ADDENDUM NO. 5

Date: June 17, 2013

for

Cogeneration and Central Plant Operation, Maintenance and Environmental Compliance Services
Saddleback College - BID # 2009
South Orange County Community College District

General - All project documents including contract documents, drawings, and specifications, shall remain unchanged with the exception of those elements added, revised, deleted, or clarified by this addendum.

CONTENTS
ADDENDUM ITEMS

INDEX PAGE 1

ITEMS:

5-1 Questions and Answers PAGE 2
5-1 Questions and Answers

Q1: CP description mentions that the plant is N+1 and produces 1.5 Megawatts of power. Are we to assume that both generators are required to power the campus or is only one generator sufficient leaving the second 750KW generator as back up?

A1: Both engines are required to run during peak demand.

Q2: Are there single line drawings available for the electrical distribution system from the POC at SDGE to the electrical equipment and gear in the Central Plant?

A2: Yes, Available at Central Plant for review.

Q3: Is a reference copy of the current plant operating manual available to review and will one be available upon award of contract?

A3: Yes

Q4: For our submission, are budget costs acceptable for the replacement costs (of) the identified equipment refreshments?

A4: Yes, a not to exceed budget cost is acceptable.
Q5: Has a contract been awarded for the new 400 ton absorption chiller or would the College entertain a bid?

A5: This equipment will be bid through the new Science Building project.

Q6: Please clarify liquidated damages; our understanding is that a penalty will be accessed for a period of 12 (months) costing $2000.00 per months for each incident.

A6: In the event of excessive utility power demand due to unavailability of equipment which can be attributed to Contractor's negligence, a $2,000.00 per month penalty will be assessed, for a duration of one (1) year. Duration clock restarts with each instance of unavailability.

Example: If in month 1 a penalty is assessed, the assessment will be due the college for a duration of 12 months. If in month 2 another penalty is assessed, the assessment will be due the college for a duration of 12 months from month 2 date, but will not aggregate; the total monthly assessment will be $2000.00 per month.

Q7: Please define the Colleges interpretation and expectation of full service.

A7: Provide 100% coverage of labor, parts, and materials as well as emergency service. Comprehensive preventive maintenance for covered equipment and systems.

The District recommends that the Contractor maintain replacement coverage (sometimes called a “break-down” insurance policy) for the covered equipment. The contractor shall be completely responsible for the equipment; it is to the contractor’s advantage to perform rigorous preventive maintenance on schedule, since they must repair or replace the equipment if it fails.
Q8: Are all software licenses for control systems at their current level?

A8: Yes

Q9: Are there any field devices located outside of the central plant that may affect the operation of the central plant?

A9: Yes

Q10: Please explain the districts right to impose additional deductions based on material contract deficiencies.

A10: The District reserves the right to impose additional deductions based on material contract deficiencies found. In addition, each deduction taken may also incur an administrative fee of $150.00 for administrative processing time. There is no way to define this in greater detail until contract deficiency is discovered, and will be addressed subsequent to its discovery.

Example: If a piece of equipment should fail and the contractor has not repaired or replaced the equipment, and the District replaces the equipment, the District can impose an additional deduction for the replacement including the administrative fee.