very unusual to clean new ductwork (because it's new). Please verify the specific requirements of cleaning new/existing ductwork.

Concur, there is no existing ductwork remaining in scope of work area. The section is referring to new ductwork. To clean the new duct system of construction dusts and debris, before testing, adjusting, and balancing.

5) Item 5 under Section 1.26 Ductwork Cleaning on Sheet M501 states "Provide new filters for all air handlers after cleaning has been completed." This would be another very atypical requirement given the project scope. If we are truly required to replace all air handler filters, then please provide the type, size, and quantity of all filters requiring replacement as a basis of bid.

The general term air handler is referring to air conditioning units. Do not operate air conditioning units until filters (temporary or permanent) are in place. Replace temporary filters used during construction and testing, with new, clean filters. Concur, the existing building air handlers filters are not in scope.

6) The equipment schedule for the new dry coolers includes a note stating "provide single electrical connection with integral disconnect." However, Detail 2/E-202 appears to call for the supply and install of new electrical disconnects as part of the electrical scope. Please confirm the disconnects are not doubled up.

The connection symbols on 2/E-202 are intended to represent the connection to the equipment, not an electrical disconnect. The only disconnect will be the integral disconnect in the unit.

7) New Work Key Note 4 on Sheet E-201 states "Control panel provided with pumps, field coordinate arrangement of equipment along wall." However, there is no indication in the circ pump equipment schedule in the mechanical drawings providing direction to procure the pumps along with control panels. Please clarify. Is the intent for the circ pumps to be provided along with control panels from the circ pump manufacturer by the Div 22/23 contractor, and the control panels shall be installed by Div 26 contractor?

It is the intent that pump control panels will be provided by Div 22/23 and installed by Div 26. See the included cooling system sequence of operations for more information.

8) Please provide the current as-built drawings for the existing fire sprinkler system.

No current as-built drawings are available for the existing sprinkler system.

9) A Pre-Action System schedule is included at the bottom right corner of Sheet M700. This same Pre-Action System is also mentioned in Key Note 1 on Sheet E-100. Pre-Action Systems are a fire suppression scope by the Div 21 contractor, however there is no mention of a Pre-Action System in the fire sprinkler specifications on Sheet M501. Please clarify the design intent.

Concur, revise paragraph 1.40.A Provide revisions to the existing wet sprinkler system as required for the renovations noted on the drawings, and in accordance with NFPA-13. Provide new pre-action system as noted on drawings, and in accordance with NFPA-13.

Revise paragraph 1.40.B Supply and install a complete ~~wet~~ pre-action sprinkler system in accordance with NFPA 13 standards. Modify existing sprinkler system areas as noted on drawings. Provide a complete and operational wet sprinkler system in accordance with NFPA 13 standards.

See M400 for pre-action sprinkler detail, M300 and Keynote 9 for extent of pre-action system. See M200 and keynote 5 for demo, and M300 for rerouting of wet system mains.

On drawing 2/E-301, change key note 8 in Cooling Room 105B to key note 3 for incorporation of detector into pre-action system.

10) New Work Key Note 11 on Sheet E-301 states "*Interface module to monitor output of factory smoke detector in AC unit return air. Sensor will shut down AC unit via internal controls. Activation shall trigger a supervisory signal on the fire alarm system*." Is the "factory smoke detector" provided with the new AC unit, to be installed by the fire alarm contractor within the AC unit return air? Is there any integration required with the DDC/controls system?

The smoke detector shall be provided as a factory option for the AC unit with an output point for the fire alarm system to monitor. See included cooling system sequence of operations.

11) The existing servers/telecom equipment shall be removed by ACS IT according to Demo Note 2 on Sheet E-101. Was the design intent for ACS IT to relocate the existing servers/telecom equipment elsewhere to maintain functionality during construction? So ACS IT will also re-install the existing servers/telecom equipment within the new contractor provided/installed equipment cabinets after the completion of construction? Please clarify.

Correct. ACS IT will relocate the existing servers/telecom equipment to a temporary location prior to the start of construction and will re-install the equipment in the contractor provided/installed cabinets after construction is complete.

Cooling system sequence of operations:

1. FACTORY CONTROLLERS: ONE FOR EACH AC UNIT.
   A. REMOTE MOUNTED PUMP CONTROL AND PANEL
   B. DAMPER CONTROL AND PANEL
   C. INTEGRAL UNIT CONTROLLER

2. FACTORY PROVIDED SENSORS: ONE FOR EACH AC UNIT.
   A. SMOKE SENSOR.
   B. SUPPLY PLENUM TEMPERATURE SENSOR
   C. RETURN PLENUM AIR SENSOR

3. AIR CONDITIONING UNIT SEQUENCE OF OPERATIONS

   A. DDC:
      1) SERVER ROOM TEMPERATURE SENSOR: MONITOR AND RECORD TREND DATA.

   B. ALARMS:
      1) HIGH TEMPERATURE ALARM: IF TEMPERATURE RISES ABOVE 80 DEG F (ADJUSTABLE).

      2) COMMON ALARM: MONITOR COMMON ALARM SIGNAL.

4. FACTORY CONTROL SEQUENCE OF OPERATIONS.

   A. LEAD / LAG: PRIMARY AIR CONDITIONING UNIT, PUMPS, RETURN DAMPER AND DRY COOLER SHALL RUN THROUGH FACTORY STARTUP SEQUENCE. UPON DETECTION OF COMMON ALARM, PRIMARY SYSTEM SHALL SHUT DOWN, SECONDARY SYSTEM SHALL BE ENABLED. BOTH UNITS SHALL DISABLE ON ACTIVATION OF SMOKE ALARM.

   B. PRIMARY AIR CONDITIONING UNIT SHALL CYCLE TO MAINTAIN ROOM SETPOINT OF 75 DEG F (ADJUSTABLE).

   C. COMMON ALARM POINTS: ANY OF THE FOLLOWING ALARM POINTS SHALL SIGNAL COMMON ALARM TO DDC.
      1) DAMPER FAILURE ALARM
      2) PUMP FAILURE ALARM
      3) WATER LEAK DETECTOR ALARM
      4) FILTER CLOG ALARM
      5) COMPRESSOR HIGH PRESSURE ALARM
      6) LOSS OF AIRFLOW ALARM
      7) HIGH TEMPEREATURE RETURN AIR ALARM (84 DEG F, ADJUSTABLE)
      8) LOW TEMPERATURE SUPPLY AIR ALARM (51 DEG F, ADJUSTABLE)

   D. FIRE ALARM PANEL POINTS:

1) SMOKE ALARM

Question from Jerry Williams, Project Manager, Cool Air

PG M500, Section 1.4 Addition of Acceptable Manufactures, Note A.
States contractors are allowed to request material substitutions 5 days before the bid date.
Response: Dampers, no exception taken.

Submittal not required during bidding.
Damper actuators: Provide spring return, 24 V damper actuators with end switches.

END OF ADDENDUM #3