ADDENDUM NO. 3

Date: May 29, 2013

for

Cogeneration and Central Plant Operation, Maintenance and Environmental Compliance Services

Saddleback College - BID # 2009

South Orange County Community College District

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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.

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ADDENDUM ITEMS

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3-2 Revision to Model Contract PAGE 2
3-1 Questions and Answers

Q1: Please explain the District’s need for retention pertaining to the maintenance contract. What is the retention percentage that the District is planning on holding? Please define satisfactory completion of the contract? When will retentions be released, is there a schedule for retention release?

A1: Refer to Public Contract Code 10261

3-2 Revision to Model Contract

A. Attachment A, Scope of Work, II. CPO Description

Delete:

4. Chilled Water Production-

d. One (1) 400 ton Single Effect, Hot Water Absorption Chiller to be install after the award of this agreement; all repair, maintenance and operation costs will be addressed in this BID and an additive alternate and must be included with this BID response

Note: This change overrides the change to this section noted in Addendum No. 2
B. Attachment A: Scope of Work, Section VI. Equipment and System

Change:

From:

- The CONTRACTOR will implement its, predictive, and corrective maintenance program for the following equipment. At a minimum, all work and parts must be Original Equipment Manufacturer (OEM) parts and or manufacture recommended materials for repairs. For all equipment in this scope, CONTRACTOR will provide maintenance services by in-house staff or by using third party contracts for the following equipment:
  - Engines/Generators
  - Emissions/Boilers and Engines
  - Absorption Chillers
  - Centrifugal Chillers
  - Cooling Towers
  - Pumps and Variable-frequency Drives (VFD’s), including annual drive test and inspection
  - Direct Evaporative Coolers
  - Fans, fan coils, air conditioning units
  - Sewage ejector pump system
  - Medium voltage paralleling switchgear assembly (CP and Main Power House)
  - Medium voltage circuit breaker (CP and Main Power House)
  - Protective relays (CP and Main Power House)
  - Synchronization systems
  - Main control panel and control circuits
  - Meters and instruments (CP and Main Power House)
  - Batteries and chargers (CP and Main Power House)
  - 12 KV Cabling within and between CP and Main Power House
  - 12 KV Oil and air cooled transformers
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- Electronic Systems:
  - Electronic Controls (including PC workstations and laptops)
  - Trace Continuous Emission Monitoring System (CEMS) (including PC workstation, certification and calibration) Future installation!
  - Alan Bradley PLCs for Engine and Pump Management
  - Wonderware InTouch front end (including PC workstation)
  - System software and hardware upgrades shall be performed as recommended by the manufacturer and as they become available. This will include the remote monitoring, CEMS, and all other equipment identified herein. All software licenses shall be shared with the college.
  - Maintenance of Direct Digital Control (DDC) system field devices is also included. Field devices that are utilized specifically for the power generation and hot/chilled water systems are CONTRACTOR’s responsibility. This includes items such as the natural gas meters, cooling system flow meters, valves and actuators, temperature and pressure sensors. CONTRACTOR must also perform annual and as-needed calibration of sensors.

To:

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C. Attachment A: Scope of Work, Section VIII. Site Process Documentation

From:

A Plant Operating Manual including standard operating procedures will need to be prepared by CONTRACTOR within 30 days after the commencement date. In addition to the operation,
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To:

A Plant Operating Manual including standard operating procedures will need to be prepared by CONTRACTOR within 30 days after the commencement date. In addition to the operation, maintenance, and environmental compliance procedures, CONTRACTOR shall include the following items in the manual:

- Spare OEM parts to be stocked
  - For each major equipment item
  - For mechanical support systems
  - For electrical support systems
  - For control and instrument systems
- List and estimates of expendable OEM supplies
- Chemicals for water treatment, oil, coolant…
- Emissions consumables
- Gaskets, seals, bearings
- Pipe and tubing materials
- EGT Probes and O2 sensors
- Subcontracts
- Other outside services required
  - Water treatment
  - Water analysis
  - Fuel/Oil analyses
  - Environmental testing (can be performed in house by certified personal)

The Plant Operating Manual shall provide a list of all equipment CONTRACTOR intends to use that is necessary to acquire data transmitted through the generation and chilled water system’s System Control and Data Acquisition (SCADA) in order to monitor the performance of the system. In the event a system fault occurs, the successful CONTRACTOR will respond and remedy the fault. This monitoring includes both the CEMS (not currently installed) and the SCADA system outputs.

For remote monitoring, the Plant Operating Manual shall include a table of data points that will be broadcast on a continuous basis (including CEMS data) through either Virtual Private Network (VPN) or private web page.
• List and estimates of expendable OEM supplies
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• Emissions consumables
• Gaskets, seals, bearings
• Pipe and tubing materials
• EGT Probes and O2 sensors
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• Other outside services required
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D. Attachment A: Scope of Work, Section XVII. Warranty, 2. Anticipated Warranty Coverage Periods

From:

a. Three (3) Cooling Towers and three (3) pumps 2013-2014*
b. One (1) 400 to 500 ton York or Trane absorption chiller 2013-2014*
c. One (1) Absorption chiller pump 2013-2014*
d. Sand filter and air compressor 2013-2014*
e. Chemical feed systems and equipment 2013-2014*

*These systems and equipment will be installed as a part of the new Science Building and shall be in place at or around the time this BID is awarded. As defined above, the CONTRACTOR shall be responsible for coordinating all warranty issues through the coverage period. At the conclusion of the warranty period the CONTRACTOR shall assume full responsibility for the maintenance and repair of all systems and equipment per the manufactures recommendations.

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d. Sand filter and air compressor 2013-2014*
e. Chemical feed systems and equipment 2013-2014*

*These systems and equipment will be installed as a part of the new Science Building and shall be in place at or around the time this BID is awarded a year or more after the bid is awarded. As defined above, the CONTRACTOR shall be responsible for coordinating all warranty issues through the coverage period. At the conclusion of the warranty period the CONTRACTOR shall assume full responsibility for the maintenance and repair of all systems and equipment per the manufacturers recommendations. The College will address the new equipment maintenance cost and requirements with the CONTRACTOR via a change order to the contract after installation.