

February 20, 2019

SOLICITATION ADDENDUM NO. 2
ITB 19-0002
Cedar Mill HVAC, Roof, and Electrical Upgrades

THE FOLLOWING CHANGES/ADDITIONS TO THE ABOVE CITED SOLICITATION ARE ANNOUNCED:

This Addendum modifies the Invitation to Bid (ITB) document(s) only to the extent indicated herein. All other areas not changed or otherwise modified by this Addendum shall remain in full force and effect. This Addendum is hereby made an integral part of the ITB document. Bidder must be responsive to any requirements of this Addendum as if the requirements were set forth in the ITB. Failure to do so may result in Bid rejection. See the ITB regarding requests for clarification or change and protests of this Addendum, and the deadlines for the foregoing.

This addendum is to be acknowledged in the space provided on the Bidder Certification form supplied in the solicitation document. Failure to acknowledge receipt of this addendum may be cause to reject your offer.

The closing date **REMAINS UNCHANGED: February 26, 2019 at 2:00 PM Pacific Time**

CHANGES:

1. ATTACHMENT K Drawings are replaced with ATTACHMENT K - Drawings Revised.

THE FOLLOWING IS A SUMMARY OF CHANGES SHOWN ON THE REISSUED DRAWINGS:

Drawing AD1.1	New vertical duct chases at south wall of Gym (Keynote 17) have been relocated per attached revised plan.
Drawing AD1.3	Locations of roof penetrations at south gym wall have been revised per attached sheet. Keynote 21 has been added requiring removal of existing windows where located behind new vertical duct chases.
Drawing A2.1	New vertical duct chases at south wall of Gym A142 have been relocated per attached revised plan. Wall Type 'A' has been modified to be 2x4 stud construction hung from existing wall, and modified to be from 8'-0" to underside of ceiling. See revised Wall Type A on attached Sheet A2.1.

Keynote 31 has been added requiring coordination with District representative for final location of vertical duct chases at south gym wall.

- Drawing A2.3 Roof penetrations at south gym wall have been relocated per attached sheet.
Keynote 16 has been added indicating existing window openings at south gym wall located behind relocated vertical duct chases to be infilled with like construction.
- Drawing A3.2 New Detail 8/A3.2 added providing construction information for wallhung vertical duct chase.
- Drawing M2.1 Revised location and configuration of ducts on south side of Gym. Revised location of Unit Heater UH-1, gas piping and concentric assembly through roof. Added size and sheet note call-out to duct through roof to east exhaust fan. Revised notes 7 and 8 and added note 21 under Notes This Sheet. See revised drawing.
- Drawing M2.3 Revised location and configuration of ducts through roof on south side of Gym. Revised location of Unit Heater UH-1 gas piping and concentric assembly through roof. See revised drawing.
- Drawing E1.1 & E3.1 Added utility contact information and work order number to sheet E1.1. Updated quantity of contractor installed conduits between utility transformer secondary and new service meter. See revised drawings.

2. ATTACHMENT L Specifications are replaced with ATTACHMENT L - Specifications Revised.

THE FOLLOWING IS A SUMMARY OF CHANGES SHOWN ON THE REISSUED SPECIFICATIONS:

- Section 01 2500 Replace section with attached revised section. Modifications include:
- 2.1 A.2 – Face Color: Black
 - 2.1 B.2 – Face Color: Black
 - Various locations: Where used, bonding adhesives to be solvent-based.
 - 2.3 A&B: Omit
 - 2.9 – 2.11: Omit
 - 3.5 – 3.7: Omit
 - 3.8 I: Omit
 - 3.9 F: Omit
 - 3.13 B: Omit

Section 23 0923 Add 4.07: Emergency Shut Off: Provide mushroom type emergency stop button with clear plastic cover and label. Button activation will shut off all HVAC systems in the entire building. Coordinate label verbiage with the District.

Section 23 7000 Add 2.07 for Dedicated Outdoor Air Unit as attached.

CLARIFICATIONS:

Clarifications and Questions from February 6, 2019 Pre-Bid meeting

This solicitation is for retaining a general contractor (GC) to furnish, install, manage, and coordinate all work as shown in the attached documents on behalf of the Beaverton School District. Cedar Mill Elementary School is within Washington County's jurisdiction. It is framed with flat built-up, and barrel roof with gutters. Most of the current roof is a Tremco built up system which was installed in 1997. The gym area roof construction is unknown. Asphalt tile floors, over wood in four rooms over cafeteria. Concrete floor in basement. Acoustic tile on ceilings except for two old rooms. Building ADA accessible through cafeteria entrance. The HVAC system consists of a central low-pressure steam heating boiler providing heat to the "A" wing classroom unit ventilators, gym, and cafeteria, heat only systems in "A" wing. "B" wing and modular classrooms, as well as the library all have individual rooftop units, natural gas fired heat, DX cooling. Offices have VVT system with rooftop air handler, natural gas fired heat, DX cooling. DDC controls by Johnson Controls Inc.

Major Scope of Work includes: HVAC upgrades as described in attached drawings, roofing system upgrades as described in attached drawings, electrical system upgrades as described in attached drawings, provide all demolition and hazardous material abatement services necessary to facilitate the construction of the work.

The District will provide the current asbestos reports, and if needed will hire additional sampling, monitoring, clearance testing, and oversight services.

The existing rooftop units are getting replaced. Remove, new disconnects. There is work in the classrooms. We are getting rid of steam convectors and reverting them to hot water convectors.

In the Resource room, please note that the t-molding must be on all classroom cabinetry.

Outside the school, we are utilizing this closet. Panels will be replaced. Steam conductor is being replaced.

In the cafeteria, two units are being replaced, and demo of pipes.

In the gym, there is an air handler that was abandoned in place, it was too awkward to remove.

Question: Is the Abatement part of this proposal?

Answer: Yes.

Question: Do we need to reuse the existing flashing?
Answer: Yes, we want to reuse as much of the existing flashing as possible.

Question: The duct work in the classroom, is it to remain exposed?
Answer: Yes.

Questions submitted via email

Question: What area does final clean encompass for this project?
Answer: Please see Specification section 017700 3.1 Final Cleaning.

Question: Inside building throughout, there is surface mounted conduit's and cables that will conflict with new installations. How are these to be addressed. (ie.. New plans that clearly identify course of action and/or more job walks so contractors can quantify and/or time and material??)

Answer: The existence of any wires, conduits, pipes, ducts or other service facilities are shown in a general way only. It is the duty of the Bidder to review the site during the pre-bid walk and make exact determination of the existence of any such facilities prior to submitting a Bid. The Contractor will be responsible for making the exact determination of the location and condition of these facilities. The Contractor will need to coordinate with the new mechanical and electrical equipment and discuss problem areas with the project team to mitigate the interferences.

Question: Abatement – Is the General Contractor supervising a Beaverton School District assigned Abatement Contractor or is the General to hire his own Abatement Subcontractor?

Answer: The Contractor must hire their own Abatement Subcontractor. The District will provide the current asbestos reports and has contracted with TRC Environmental to provide asbestos abatement oversight activities to ensure satisfactory completion of all necessary asbestos abatement activities. Additionally, TRC Environmental will perform any additional sampling as needed. All of these services will need to be coordinated with your Abatement Subcontractor.

Question: The start date for construction appears to be while school is in session. Will the school be occupied while construction is under way?

Answer: Construction start date is June 17, 2019, the school will be un-occupied.

Substitution Requests submitted via email

Daikin AC model RXYQ264TYDN Outdoor Heat Pump – Accepted

Flex White EPDM – Accepted as noted: substitution must be 90-mil thick and meet the specified warranty.

Greenheck EM-30 Backdraft Damper – Accepted

Modine model MDB Make-Up Air Unit – Accepted as noted: control panel similar to scheduled model and features must be available.

Modine PTS-175 Gas Fired Unit Heater separated Combustion – Accepted

Qmark AWH Series Wall Heater – Accepted

Renewaire DN Series Rooftop Air Handling Units – Accepted

Tempmaster Rooftop Units – Accepted

Variable Refrigerant Flow System model ARUM264DTE5 – Accepted as noted: pending all types of fan coils sepecified are available.

-END of Addendum

Justin Sweet
Contract Specialist