

## Boiler Replacement at District Central Offices

**Bid: C16-42**

**Addendum #2**

**Closing Date: 04/05/2016 at 2:00 pm**

The information contained in this document shall become an official part of the original document and shall be acknowledged as noted on the Certification Form (SCCPSS Bid Form 1) of solicitation document in the space provided. Failure to acknowledge receipt of an addendum may result in a status of non-responsive. Firms are encouraged to review the contents of this document and to respond accordingly.

Addendum No. 2 is issued to provide answers to questions submitted, provide a copy of the pre-bid register, and provide a Revised Bid Form with Add Alternate #1.

Question:	District's Response:
<p>Attachment "A" paragraph 4.0 "SCOPE OF WORK" of the documents indicates that the bidding contractor shall provide a turn-key installation of the new boiler, which shall "receive approved inspection by the State of Georgia prior to use". The Scope of Work only addressed the installation of the equipment and piping as though it were a change-out. There is no indication of the Life Safety requirements of the space, which are necessary to provide a compliant installation that will meet the State of Georgia Inspection, as well as the required mechanical Inspections by the City of Savannah. Please answer the following:</p> <ol style="list-style-type: none"><li>1. Does the School Board intend to hire a design professional to review the life safety requirements of this project? There appear to be issues with Code Compliance of the existing space and systems which must be considered.</li></ol>	<p>A mechanical engineer has reviewed the plans for this project.</p>
<ol style="list-style-type: none"><li>2. There does not appear to be a fire separation between the existing boiler room and the occupied areas of the building. The door at the top of the stairwell does not appear to be fire rated. The combustible wood framing of the first floor is exposed in the boiler room. Only a portion of the ceiling of the boiler room has drywall. If the room is not compliant, the boiler cannot be placed in operation as it will not pass inspection. Please develop a scope of work to address the compliance of the space.</li></ol>	<p>The project is a replacement of existing equipment and the cost is less than 50% value of the building. Code upgrade should not be required.</p>
<ol style="list-style-type: none"><li>3. The existing electrical system appears antiquated. Please define the electrical system for the new boiler and condensate pump. Is there an acceptable means of disconnect already in place?</li></ol>	<p>The work should be from the existing disconnects to the new condensate pump and boiler. Replace the existing electrical disconnects with fused disconnects as needed.</p>
<ol style="list-style-type: none"><li>4. The boiler room is required to have a drain or other approved means to accommodate the blowdown of the boiler. The current boiler contains a sump, with a sump pump and PVC piping. This does not appear to be sufficient to handle condensate blowdown in a safe manner. Please address the requirement for the condensate blowdown and removal.</li></ol>	<p>This is also existing conditions and should not be an issue. The existing sump pump is operational and change PVC to sch. 40 steel pipe.</p>

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<b>Question:</b>	<b>District's Response:</b>
5. The existing boiler safety relief valve discharges into the sump mentioned in Item 4 above. International Mechanical Code requires safety relief valve discharge piping of a low pressure steam system to be discharged outside or into a drain system that conforms to International Plumbing Code. Please address the safety relief valve discharge piping requirements.	The safety relief valve is to be piped to the outside.
6. Please confirm the natural gas pressure available at the existing boiler.	The natural gas pressure is 6 psi.
7. The existing boiler has no chemical feed system. It appears the chemicals are introduced manually through a funnel. Is a chemical feed system necessary for this new equipment?	A chemical treatment system is not required but recommended. Please provide a price to add the system. Pricing should be quoted in Add Alternate #1 of the Revised Bid Form.
8. During the pre-bid walk, it was mentioned that the user wants to enable and disable the boiler utilizing and Outside Air Temperature Sensor on both the new boiler and the existing unit elsewhere in the building. This arrangement typically is seen on hot water boilers. These boilers are steam. Controlling start-up of the steam system based on OA temperature could create circumstances where cold start-up of the steam system occurred in an unoccupied and unmonitored building. Is this the intent?	Yes. Match the controls on the other boiler and the boiler being replaced.
9. Please confirm the existing boiler will be abandoned in place.	Yes. The old boiler is to be abandoned in place. Remove only what is necessary to install the new boiler.
10. At the pre-bid walk, it was indicated that the new boiler will be installed in an area of the boiler room adjacent to the existing condensate pump. The floor of this area is brick that is deteriorating and uneven. James Pleasants, the Smith Boiler representative, indicated that the new boiler weighs approximately 3,000 lbs and requires a solid foundation to prevent possible settling and warping of the boiler. What type of foundation is required, and who is responsible for its engineering?	The concrete foundation for the boiler is the responsibility of the contractor based on recommendations from the boiler manufacturer.
11. James Pleasants, the Smith Boiler Representative, is concerned with the size and condition of the existing flue. The existing flue is 24" diameter. The new boiler requires an 8" diameter flue. Connecting the new flue to the existing may cause issues with over-drafting or problems with firing and emission control. Pleasants recommends replacement of the existing flue breeching and lining of the existing chimney to properly vent the new boiler. Please address the requirements of the flue and chimney.	The venting of the boiler shall be by the contractor. The new flue can be installed in the old chimney. Cap old stack as needed to prevent water intrusion in the old chimney.

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12. James Pleasants, the Smith Boiler Representative, is concerned that the existing space may not be ventilated per the current NFPA combustion air requirements. Please verify that the existing space is ventilated per code or address the additional scope required to make the space compliant.	The contractor shall be responsible for the combustion air to the new boiler. The existing boiler combustion air sources shall be reduced to the new boiler requirements.

**\*\*\*ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED\*\*\***

**End of Addendum #2 to Bid C16-42 Boiler Replacement at District Central Offices**

**BID REQUIREMENTS  
REVISED BID FORM**

To: Savannah-Chatham County Public School System From: CONTRACTOR \_\_\_\_\_  
\_\_\_\_\_

**Re: Bid #C16-42 Boiler Replacement at District Central Offices**

**Bid:** Having carefully examined the Bidding Documents describing **Bid #C16-42 Boiler Replacement at District Central Offices** including all addendums, as well as the site and conditions affecting the Work, bidder hereby proposes to furnish all services, labor, materials, and equipment called for by them for the entire Work, in accordance with the aforesaid documents, for the entire sum of the Work which sum is hereunder called the Bid: unit cost per playset hereinafter called the Bid.

**Base Bid (Total):** \_\_\_\_\_ Dollars (\$ \_\_\_\_\_)

**Alternates:** We further propose that, should any of the following alternates be accepted and be incorporated in the Contract, the Bids will be altered in each case as follows:

*The following additive alternates. The District reserves the right to select alternates at their discretion (no particular order)*

1. **Additive Alternate No. 1: Chemical Treatment System: provide price to add system.**

**Alternate No. 1: (Add) to Base Bid:** \_\_\_\_\_ Dollars (\$ \_\_\_\_\_)

**Receipt of the following Addenda is hereby acknowledged:** # \_\_\_\_\_ # \_\_\_\_\_ # \_\_\_\_\_ # \_\_\_\_\_ # \_\_\_\_\_ # \_\_\_\_\_

**Liquidated Damages:** The bid amount acknowledges the contract date for material completion and an amount of **\$200 per calendar day** for failure to meet the date of material completion.

**Errors or Revisions:** Prior to the bid opening date and hour, errors may be stricken or revisions may be made and corrections entered on this bid form with sufficient clarity to be easily understood. All such annotations shall be made by the authorized representative of the bidder and identified as such. These annotations shall be binding on the bidder. **No revisions will be allowed or accepted on the outside of the envelopes.**

**No Withdrawal:** The bidder and District agree that this bid may not be revoked or withdrawn after the time set for the opening of bids, except as provided in Georgia law, but is an irrevocable offer that shall remain open for acceptance for a period of sixty days following the time set for the opening of bids.

**Execution of the Contract:** If bidder is notified in writing by statutory mail of the acceptance of this bid within thirty five days after time set for the opening of bids, bidder agrees to execute within twenty-one (21) days the Contract for the Work for the above stated Bid, as adjusted by the accepted Alternates.

**Commencement and Completion of Work:** Upon the Effective Date of the Contract, bidder agrees to commence all Preconstruction Activities. Within ten days of the date specified in the Proceed Order, bidder agrees to commence physical activities on the Site with adequate forces and equipment and to complete the work within ninety (90) days from the date specified in the Proceed Order.

**Bid C16-42**  
**Boiler Replacement at District Central Offices**  
**208 Bull Street, Room 213**  
**PRE-BID REGISTER**  
**March 14, 2016 @ 10:00 AM**

NAME	COMPANY	ADDRESS	PHONE #	FAX #
EDDIE DEND	Southeastern A-C	Garden City, GA. 5515 EXPORT BLVD	912-964-0220	912-966-2340
Rodney Stafford	" "	" "	" "	" "
Arnold Jackson	SCCPSS		375-5563	
Donald Sturgess	SCCPSS		604-1315	
Tam Carter	SCCPSS Purchasing	208 Bull St. Rm23	912-395-5572	912-201-7648
PETE Conway	IMP	BEST LAWRENCE N. W. 1st St. EquiB	912-818-8062	812-522-2209
William Spiker	Carroll Build & Eng.	19 Telfair Place Savannah GA 31405	912-233-1971	912-232-7809
David Johnson	Boeem Mechanical	1223 Milk Lane	912-233-3208	912-233-3458
Patricia Williams	Ericsson	1 Endco. Dr.	912-577-9500	912-577-9510