ADDENDUM NO. 7

Date: June 25, 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

ITEMS:

7-1 Questions and Answers
7-2 Modification to Specific Requirements, XIV Parts and Consumable Supplies, Item No. 2
7-3 Modification to Specific Requirement, XI Equipment Capital Improvement and Replacement

PAGE 1
PAGE 2
PAGE 5
PAGE 6
7-1 Questions and Answers

Q1: Re: Attachment #2, Bid Forms, Page 5, Item 18, Contractor’s License: Is it the District’s intent that bidders have an active General Contractor’s license in the State of California?

A1: The general plant maintenance work will not require a general contractor’s license.

Q2: Re: Attachment #2, Bid Forms, Page 19, Designation of Subcontractors: Is it necessary to list subcontractors for this work?

A2: Public Contract Code requires that if ½ of 1% of the value of the work will be performed by a subcontractor, this subcontractor must be listed on the bid form. For additional information see PCC 4100 et. al.

Q3: What is the version of the existing “In Touch” control system?

A3: 

Q4: Is it the intent to reuse the existing “In Touch” screens?

A4: No
Q5: Are all plant utilities to be paid by South Orange County Community College District?

A5: Yes

Q6: Based upon the requirements of this scope noted in the Specific Requirements, Section XI, Equipment Capital Improvement and Replacement:

a) Question: Additional I/O points may need to be added to the existing PLC and Building Automation system(s). Is there enough spare capacity to add points as required?

Answer: No

b) Question: Relative to the statement: “Provide connection of all engine and balance of plant PLC points to the building management system”. “Wonderware” will combine all monitoring.” Is it the intent to have full monitoring and supervisory control from the building management system for the heating plant as well?

Answer: Yes

c) Question: Regarding the “Thermax” absorption chiller. Bid documents describe connection to the “Computrols” and integration to the college energy management system. What communications protocol is available to communicate with this absorption chiller?

Answer: Modbus or BacNet

d) Question: Is a full PLC upgrade an expectation of this scope?

Answer: No
Q7: Could Deductive Alternate No. 1 be priced as a cost plus option?

A7: It is necessary to bid the entire scope in accordance with the bid documents as stated.

Q8: Regarding Specific Requirements, Section XVI, Monitoring Program:

a) Question: For the evaluation of performance of the central plant – are there existing meters in place?
Answer: Yes

b) Question: What type of protocol do these meters communicate with?
Answer: They are monitored remotely.

c) Question: Are all of the sensors, meters, etc. connected to the existing “Wonderware” and/or building automation systems?
Answer: No

d) Question: Are they providing adequate and accurate readings?
Answer: Yes

e) Question: Have they been calibrated recently? Examples are: gas, electrical, BTU, chilled water, meters/sensors.
Answer: No
7-2 Modification to Specific Requirements, XIV Parts and Consumable Supplies, Item No. 2

From:

2. CONTRACTOR must monitor stock levels and replenish parts and supplies taking into account realistic procurement and transportation lead times, so as to avoid a condition of a zero balance of any normally stocked item. The parts and supplies to be managed include but are not limited to; filters, acids, coolants and lubricants and any other supplies and/or parts that could reasonably be expected to fail within one year, such as hoses, belts, clamps, fuel injectors, switches, cables, connectors, gaskets, EGT sensors, seals, bearings, etc. CONTRACTOR's supply management shall be consistent with the DISRTICT policies and procedures for requesting, receiving, storing, inventorying and issuing of supplies. The DISRTICT will provide storage space for these spare parts and at the DISRTICT's discretion may require the CONTRACTOR to increase stock levels to a level the DISRTICT find adequate. Upon the termination of the Contract, the DISRTICT will retain ownership of the parts, supplies and purchased by the CONTRACTOR with the exception of any equipment or part costing more than $1,000. For items purchased in excess of $1,000 each, the DISRTICT will pay CONTRACTOR the original documented purchase price of the item if such item was purchased by CONTRACTOR or CONTRACTOR'S contractor within one year of the termination date.

Strike:

2. … Upon the termination of the Contract, the DISRTICT will retain ownership of the parts, supplies and purchased by the CONTRACTOR with the exception of any equipment or part costing more than $1,000. For items purchased in excess of $1,000 each, the DISRTICT will pay CONTRACTOR the original documented purchase price of the item if such item was purchased by CONTRACTOR or CONTRACTOR'S contractor within one year of the termination date.

To:
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7-3 Modification to Specific Requirements, XI Equipment Capital Improvement and Replacement

From:

The College recognizes that the Central Plant needs capital improvements and replacements and has prepared a list of equipment and systems that need replacement during the first year of this CONTRACT. As part of the Contract award, CONTRACTOR will replace the equipment and systems on this list during the first year of the Contract by CONTRACTOR. All capital replacement projects require submittal of complete project information, engineering submittals to the College to obtain prior College approval.

To:

The College recognizes that the Central Plant needs capital improvements and replacements and has prepared a list of equipment and systems that need replacement during the first year of this CONTRACT. As part of the Contract award, CONTRACTOR will provide and replace the equipment and systems on this list during the first year of the Contract by CONTRACTOR. All capital replacement projects require submittal of complete project information, engineering submittals to the College to obtain prior College approval.