

City of Tacoma

Department of Public Works, Facilities Management

ADDENDUM NO. 2

DATE: February 2, 2023

REVISIONS TO: Request for Bids Specification No. PW22-0287F Beacon Activity Center HVAC Upgrade and Exterior Renovation

NOTICE TO ALL Bidders:

This addendum is issued to clarify, revise, add to or delete from, the original specification documents for the above project. This addendum, as integrated with the original specification documents, shall form the specification documents. The noted revisions shall take precedence over previously issued specification documents and shall become part of this contract.

REVISIONS TO THE SUBMITTAL DEADLINE:

• The submittal deadline has been changed to 11:00 a.m., Pacific Time, Tuesday, February 14, 2023.

REVISIONS TO THE PROPOSAL PAGES:

• BID PROPOSAL FORM, REPLACE attached page 1 to include "Additive Alternate No. AA-1 ALERTON CONTROLS".

REVISIONS TO THE TECHNICAL SPECIFICATIONS:

 SECTION 200593 TESTING, ADJUSTING, BALANCING, list of Pre-Qualified Balancers, ADD the following:

"Farrington Air Quality Services" per the attached approved Substitution Request.

- SECTION 237223 ENERGY RECOVERY VENTILATOR, paragraph 2.1, B, ADD the following: "ConsERV".
- SECTION 237223 INTEGRATED AUTOMATION CONTROL SEQUENCE, paragraph 2.3, H, ADD the following:

"Provide output contact for use by Division 23 controls contractor for Electric Duct Heater. Provide contacts for use by Division 23 controls contactor for control of OA and Relief Dampers."

• SECTION 259000 INTEGRATED AUTOMATION CONTROL SEQUENCE, paragraph 1.4, ADD the following:

"D. Division 25 Scope, General: Division 25 Controls are an Alternate Bid Item (Base bid controls are stand-alone local controls by Division 23). Under the Alternate Bid Item, Provide Division 25 controls that integrate the Division 23 controls to DDC and connect controls to central city owned facilities. In lieu of Division 23 controls of the duct heater control by integral control, provide DDC interlocks and controls of duct heaters, to show duct heater status and discharge air temperature on graphics. In lieu of Division 23 controls of OA and Exhaust Dampers, provide DDC control of dampers, and show damper status on graphics."

• ADD NEW attached SECTION 262000 ELECTRICAL DISTRIBUTION

REVISIONS TO THE PLANS:

- SHEET M0.1, MECHANICAL GENERAL NOTES, ADD the following:
 - 21. Controls: Base bid controls are stand-alone local controls by Division 23. Under an Alternate Bid Item, provide Division 25 controls that integrate the Division 23 controls to DDC and connect controls to central city owned facilities."
- SHEET E3.1 CRAWLSPACE PLAN ELECTRICAL, REPLACE with attached sheet.
- SHEET E5.1 ELECTRICAL ONE-LINE DIAGRAM, REVISE "General Electrical notes" to "Electrical Plan Notes"
- SHEET E5.1 ELECTRICAL ONE-LINE DIAGRAM, ADD the following: "General Electrical Note: 1) Provide temporary power to building during electrical changeover. Have new equipment staged or installed and ready before removing existing equipment, to minimize facility downtime."
- SHEET ED3.1 CRAWLSPACE PLAN ELECTRICAL DEMO, REPLACE with attached sheet.

QUESTIONS RECEIVED:

- Attached Questions and Answers (partial list).
- Technical Questions regarding siding, windows and roofing will be answered in Addendum #3.

NOTE: Acknowledge receipt of this addendum by initialing the corresponding space as indicated on the SIGNATURE PAGE. Vendors who have already submitted their bid/proposal may contact the Purchasing Division at 253-502-8468 and request return of their bid/proposal for acknowledgment and re-submittal. Or, a letter acknowledging receipt of this addendum may be submitted in an envelope marked Request for Bids Specification No. PW22-0287F Addendum No. 2. The City reserves the right to reject any and all bids, including, in certain circumstances, for failure to appropriately acknowledge this addendum.

cc: Mina Zarelli, PW/FM

City of Tacoma Department of Public Works Facilities Management

Name of Firm:_____

(Write in company name)

In compliance with the contract documents, the following bid proposal is submitted:

BASE BID:

Lump sum base bid is inclusive of the Scope of Work described in the Contract Documents.

BASE BID:	\$
SUBTOTAL:	\$
<u>WA STATE SALES TAX @ 10.3%:</u>	\$
GRAND TOTAL:	\$

BID ALTERNATES: (do not include Washington State Sales Tax)

The undersigned proposes to modify the contract requirements and scope of work as defined in the Contract Documents and as described in the Project Manual, for the following amounts to be added to the Base Bid. The Owner reserves the right to accept or reject any or alternates within (90) days of the bid date.

Additive Alternate No. AA-1,

ALERTON CONTROLS- Provide and install Alerton controls to allow for the remote monitoring and manipulation of the installed mechanical system, per the project manual, specifications and drawings contained within this project.

\$_____

SUBSTITUTION REQUEST FORM

Beacon Activity Center HVAC Upgrade & Exterior Renovation

SPECIFICATION NO.: PW22-0287F

Prospective bidders may request substitutions in writing on this form. Substitutions shall be submitted on this form via e-mail to:

Tina Eide, Senior Buyer. E-mail address: teide@cityoftacoma.org

All e-mails must be received by **Noon on Friday**, **January 27**, **2023**. Where changes in the project documents are required, an addendum will be issued to everyone on the plan holder's list and posted on <u>www.tacomapurchasing.org</u>.

Submitted By		
Signature		
Company Farrington	Air Quality Services	
Mailing Address PO Bo	3ox 760	
City Sumner	State WA Zip 98390	
Phone 25-466-3000	FaxE-mailDaniel@farringtonair.com	
Please check if there are attac	achments	
1. We hereby submit for you	our consideration the following product instead of the specified item for the above project:	
Section 200593	PageLine/ParagraphSpecified Item2 of 5B/Paragraph 2Pre-Qualified Balancers	
2. Proposed Substitution.	Addition of Farrington Air Quality Services to list of pre-qualified balance	
3. Reason for Substitution.	To allow us to bid on this project, giving the contractor more	
 Attach complete technica be noted with any deviati 	al data, catalog cuts, drawings, samples, etc. Exact models and description of products shall: ition noted.	
5. Include complete information on changes to Drawings, and/or Specifications which proposed substitution will		
require for its proper installation.		
6. Does the substitute affect dimensions shown on Drawings? No		
6a. If so, how?		
7. Describe the effect substitution has on other trades. None		
8. Describe differences betw	ween proposed substitution and specified item.	
Proposed substitution allows for newer companies to compete in this space		
9. Manufacturer's warrantie	ies of the proposed and specified items are: O Same O Different (explain on attachment)	

The undersigned states that the function, appearance and quality are equivalent or superior to the specified item. The undersigned agrees to pay for changes to the building and systems design, including engineering and detailing costs caused by the requested substitution.

Page 1

SUBSTITUTION REQUEST FORM

Beacon Activity Center HVAC Upgrade & Exterior Renovation SPECIFICATION NO.: PW22-0287F

For Reviewer

Approved for Bidding subject to review and approval of Submittals (and as noted below) 🔲 Rejected - Inadequate Information

Not Accepted Received Too Late

By Mina Zarelli Date _1/30/2023

Remarks

Farrington Air Quality Services has been added to the list of pre-qualified balancers.

Provided to Builders Exchange of WA, Inc. For usage Conditions Agreement see www.bxwa.com - Always Verify Scal

SECTION 262000

ELECTRICAL DISTRIBUTION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 00 and Division 01 Specification Sections, apply to this Section.
- B. Concrete for Equipment Pads: Comply with Division 03 Concrete.

1.2 SECTION INCLUDES

- A. Panelboards and Circuit Breakers.
- B. Disconnect Switches.
- C. Fuses.
- D. Enclosed Circuit Breakers.
- E. Nameplates.
- F. Compression Lugs.

1.3 SUBMITTALS

- A. Submit product data for switchboards, panelboards, circuit breakers, motor controllers, contactors, dry type transformers, busway, and enclosed circuit breakers. Dry type transformer submittal must indicate compliance with minimum efficiency requirements specified.
- B. Submit shop drawings for switchboards, panelboards, busway, and dry type transformers. Include installation requirements for anchoring and bracing meeting requirements of the International Building Code for Seismic Design Category F.
- C. Coordinate dimensions of equipment with site and project space dimensions to verify equipment will fit, conform to indicated layout, and meet NEC and manufacturer clearance requirements.
- D. Submit reports for tests required under Part 3 of this section. Submit manufacturer's performance testing instructions and signed written performance test records for equipment ground fault protection systems.
- E. Submit product data and shop drawings for service switchboard to serving utility for review and approval in addition to Architect/Engineer submittal requirements.

1.4 OPERATION AND MAINTENANCE DATA

A. Include data for switchboards, panelboards, circuit breakers, motor controllers, transformers, fuses, contactors, busway, studies, and tests in Operation & Maintenance Manuals.

1.5 SPARE PARTS

- A. Fuses: Furnish to Owner 3 spare fuses of each type and rating installed.
- B. Fuse Pullers: Furnish 2 fuse pullers to the Owner.

PART 2 - PRODUCTS

- 2.1 ACCEPTABLE MANUFACTURERS
 - A. Switchboards, Panelboards, Circuit Breakers and Disconnects: Square 'D', Siemens, Cutler-Hammer, General Electric - ABB.
 - B. Fuses: Bussman and Littelfuse.
- 2.2 POWER DISTRIBUTION PANELBOARDS
 - A. Panelboards: UL 67, NEMA PB 1; fusible switch type, circuit breaker type with provision for 225 amp frame branch breakers, suitable for use as service equipment.
 - B. Electrical Ratings, Switch Arrangement, Special Features: As indicated on drawings. Indicated ampere interrupting capacity (AIC) is the full rms symmetrical integrated equipment short circuit rating of bussing and of overcurrent devices without series rating.
 - C. Cabinet: ICS 6; Type 1 for dry locations, Type 3R for damp or outdoor locations; surface mounted.Coordinate maximum dimensions with room layout shown on plans.
 - D. Finish: Manufacturer's standard enamel over rust inhibitor.
 - E. Circuit Directory: Index card under plastic with metal frame holder on each branch switch.
 - F. Main Overcurrent Protective Device(s): UL 489; molded case circuit breaker with thermal magnetic trip LSI solid state trip unit fixed mounted, single handle common pole operation, AIC rating greater than available symmetrical short circuit amperes. Circuit breakers rated 1000 amps or larger for solidly grounded wye electrical systems rated more than 150 volts to ground shall have ground fault protection. Circuit breakers rated or otherwise adjustable to 1200 amperes and larger shall have an arc energy reducing maintenance switch with electronic trip and status indication to reduce clearing time.
 - G. Circuit Breakers: UL 489; molded case, thermal magnetic trip, AIC rating greater than available symmetrical short circuit amperes. Multi-pole breakers shall be single handle with common pole operation. Feeder circuit breakers required to selectively coordinate shall have LI or LSI solid state trip. Circuit breakers rated 1000 amps and larger shall have LSI solid state trip.
 - H. Bussing: Copper with full neutral and ground bus.
 - I. Future Provisions: Provide fully equipped spaces for future devices with bussing, device supports, and bus connections.

2.3 BRANCH CIRCUIT PANELBOARDS

- A. Panelboards: UL 67, NEMA PB 1; bolt-on circuit breaker type.
- B. Electrical Ratings, Circuit Breaker Arrangement, Special Features: As indicated on drawings. Indicated ampere interrupting capacity (AIC) is the rms symmetrical integrated equipment short circuit rating of the complete assembly. Indicated AIC rating shall be base upon manufacture listed series rating with the panelboard main device or the line side overcurrent protective device, as applicable, unless otherwise indicated.
- C. Cabinet: Concealed trim clamps, concealed hinge door with flush locks all keyed alike, 6" deep x 20" wide. Provide two keys for each panelboard furnished.
- D. Finish: Manufacturer's standard enamel over rust inhibitor for exposed surfaces; galvanized steel for recessed boxes.

- E. Circuit Directory: Index card under plastic with metal framed holder on inside door.
- F. Main Overcurrent Protective Device(s): UL 489; molded case circuit breaker with thermal magnetic trip fixed mounted, single handle common pole operation, AIC rating greater than available symmetrical short circuit amperes. Main circuit breakers required to selectively coordinate shall have LI or LSI solid state trip.
- G. Circuit Breakers: UL 489; molded case, thermal magnetic trip. Multi-pole breakers shall be single handle with common pole operation.
 - 1. Provide type SWD circuit breakers for lighting circuits.
 - 2. Provide type HACR circuit breakers for air conditioning equipment, refrigeration equipment, and surge protection devices (SPD).
 - 3. Provide approved manufacturer handle ties between single pole circuit breakers serving branch circuits sharing a common neutral (disconnecting means for multiwire branch circuits).
 - 4. Provide approved manufacturer handle padlock attachment on circuit breakers serving branch circuits for permanently connected appliances without local disconnecting means and where otherwise indicated.
 - 5. Provide combination-type arc-fault circuit interrupter protection (AFCI) circuit breakers for branch circuits where indicated.
 - 6. Provide ground fault circuit interrupter protection (GFCI) circuit breakers for branch circuits where indicated.
 - 7. Provide ground fault equipment protection (GFEP) circuit breakers for pipe heat trace and for deicing and snow melting equipment.
 - 8. Circuit breakers used as mains (back-fed) shall be suitable for the purpose and shall include an auxiliary fastener listed and approved by the panelboard manufacturer where plug-in type device is used.
- H. Bussing: Copper with full neutral and ground bus. Provide separate ground bus isolated from cabinet where isolated grounding requirements are indicated.
- I. Provide flush mounted panelboards with bullnose trim where full recessed depth is not available.
- J. Provide sheet metal skirt with matching panelboard finish from bottom of surface mounted panelboards to floor.

2.4 ENCLOSED CIRCUIT BREAKERS

- A. Circuit Breakers: UL 489; molded case circuit breaker with thermal magnetic trip LSI solid state trip unit fixed mounted, single handle common pole operation, AIC rating greater than available symmetrical short circuit amperes. Circuit breakers rated 1000 amps or larger for solidly grounded wye electrical systems rated more than 150 volts to ground shall have ground fault protection. Circuit breakers rated or otherwise adjustable to 1200 amperes and larger shall have an arc energy reducing maintenance switch with electronic trip and status indication to reduce clearing time.
- B. Electrical Ratings, Configuration, and Special Features: As shown on drawings. The indicated ampere interrupting capacity (AIC) shown on the drawings is the full rms symmetrical equipment short circuit rating of bussing and of all overcurrent devices installed.
- C. Enclosures: NEMA ICS6; Type 1 for dry locations, Type 3R for damp or outdoor, with pad locking provisions, and suitable for use as service equipment. Include neutral and/or ground kits as required.

2.5 DISCONNECT SWITCHES

A. Safety Switches: NEMA KS 1; heavy duty, quick make, quick break, handle with lock out / tag out provisions. Provide rating, number of poles, and fusing required for load served.

- B. Safety Switches for Variable Frequency Drives (VFD): Safety switches installed on the load side of VFD controllers shall include an interlock to disable controller operation when the safety switch handle is operated to the open positon.
- C. Toggle Switches for Small Motors and Appliances: NEMA WD 1; horsepower rated 20 ampere general use snap switch with lock-out attachment.
- D. Switch Enclosures: NEMA ICS 6; Type 1 for dry locations, Type 3R for damp or outdoor locations.

2.6 FUSES

- A. Approved Fuses, 600 Amperes and Less, for Branch Circuits and Power Distribution:
 - 1. ANSI/UL 198C Class J low peak with time delay unless otherwise indicated except ANSI/UL 198E Class RK5 may be used in safety switches for protection of motors and transformers.
 - 2. For Protection of Circuit Breakers: Fuses must comply with NEC 240.86 series rating requirements for load side circuit breakers that are not rated for the available fault current. Coordinate series rating requirements with published manufacturer's listings for circuit breakers installed.
- B. Approved Fuses, Over 600 Amperes, for Branch Circuits and Power Distribution:
 - 1. ANSI/UL 198C Class L low peak with time delay unless otherwise indicated.
 - 2. For Protection of Circuit Breakers: Fuses must comply with NEC 240.86 series rating requirements for load side circuit breakers that are not rated for the available fault current. Coordinate series rating requirements with published manufacturer's listings for circuit breakers installed.

2.7 NAMEPLATES AND LABELS

- A. Nameplates: Engraved three-layer laminated plastic, white letters on black background, affixed with stainless steel screws, adhesive acceptable in dry locations. Use black letters on yellow background for series combination rating identification.
- B. Letter Height: 1/2 inch for series combination rating identification. 1/4 inch for switchboards, panelboards, motor control centers, circuit breakers, switches, and disconnecting means; 1/8 inch for motor starters, contactors, time switches, and equipment served.
- C. Arc Flash Protection Labels: ANSI Z535.4; Self adhesive vinyl label factory installed by the equipment manufacturer with ANSI header to read WARNING or DANGER and informational text to include:

Electric Arc Flash Hazard Turn off all power before opening. Follow all requirements in NFPA 70E for safe work practices and for Personal Protective Equipment. Failure to comply can result in death or injury.

2.8 COMPRESSION LUGS (ALUMINUM CONDUCTOR)

A. Where aluminum conductor is substituted for copper conductor under Section 26 05 00, compression lugs shall be provided in lieu of mechanical lugs for terminating conductors.

PART 3 - EXECUTION

3.1 PANELBOARDS

A. Install in accordance with NEMA PB 1.1.

- B. Height: 78 inches maximum measured from finish floor to top of enclosure; 78 inches maximum measured from finish floor to highest device handle for panelboards over 66 inches high.
- C. Provide typewritten circuit directory for each panelboard listing load description for each circuit. Use final room names and numbers as verified with the Owner.
- D. Fire Rated Construction: Recessed rough-in cans that penetrate fire rated wall assemblies shall comply with requirements of Section 26 05 00. Verify location of fire rated assemblies with Architectural plans prior to rough in.

3.2 DISCONNECTS

- A. Provide a disconnect in addition to the controller disconnecting means at installed motor loads that are not in sight of motor controller as required by NEC 430.102(B).
- B. Safety Switches for Variable Frequency Drives (VFD): Provide two (2) #12 600 volt rated conductors with the motor feeder between VFD and load side motor disconnect interlock to disable controller operation when the safety switch handle is operated to the open position.

3.3 FUSES

- A. Install fuses in fusible switches.
- B. Size fuses for motor loads at 150% of nameplate full load amperes; size fuses for air conditioning and refrigeration equipment at maximum recommended nameplate rating.

3.4 CIRCUIT BREAKERS

- A. Install circuit breakers in accordance with manufacturer instructions and recommendations.
- B. Set adjustable breakers to comply with the approved protective device coordination study or as directed by the Engineer.

3.5 NAMEPLATES AND LABELS

- A. Switchboards, Panelboards: Provide nameplate to identify equipment designation, voltage, and source of supply for each, e.g. Panel A, 208/120V, Fed from Panel M. Provide arc flash protection label. Provide series combination rating nameplate where such rating is applicable.
- B. Individual Circuit Breakers, Switches, and Motor Starters Installed in Switchboards, Distribution Panelboards Without Circuit Index: Provide nameplate to identify circuit source, circuit number, and load served.
- C. Individual Enclosed Circuit Breakers, Safety Switches, and Disconnecting Means: Provide nameplate to identify load served and circuit source and circuit number.
- D. Equipment Served: Provide nameplate to identify equipment designation corresponding with nameplate of serving overcurrent device, disconnect switch, or controller when there is more than one of same type of equipment being served, e.g. Air Handler No. 2. Coordinate with Architect/Engineer to assign numbers when not designated in equipment schedules.
- E. Nameplate and Label Location: Secure to equipment fronts, except recessed panelboards in finished locations secure nameplates and labels to inside face of door.
- F. Service Equipment: Provide label identifying short circuit rating indicated along with date of construction documents.

END OF SECTION 262000







Questions and Answers

Beacon Activity Center HVAC Upgrade and Exterior Renovation RFB Specification No. PW22-0287F

All interested parties had the opportunity to submit questions in writing by email to Tina Eide, Senior Buyer by January 27, 2023. The answers to the questions received are provided below and posted to the City's website at <u>www.TacomaPurchasing.org</u>: Navigate to <u>Current</u> <u>Contracting Opportunities</u> / Public Works and Improvements Solicitations, and then click Questions and Answers for this Specification. This information IS NOT considered an addendum. Respondents should consider this information when submitting their proposals.

*Note: This is a partial list of questions that were submitted. Technical questions regarding siding, windows, and roofing will be answered with Addendum #3.

Question 1: When does construction start after awarding this project?

a) The Anticipated Notice to Proceed date is April 2023. The 100 calendar days for construction begins after Notice to Proceed has been issued.

Question 2: Why wait so long to give Notice to Proceed?

- a) The anticipated April 2023 date is based on the expected time for the City to complete the following tasks:
 - Evaluate the bid submittals
 - Make a recommendation to the Board of Contracts and Awards (C&A Board)
 - Make a recommendation to the City Council
 - Execute Contract, Bonds, and Insurance
 - Schedule and hold the pre-construction conference

Question 3: When is the City Council meeting scheduled for approval of this Contract? a) We are planning to make recommendation to the City Council in late March 2023.

Question 4: Will the City consider extending the 100 calendar days for construction to allow additional lead time for the completion of work?

a) If there are supply chain issues outside of the Contractor's control, the Contractor may submit a change order request for an equitable time adjustment in accordance with the Project Manual.

Question 5: What is the lead time on the mechanical equipment?

a) Mitsubishi recently suggested a 6-8 weeks lead time on the VRF equipment.

Question 6: What is the deadline for questions?

- a) Questions were due Friday, January 27th and the deadline has passed.
- **Question 7:** Can you give me a link to the site that will post the results of the bids?
 - a) The link is on the City of Tacoma website. Click here: Bid Results



Questions and Answers

Question 8: What is the schedule for the project?

a) The Anticipated Construction Completion Schedule and Contract Method is in the Project Manual under Section 01 11 00 Summary of Work.

Question 9: Can we bid only on the roofing scope?

- a) The bidder must construct the work as a guaranteed single fixed-price Contract. If you can only do a portion of the work, you must partner with a General Contractor (GC). Bids for partial work will be consider non-responsive.
- **Question 10:** We are looking for General Contractors who we can submit our bid too. I was wondering if you have a list of General Contractors that you expect to bid on this project or ones that have previously bid on your project?
 - a) Limited Contractor information can be found on the planholders list on the ARC website or the pre-bid meeting sign in sheet (see addendum no.1). We don't have an internal list of General Contractors to share.
- **Question 11:** We are interested in doing only the roof portion of this project. Did you do a walk on this project?
 - a) We held a pre-bid meeting on January 24, 2023 but did not go on the roof. Photos of the existing roof are included in Addendum #1.
- Question 12: Will the Beacon Activity Center be occupied during Construction?
 - a) Yes, the Beacon Activity Center will be fully functional and occupy the building during construction. The City will work with the selected Contractor to coordinate such construction measures and schedule changes to accommodate the work in a timely manner. The Contractor will have intermittent closures of sections of the building in which to conduct work, while leaving the remainder of the building unincumbered so that the Beacon Activity Center can continue its' work unhindered by construction operations. Refer to the Project Manual, Section 01 11 00 Summary of Work.
- **Question 13:** Will the road construction along Fawcett be continuing through the project? We are concerned with locating the crane for rooftop delivery.
 - a) No, the street work will be completed by the end of February 2023.
- Question 14: What permits does the Contractor need to pay for?
 - a) The City (Owner) has paid for the building permit and will pay Tacoma Power for the new electrical service. The Contractor will need to pay for any electrical, mechanical, plumbing, fire sprinkler, fire alarm, right-of-way and any other permits required to complete the work.
- Question 15: Where is the staging area?
 - a) The Contractor can use any available open area within the property boundary, if building exit paths are maintained to the sidewalk. The Contractor may also use the parking area on Court D. The City is not responsible for site security, or stored items.



Questions and Answers

City of Tacoma

Question 16: Will this project require the General Contractor to supply temporary fencing or portable restrooms?

a) Temporary fencing is not required but may be necessary ensure the protection of work. Portable restrooms are required. Refer to the Project Manual Section 01 50 00 Construction Facilities and Temporary Controls.