

**ADDENDUM #2**  
**To BID #25035**  
**Boiler Replacement Project**

June 6, 2025

TO: ALL PROSPECTIVE BIDDERS  
FROM: Travis Unified School District

**RE: Addendum #2, Responses to Questions**

*This Addendum forms a part of the Contract Documents and modifies the original Bidding Documents as noted below.*

**Questions and responses:**

1. Are there any asbestos containing materials?  
**Answer: Please see Addendum 1 item 7..11 District is responsible for testing and abating wrapping around pipes that are needed for the replacement of the boilers and equipment.**
2. If asbestos is present, who is handling abatement and/or containment?  
**Answer: See above response.**
3. What is the BMS/DDC controls scope?  
**Answer: The District will be responsible for the programming of controllers.**
4. Is BACnet required? If so, what are the points?  
**Answer: See above response.**
5. Is there a BMS/DDC vendor? If so, what is there contact information?  
**Answer: James Long Construction, (916) 379-9524**
6. If boilers and/or pumps are on BMS/DDC, will that be included in the bid or will the district provide?  
**Answer: District Provided**
7. Are new gas regulators required?  
**Answer: Yes.**
8. Is this project slated to be performed during regular business hours (M-F), or is overtime required?  
**Answer: Yes.**
9. What is the project schedule?  
**Answer: The time for installation will be determinant on the availability of the equipment. Installation is preferred before October 3<sup>rd</sup>, 2025.**
10. For the boiler water supply and return piping, could you please advise if the intent is to install the new boilers in the existing configuration of parallel in loop or to modify the loop piping to install the new boilers in the manufacturer recommended primary/secondary loop in reverse return configuration?  
**Answer: Modify loop piping per manufacturer recommendations.**
11. Is a bid bond required?  
**Answer: No.**

12. Is the 10% allowance applicable on this bid? If yes, is the 10% allowance to be included in the base bid of **each** of the three schools that are to be separated on the bid form?  
**Answer: No.**
13. Is the districts "designated subcontractors list" required to be submitted as part of the bid packet?  
**Answer: No.**
14. Are new disconnects expected to be installed or are the existing disconnects sufficient for new boilers?  
**Answer: Yes.**
15. Who will be responsible for any Mechanical/Electrical/Structural related engineering, permits and/or plan check fees, as well as an inspector?  
**Answer: The Contractor.**
16. Please provide directions on whether a contingency should be included for cases such as manufacturer delays, shipping delays, manufacturer price increases, pandemic closures, unforeseen site conditions, etc.  
**Answer: A contingency is not required for this project.**
17. Is a full title 24 read and report required?  
**Answer: No.**
18. Is a water balance required?  
**Answer: No**
19. Is water treatment required?  
**Answer: No**
20. Will existing concrete pads be sufficient size to accommodate the new boilers per each site? If curbs need to be extended, then please provide how much SF of new concrete is needed for each site.  
**Answer: Curb size will be determinant on boilers selected for this project. Contractor is responsible for measurements and layout of new boilers. So, if more curb size is needed for the proposed boilers, then that cost shall be included in your bid for the expansion work.**
21. Who is IOR or are we to coordinate with the local building department for permits and inspections?  
**Answer: The District will provide inspection.**
22. Clarify all work to be done is during straight time, including all craning and rigging of equipment.  
**Answer: Yes.**
23. Will the building still be occupied during construction phase? If so, please provide an occupied schedule for the facility.  
**Answer: Yes. The buildings will be occupied form 7:30 am to 6:00 pm.**
24. What is the acceptable downtime for piece of equipment?  
**Answer: Downtime will be based off timeframe and need for heat.**
25. Will a lay down and staging area be provided onsite?  
**Answer: Yes.**
26. Is it the contractor's responsibility to provide temporary Facilities I.E portable restrooms? Temp heating or cooling?  
**Answer: No.**
27. Will current electrical infrastructure, I.E., breakers, wire sizing, gas lines, conduit, be sufficient to handle new equipment loads?  
**Answer: Yes; however, Contractor is responsible for correct sizing of wire and gas lines.**
28. What is the current pressure of the gas line?  
**Answer: Approximately 2 PSI.**
29. Has there been any hazmat testing or survey's done on the proposed work area? If so please provide those report? If no, please confirm that if hazardous material is suspected, with testing

and abatement required as a result, that it will remain the districts responsibility for all testing and abatement removal?

**Answer: See question 1.**

30. If there is hazardous material in the boiler rooms, will the district be responsible for the abatement and disposal of hazmat materials?

**Answer: See question 1.**

31. What is the requirement for service clearances for new units?

**Answer: Clearance will be determined by boilers proposed.**

32. Is the contractor required to participate in liquidated damages, if so, what is the exact date that liquidated damages will start?

**Answer: No; however, installation is preferred before October 3<sup>rd</sup>, 2025.**

33. If equipment or material is delayed, will the start date of LD's be extended?

**Answer: N/A.**

34. Is contractor responsible for all patch back of concrete, walls, etc.?

**Answer: Yes.**

35. Will E sheets be provided?

**Answers: No.**

36. Will BACnet need to be provided for new equipment?

**Answer: No.**

37. Is the contractor required to integrate BMS system to the new boilers?

**Answer: No.**

38. Will new fire/smoke detectors be required, if so, will they need to be tied in to € FSL panel?

**Answer: No.**

39. Please provide information on € FLS Panel.

**Answer: N/A.**

40. What are the existing controls for the existing boilers?

**Answer: Johnson Controls, Metasys.**

41. Are the flu openings adequate for new boilers?

**Answer: Yes.**

42. Please provide a layout for new boilers.

**Answer: Contractor is responsible to propose boilers and layouts per manufacturer specifications.**

43. Will it be the contractor's responsibility to provide drawings for new piping modifications and boiler calculations?

**Answer: Yes.**

44. Will termination fan or draft system be required for flu's being utilized by two or more boilers?

**Answer: Yes.**

45. Are there any as-builts for all (3) sites? If so, please provide.

**Answer: Yes, as-builts can be provided after bid award, if needed.**

46. Is the intent to utilize the existing roof penetrations for the new flues, or will roofing work be required?

**Answer: Roof work will be determinant on boilers selected for this project. Contractor is responsible for measurements and layout of new boilers. So, if roof work is needed for the proposed boilers, then that cost shall be included in your bid for the roof work.**

47. What type of roofing is at each location?

**Answer: Built up roof at Vanden and Golden West, and a TPO system at Scandia.**

48. Please provide contact info for the current roofing contractor who holds the warranty.  
**Answer: No warranty at Vanden and Golden West, and Kodiak Roofing is the warranty holder at Scandia.**
49. Would a California Contractor's License **C-4 (Boiler, Hot-Water Heating, and Steam Fitting)** be eligible for bidding/performing the specified work of this bid?  
**Answer: Yes. The statement in Addendum 1, item 9, is corrected to read:**
- 9. To bid on this Project, the Bidder is required to possess one or more of the following State of California contractors' license(s):**
- A (General Engineering), B (General Contractor), or C-4 (Boiler, Hot-Water Heating, and Steam Fitting).** The Bidder's license(s) must remain active and in good standing throughout the term of the Contract.
50. Is there an engineer's estimate or budget/range for this project?  
**Answer: No.**
51. Will the existing bypass feeders be replaced? If so, please confirm the desired capacity—currently, 2-gallon units are installed on site. Would you prefer to upgrade to 5-gallon units? Also, are there any brand preferences, or should replacements be like-for-like?  
**Answer: See Addendum 1, item 7..10 Replace existing chemical pot feeders, gauges, and ball valves with new. Keep sizing in kind. No brand preferences.**
52. Are the new boilers intended to be like-for-like replacements, or are you considering high-efficiency models with aluminum internals? If aluminum is specified, this will affect water treatment chemistry and may increase service frequency (e.g., monthly vs. quarterly).  
**Answer: See 25035 Notice to Bidders, item 7..1 for each site, Remove ...existing boilers and replace with new RBI Futera II boilers...or equivalent boilers or larger, approved by the District. Aluminum internals are not required.**
53. Would you like to implement filtration for the closed-loop systems? If so, do you prefer to filter through the bypass feeder or install a dedicated housing allowing lower-micron filtration? We can provide recommendations.  
**Answer: No.**
54. Would you like the closed-loop systems to be chemically cleaned prior to the startup of the new boilers? If so, could you provide an approximate loop volume for each location?  
**Answer: No.**
55. Would you like us to include an ongoing chemical treatment and testing service?  
**Answer: No.**
56. Please provide GMP (flow) and Total Head requirements for the secondary pumps at all three schools.  
**Answer: Information not known.**
57. The district is responsible for abatement and removal of any "hot" pipe insulation. Is the repair and replacement to be included in this bid? If so, do you know the extent of the abatement?  
**Answer: Replacement of insulation is determinant on the piping needed to be replaced for the boiler replacement. Insulation replacement shall be calculated on that.**
58. Are new air/dirt separators be required?  
**Answer: No.**

59. What is the proposed schedule/duration/completion date? Will all three phases/schools run concurrent or consecutively?

**Answer: The time for installation will be determinant on the availability of the equipment.**

**Installation is preferred before October 3<sup>rd</sup>, 2025. Yes, all schools run concurrently.**

60. If work is to occur during the school year, what will be the allowed working hours?

**Answer: 7am to 7pm.**

61. Will there be issues with the boiler systems being down during winter while school is in session? Related to my question on the schedule, based on the estimated time it will take to award, approve submittals, release & procurement equipment, I suspect the earliest this work will begin will be late fall. Does the contractor need to ensure the heating water system is not offline during

**Answer: Yes, we will have to keep heat up during the winter months. If the issue arises, we will schedule replacement during one of the school breaks or one boiler at a time to keep heat going.**

62. Can the bids be submitted electronically or do they have to be hand delivered?

**Answer: Bids must be sealed and received by our Business Department by mail or hand delivered.**

63. Does the replacement insulation need to match in kind?

**Answer: No. Install insulation per manufacturer's recommendations.**

64. If the roofs have been recently redone, who was the roofing contractor?

**Answer: See question 48.**

65. Is a temporary boiler going to be required?

**Answer: No.**

66. What is the maximum outage allowed at each facility for hot water?

**Answer: Downtime will be based off timeframe and need for heat.**

67. Is the facility supplying restrooms, and construction power?

**Answer: Yes.**

68. How long of a warrantee period is required on the boilers?

**Answer: Warrantee period will based on manufacturer and craftsmanship warranty shall be no less than 1 year.**

69. Does the Payment Bond and the Performance bond forms need to be submitted with the bid or are they submitted if the project is awarded?

**Answer: As stated in the notice to bidders, item 13, the bidder shall be required to provide a performance bond and a payment bond if they are awarded the contract, so no they are not submitted with the bid.**

70. The Bid form and proposal form is asking for the contractor to complete all work in accordance with the terms and conditions of the contract Documents, including, without limitation, the Drawings and Specifications. Do they have drawings and specifications on the material?

**Answer: No.**

71. Is the unit pricing required on Districts Bid Form and proposal?

**Answer: No.**

72. In the original scope of work, the new expansion tanks were included, in addendum #1 they are not listed, are they required?

**Answer: The addendums change and/or add information to the original bid documents; therefore, not all line items will be listed in the addendums. So, yes, new expansion tanks are still required.**