



Addendum No. 2
HAWA Project No. 20050

Greater Columbus Convention Center – Boiler Replacement Project

Date	October 12, 2020
Project Title	GCCC North Boiler Plant Replacement
To	All Plan Holders
Purpose	Modify the Bid Documents
Distribution	All Plan Holders Franklin County Convention Authority

TO ALL PLAN HOLDERS: This Addendum modifies the Bid Documents, must be taken into account in preparing bids, and is hereby made a part of the Bidding Documents. This Addendum must be received for on the Bid Form.

RFI's:

The following questions were received prior to the October 8, 2020 deadline for the submittal of questions. The responses are provided in **bold**.

1. Regarding the relocation of the existing chilled water heat exchanger, it is insulated with Armaflex right now and some of this will have to be removed for rigging. Should we include re insulation of the whole heat exchanger or will patching of the spots where insulation was removed be acceptable?

Patching is acceptable.

2. Several documents refer to the existing Boilers B-1 and B-2 as being relocated, Hot Water flow diagram on drawing H-601 lower left corner, Electrical drawing E600, the list at the top of the page, item numbers CKT#7 and 8, and the Alternate spec section 23-52-99 refers to the existing RBI's being relocated. (Paragraphs 1.02 A and B). We do not see any notes or instructions on the piping/ equipment drawings telling us to relocate those two boilers. Are they to be relocated in this Scope of Work or not?

Boilers B-1 and B-2 will not be relocated as part of this project.

3. As stated at the site visit the relocation of the existing Chilled Water Heat Exchanger is to be included in the base bid. The piping for the Heat Exchanger is to be included under Alternate H-3. Correct?

Yes, the piping for the Heat Exchanger should be included in Alternate H-3.

4. Water treatment spec section 23 25 00 questions and notes:
 - A. There is not a requirement for the contractor to provide a temporary heat source under this Scope of Work at any time. Correct?

Correct, temporary heating will not be required for this project. The selected contractor is expected to minimize heating downtime as much as possible.

- B. Heat will still be produced during the 48-hour chemical recirculation period. However, the whole system gets completely drained down twice and refilled. During those times there will be no heat in the building. Should the selected contractor wait until the outdoor temperature is above a certain level to perform the chemical cleaning?

The selected contractor shall coordinate all shutdowns with the Owner, in conjunction with ASM, to reduce impact to the convention center's operations.

- C. Will the Convention Center provide the water for refilling the system?

Yes, the convention center will provide the water for refilling the system.

- D. Do these boilers provide heat for just the North building or for both the North and South buildings?

The North Facility boiler plant provides heat only for the North Facility. The South Facility is serviced by a separate plant.

5. Has a hazardous materials survey been done for this project?

A hazardous materials survey was performed in 2016 as part of the convention center expansion and renovation project.

6. Are the Revit/Cadd drawings that show the existing piping/equipment layout available for our use?

Revit/Cadd drawings will be made available to the selected contractor.

7. It was mentioned at the pre-bid meeting that there may be some "shutdown" time around the holidays? Could you give us an idea when that is to occur?

Potential shutdown time is dependent upon the current event schedule at the convention center. Currently, there are no scheduled events that would affect the boiler replacement project. However, ASM is constantly looking for opportunities to utilize the exhibit hall space. The selected contractor will be provided with updated event calendars as needed and all "shutdowns" will be coordinate in advance.

8. Please see note 9 on drawing H-600. This note says the openings in the envelope walls will be by the General Contractor. Please verify that someone else is doing the cutting and patching of the exterior walls.

This was done in error. All cutting and patching of exterior walls shall be performed by the contractor selected through this request for bids. The selected contractor may hire a general subcontractor to perform this work, if needed.

9. Who would be responsible for fire protection and/or electrical relocation if required to get the new hot water headers and branch piping in?

This will be the responsibility of the contractor selected through this request for bids. If needed, it will be the responsibility of the selected contractor to subcontract with any required subcontractors.

10. Should (spot) overtime be included in our proposal, i.e. during the Convention center downtime, during the piping switchover, chemical cleaning?

This is the responsibility on the contractor to decide and coordinate what phasing works best within the allotted timeframe.

11. Please refer to the HVAC Water Treatment spec section 23 25 00. Paragraph 1.03C says to provide Chemical Treatment for all the closed loop hot water system as shown on the drawings. There is only a small amount of the hot water system that is shown on these drawings compared to the overall hot water heating system in the whole convention center. We are therefore unable to determine from these documents the volume of the overall hot water system. Please provide the overall volume of this system so accurate pricing may be obtained for chemical treatment.

Overall volume is approximately 40,000 gallons.

DRAWINGS:

23 05 25 HVAC Piping Specialties:

- Add the following manufacturer for Air and Sediment Separator:
 - o 2.05, A, 7. Spirotherm
- Add the following manufacturer for Expansion Tanks:
 - o 2.06, A, 6. Wood Industrial

ELEC

- No Revisions

SPECIFICATIONS:

HVAC

- No Revisions

ATTACHMENTS:

Pre-Bid Meeting Agenda
Pre-Bid Meeting Sign-in Sheet

END OF ADDENDUM No. 02

North Boiler Plant Replacement

Pre-Bid Meeting Agenda

October 1, 2020 at 10:00 AM

GCCC Exhibit Hall A

1. Welcome/Introduction – Don Brown
2. Review of Contractor Expectations – Randy Chrisman
3. Overview of GCCC Operations/Boiler Operations – Ryan Thorpe
4. Bid Process Overview – Jordan Edmonds
5. Project Overview – Andy Fouss
6. Review of Drawings and Technical Specifications – Andy Fouss
7. Q&A Session
8. Self-Guided Walkthrough of Boiler Room – 20-minute intervals

