

INVITATION TO BIDS
No.5387

HIGH POINT BLOCK A BOILER REPLACEMENT

ADDENDUM NO. THREE (3)
Issue Date 12/8/2022

This Addendum containing the following revisions, additions, deletions and/or clarifications, is hereby made a part of this solicitation and Contract Documents for the above-named project. Bidders/Proposers shall take this Addendum into consideration when preparing and submitting their response to this solicitation.

QUESTION AND ANSWER

Item 1. The following is a list of questions received and responses to those questions:

Question: The specification calls for a two-step flushing process. It goes into detail on how to flush the lines at the radiators, but can we get it more detailed description on what you want done here

Answer: The affected area should be drained and flushed at a minimum of 2.5 feet per second for 10 minutes then filled with a chlorinated solution (100ppm) and let sit for a minimum of 12. If after 12 hours the solution level drops to 10 ppm or lower, the first flush process needs to begin again. When purging/rinsing out the system there must be a continuous minimum flow of 2.5 feet per second for 15 minutes.

Question: The previous installations on site have a few items I want to clarify. There is a new thermostatic mixing valve, but the specifications does not call for a new one. There is also a filtration system for the clothes web system is not specified in the specifications. Are these items to be included in our proposal?

Answer: Please include new thermostatic mixing valves and filtration systems in your proposal.

Question: Is there a mechanical detail that shows where new work starts. Existing installation has all new pipes from the heating water manifold and the domestic water distribution valves

Answer: We ask to not include the replacement of the pipes in the walls and through the buildings. Flushing the pipes is to remedy non replacing the piping. Our engineer has recommended that the contractor save the pipe sections they do cut out around the boilers and inspect for carbuncles. If there is excessive carbuncles present then we would need to address pipe replacement at that time.

Question: What are payment terms for this project? Net 45?

Answer: SEE GENERAL CONDITIONS 6.04 FOR PAYMENT TERMS

Question: Project calls for water balancing- are we to install flow metering devices in the heating water system so we can provide a balance report

Answer: The balancing should be based on the metering valve at the pump and confirming equal temperature at the radiators.

Question: How much commissioning should we plan for. 5%

Answer: Follow commissioning standards of the Washington State Energy Code currently in force.

Question: How will the job sequence/ is there an expectation of duration or schedule?

Answer: Yes. We expect 3 units per week completion once work commences.

Question: Do we need to plan on working in occupied units?

Answer: Yes.

Question: Do we need to provide temp heat if unit is occupied?

Answer: No.

Question: Can SHA provide space for storage Connex somewhere onsite or allow us use of an empty ground floor unit?

Answer: Yes.

Question: What work hours should we plan for?

Answer: M - F 7:30 a.m. to 5:00 p.m.

Question: Will SHA provide carpentry for cutting and patching?

Answer: No.

Question: Will SHA provide electrical/controls? We can add a line to our bid if needed.

Answer: No.

Question: Does SHA want optional outside air sensor?

Answer: No.

Question: Existing Pressure Reducing Valves show age and look unreliable. Should we budget to replace?

Answer: No.

Question: Would we be able to permit 2 parking spaces on street with signage and tow away warning?

Answer: No.

Question: The flushing process could affect the radiator controls and air vents. Should we plan on any work at individual rad's?

Answer: No.

Question: Can the bid date be extended at all?

Answer: Bid Due Date/Time was extended to 12/14/22 at 2:00 PM Pacific Time (PT) in Addendum 2.

Question: Do you have pictures of existing or know how many Radiators in each unit?

Answer: No.

Question: Is there a spec on the 2-step flush? The chemicals are now eco-friendly but take longer to be effective. What documentation will be required?

Answer: See answer to first question above for chemical spec. Required documentation would be daily site logs with date and flush time lengths including outcomes.

Question: Does domestic piping require flushing or just Hydronic?

Answer: Just hydronic

Question: Do the LOT C radiators get new control valves or just the 2-step flush?
Please clarify.

Answer: Block C work is: Replace existing radiator bypass valves, install purge valves at all heating systems, & perform 2-step heating system flush.

Question: Does SHA want any “backstock “ of control valves for future Maintenance?

Answer: Yes. All removed parts will be kept for SHA staff to review and store those parts to determine what could be used in other units with existing equipment issues.

END OF ADDENDUM NO. THREE (3)