



Invitation for Bid No. 2024-008
Union County Government Center Boiler Replacement

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ADDENDUM No. 2

ISSUE DATE: May 15, 2024

Responding Bidders on this project are hereby notified that this Addendum shall be made a part of the above named IFB document.

The following items add to, modify, and/or clarify the IFB documents and shall have the full force and effect of the original Documents. This Addendum shall be acknowledged by the Bidders in the IFB document.

The purpose of this addendum is to provide responses to questions from bidders and to provide the sign-in sheet from the non-mandatory pre-bid meeting held on May 1, 2024.

Questions from Bidders

1. **QUESTION (Arc Flash and Shock Hazard Labeling / Drawing E3 / Spec 260553):** Note F calls for Arc Flash and Shock Hazard PPE Labeling to be included for the electrical equipment. Please confirm that an updated Coordination Arc Flash Study is not required for this project. Please confirm the above labeling would only apply to the (2) New Disconnects ECB-GT1 & ECB-GL1R.
 - **RESPONSE: An updated coordination arc flash study is not required for this project. Yes, the labelling will only be for ECB-GT1 & ECB-GL1R.**

2. **QUESTION (Conduit Locations / Drawing E3 / Spec 260533):** Note K lists EMT for Indoors Exposed and Not subject to Physical Damage. It is not apparent if GRS / IMC is intended for exposed conduits below a certain height. Please confirm that EMT is intended for all Exposed installation required for this project. Please identify the areas that GRS / IMC would apply.
 - **RESPONSE: Yes, EMT is intended for exposed work for this project. GRS/IMC would be used where conduit is exposed to physical damage (crushing) or exterior locations.**

3. **QUESTION (Continuity & Grounding Testing / Drawing E3 / Spec 260100):** General Note G calls for the Electrical Contractor to do a continuity test and grounds test on the Entire System when the work is completed. These tests are to be done in the presence of the Owner's Representative. Please confirm the above testing is intended for only the new feeder / branch / control circuitry? Please provide the parameters intended for the Continuity & Ground Testing.
 - **RESPONSE: Yes, the intent is that the new work grounding is tested to ensure that the new work is properly grounded to the existing grounding system. Test for continuity of new ground conductors installed.**

4. **QUESTION (Grounding / Drawing E3 / Spec 260526):** The Grounding Spec mentions a Code Compliant grounding for the Entire Electrical System and also mentions a ground rod & building steel grounding. Please confirm that the only Grounding intended to be included in this bid is only for the Newly Installed Feeders. Identify the parameters of grounding intended for MEP Equipment.
 - **RESPONSE: Yes, the intent is that the new work grounding is tested to ensure that the new work is properly grounded to the existing grounding system.**

5. **QUESTION (Painting / Drawing E3 / Spec 260100):** General Note Y calls for the Electrical Contractor to coordinate with the GC that to ensure that all exposed conduit, boxes, and fittings in finished areas are painted to match adjacent surface. Please confirm if the Painting is intended for this project. If yes, please identify the specifics.
 - **RESPONSE: Any work done in finished areas is to be painted as to match adjacent finish. Work in unfinished area does not need to be painted.**

6. **QUESTION (Seismic Design Criteria / Drawing E3 / Spec 260100):** General Note X calls for the Electrical Contractor to consult a Seismic Design Engineer for all related requirements. Please confirm if this project is located in in a Seismic Zone. Please provide the Classification and Ip Ratings for this building to help determine the level of bracing/supports. Please confirm that including costs for a Seismic Design Engineer is intended for this project and if yes the parameters the Seismic Design Engineer should define.
- **RESPONSE: It is our understanding that seismic requirements are not required to be met for this project.**
7. **QUESTION (NEC – Working Space Clearances / Drawings E2 & M3):** Looking at the existing Chilled Water Pump CWP-1 location as shown on Drawing M3 – the Pump is located approximately 3’ off the adjacent wall. Per Drawing E2, the adjacent wall space is where a few existing panels are located and also where the New Proposed ECB-GT1 is to be located. It appears that the pump is located within the code required working clearance – which is a code violation. Field measurements can confirm. If the pump is within the NEC Code Required Working Clearances of the existing and new gear – is the pump going to be relocated? Please have the engineer confirm any additional scope / layout required to obtain a code complaint Working Space Clearance for all Electrical Equipment.
- **RESPONSE: Contractor to field verify existing conditions. Currently the existing transformer and panels are not directly across from the pump based on the engineer’s field notes. If new enclosed circuit breaker “ECB-GT1” location encroaches on working clearances, the enclosed breaker could be placed on the north perpendicular wall to provide working clearance in front of the enclosed breaker.**
8. **QUESTION (Sensor Locations / Drawing M4 / Spec N/A):** Drawing M4 shows (3) new sensors to be installed in the piping on the second floor. Please clarify if these will be on the second floor or if they can be installed in the piping inside the basement level mechanical room.
- **RESPONSE: The new 6” HWS & HWR primary piping will tie into the existing secondary distribution piping inside the boiler room and will not be on the second floor.**
9. **QUESTION: Is a GC license required for the project?**
- **RESPONSE: No, a GC license is not required for this project.**
10. **QUESTION: Is there an existing chemical treatment company?**
- **RESPONSE: Yes. The chemical treatment company is Greenway Chemical Systems & Services.**
11. **QUESTION: Can non-stainless steel vents be used on the boilers?**

- **RESPONSE: No. The combustion air intake and exhaust vents must be stainless steel.**

12. QUESTION: What is the existing gas pressure? What is existing gas pressure after the regulators? Do two (2) new regulators need to be provided (one for each boiler)?

- **RESPONSE: The existing gas pressures were not identified on the limited as-built drawings received and were not able to be verified during site visits. The contractor is responsible for verifying the incoming gas pressure with the gas company and providing two (2) new regulators (one for each boiler).**

13. QUESTION: Is asbestos testing required?

- **RESPONSE: No. The contractor is not responsible for asbestos testing. Union County will perform asbestos testing in the boiler room under a separate contract. The results of the tests will be coordinated with the low bidder.**

END OF ADDENDUM #2



Non-Mandatory Pre-Bid Meeting
 RFP 2024-008 Union County Government Center Boiler Replacement
 Union County Government Center
 Room 118
 500 Main Street
 Monroe, NC
 May 1, 2024 at 10:00 AM

Attendance List

Name	Company Name	Email	Phone Number
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