

ADDENDUM No. 3
Request for Competitive Sealed Proposals (CSP)
21CSP049 HVAC Upgrades at Kealing Middle School

December 17th, 2020

Received by bidder:

Date: _____

Name: _____

Signature: _____

Item 1: Questions and Answers

Item 2: Changes to Project Manual and Drawings, Clarifications

Item 1:

Q: 23-05-96 1.4 Par. C&D is referencing the T&B requirements T&B is by the Prime Contractor. Specs also state that cannot be provided by installing contractor. What is installing contractor IS the Mechanical Contractor?

A: TAB is provided as a reimbursable from the MEP engineering firm, billed to AISD through a regular Invoice.

Q: Has Plan Review been done? What are or will be the permit fees

A: AISD will obtain building permit via expeditor.

Q: What sizes are the branch CHW & HW pipe sizes going to the AHUs?

A: Pipe sizes are shown on plans as part of Addendum #3

Q: Can the CHW & HW be shutdown May 28th?

A: Last day of school for staff is June 4. CHW and HW shutdown will be June 5 or after.



- Q: ANY summer programs going on within the school? Shut down of chiller water to these AHUs might be an interruption.
- A: No student activities are anticipated Summer 2021. Staff will have an office in the Library, with three 5 ton Spot Coolers. Rental of units is by Owner. Electrical connection to nearest panel is by General Contractor. Plywood panel for discharge of exhaust air and condensate will be installed by General Contractor at two fixed glass windows in Library. Electrical service load will be provided in addendum for the three spot cooler units.
- Q: Please verify that the contractor performing the mechanical scope of work has to be a State of Texas Class A licensed contractor.
- A: The contractor performing the mechanical scope of work has to be a State of Texas Class A licensed contractor
- Q: Please verify that the wage rates published for AISD work will be required to be paid out to employees of the contractor (and its subcontractors).
- A: Yes. The Notice of Prevailing Wage Rates is a contractual document. The responsibilities of the contractor and of subcontractors regarding the prevailing wage rates are outlined in the General Conditions of Construction, which were published as part of the project manual.
- Q: The proposal form requires that the amount of HAZMAT abatement work is indicated/identified. Please define HAZMAT in this instance.
- A: "Limited Asbestos Survey" prepared by Terracon Consultants, Inc., dated April 14, 2020, will be provided to bidders. Abatement is expected to be limited in scope and conducted by AISD staff.
- Q: Please clarify if there is asbestos and lead abatement which will be part of the project Scope of Work, OR, if that work will be handled separate from this contract. If ACM/lead abatement is to be performed by this contract, please publish test reports of ACM/Lead identifying extent of ACM/lead abatement on this project.
- A: "Limited Asbestos Survey" prepared by Terracon Consultants, Inc., dated April 14, 2020, will be provided to bidders. Abatement is expected to be limited in scope and conducted by AISD staff.
- Q: Pipe sizes to each AHU to be replaced are not indicated. Please issue a schematic depicting pipe sizes to each AHU from the mains; alternatively – please issue line sizes, on the Plan drawings, to be provided to each new AHU.
- A: Pipe sizes are shown on plans as part of Addendum #3
- Q: Drawing M2.05: Please verify sizes for piping/work designated by/for Keyed notes: 1, 2, 3, & 4.
- A: Pipe sizes are give in keyed notes as part of Addendum #3



- Q: Please verify that existing AHU coil piping trim will not be permitted to be reused, and that each new AHU is to be provided with new coil trim.
- A: Keyed notes on demo and new sheets have been changed in Add #3 to clarify what piping/appurtenance's are to be removed and replaced
- Q: A-100 Keyed Note 1 requires, in part, the replacement of what appears to be lay-in ceiling and grid. A-100 Keyed Note 2 requires that the contractor 'repairs damage to existing ceiling and paint to match surroundings'. Please verify the type ceiling which is in place and is to be 'worked' under the referenced Keyed note # 2.
- A: Room 108 is open to structure. No ceiling in this area, delete key note 2, on DWG A3/A-100.
- Q: Please issue contact information for contractors who are contracted by AISD to perform work on the following its Fire alarm systems (as it pertains to work required of A-100).
- A: AISD PM will provide information at the time of award.
- Q: Since there will likely be a need for roofing work on this project, please: Publish contact information for the roofer who holds the warranty on the school's roofs. If roof is not under warranty, please issue contact information for roofers permitted to perform work on the school's roofs.
- A: Per AISD Roofing PM, Bob Ross: Existing warranties are difficult to determine. From what I can find the following are in place for Kealing
- A John Manville Modified until 7/2/2027 nb 111050415
 - Koppers Built Up Coal Tar?? Somewhere on area B 9000sf Until 8/26/2024
 - A Sonofill or Sika 80 mil PVC Until 7/31/33.
- If modifications to the roof are required I will work with the roofing consultant to determine what work areas are under warranty.
- Q: Drawing MD2.02 & M2.02: Please verify that all existing pipe taps can be reused for new piping to new AHUs.
- A: Keyed notes on demo and new sheets changed in Add #3 to clarify what piping/appurtenances are to be removed and replaced



Q: Since drain-downs will be required for work to be performed on M2.05 & MD2.20, please:
a) Verify that the water can be drained to the sanitary drain OR if the water will need to be collected and stored. b) If the water is to be collected and stored, please publish the total volume of water to be drained/stored.

A: Collected and stored, volume TBD

Q: Please verify if new isolation valves have to be provided at branch lines, off the piping mains, to each AHU - over and above the isolation valves depicted on detail 1M6.03.

A: Keyed notes on demo and new sheets changed in Add #3 to clarify what piping/appurtenances are to be removed and replaced

Q: Please verify if the new piping can be tested through the new AHUs, or if the piping needs to be 'pan-caked'/blanked off at the AHU connections.

A: New piping should not be tested through AHU coils

Q: Please verify if the new piping can be flushed through the AHUs with the strained catching any debris – OR, if temporary shunts will need to be provided to flush this new piping.

A: Temporary shunts needed

Q: Please verify if a pre-audit is to be performed on this project. If not, please issue the last TAB report or the last TAB Pre-Audit performed on this school.

A: Pre-audit to be performed

Q: Please Verify if the Additional four (4) year extended parts and labor warranties is to be applied to the base bid.

A: Additional **five (5)** year extended parts and labor warranties is to be applied to the base bid.

Q: Please verify that if the testing for allowable Duct leakage is for New and existing Duct.

A: New only

Item 2:

Changes to Project Manual and Drawings and, Clarifications are available on <https://planroom.millerids.com/> under 21CSP049 HVAC Upgrades at Kealing Middle School.