

Greater Columbus Convention Center North Facility

Chiller Replacement (Bid Package 2023-5)

Addendum 01

11/3/2023

To All Bidders:

This Addendum 01 forms a part of the Contract Documents and modifies the original Procurement Documents as noted below. Acknowledge receipt of this Addendum in writing on spaced provided on the Bid Forms.

CHANGES TO DRAWINGS

1. The following Drawing Sheet(s) have not previously been issued. The Drawing Sheet(s) are introduced as Procurement Documents as part of this Addendum and attached herein:
 - a. N/A
2. The following Drawing Sheet(s) are hereby replaced as part of this Addendum and are attached herein:
 - a. N/A

CHANGES TO SPECIFICATIONS

1. The following Section(s) have not previously been issued. The Section(s) are introduced as Procurement Documents as part of this Addendum and attached herein:
 - a. Section 012300 - ALTERNATES
2. The following Section(s) are hereby deleted from the Procurement Documents:
 - a. N/A
3. The following Section(s) have been edited; changes bolded, and deletions struck through:
 - a. N/A

ATTACHMENTS

- Pre-bid Meeting Agenda/Sign-in
- Pre-bid RFI / Answers
- Structural Sketches Referenced
- Revised Form of Proposal

END OF ADDENUM 01

Greater Columbus Convention Center North Facility

Chiller Replacement (Bid Package 2023-5)

Pre-Bid Meeting Agenda

October 30, 2023 – 9:00am

- 1) Introductions / Sign-in Sheet
 - a. Project Team
 - Jordan Edmonds, In-House Counsel, FCCFA
 - W. Scott Reed, Capital Projects Director, FCCFA
 - Ryan Thorpe, Assistant General Manager, GCCC
 - Henry Logan, Facilities Manager, GCCC
 - Cole Parkinson, Project Manager, CMTA
 - Paul Coyne, Mechanical Engineer, CMTA
- 2) Project Description
 - a. Scope of Work
 - i. All labor, materials, equipment, and services necessary for replacement of three (3) chillers, five (5) chilled water primary pumps, and four (4) condenser water pumps serving GCCC's North Facility.
 1. Chillers have been pre-purchased and pricing for units is not to be included in bid.
 - b. Bids Due: **November 15, 2023, at 3:30 PM.**
 - Franklin Count Convention Facilities Authority
 - 400 North High Street, 4th Floor
 - Columbus, Ohio 43215
 - c. General Project Schedule:
 - i. Pre-bid Meeting: October 30, 2023
 - ii. Last Day for Bidder Questions: November 8, 2023
 1. Requests for Information/Clarification should be addressed to:
 - a. Jordan Edmonds: jedmonds@fccfa.org
 - iii. Date of Last Addendum: November 10, 2023
 - iv. Sealed Bid Proposals: November 15, 2023 – 3:30 PM
 - v. Bid Evaluation/Meetings with Bidders: November 20 – 22, 2023
 - vi. Recommendation to FCCFA Board: November 28, 2023
 - vii. Demolition/Construction Start: January, 2024
 - viii. Estimated Chiller Arrival: February 21, 2024
 - ix. Project Completion: May 31, 2024
- 3) Structural Sketches
 - a. SKS-01/SKS-02 to be issued in Addendum 01. Structural drawings to be incorporated into final Permit/Construction documents.
- 4) Site Walkthrough
- 5) General Questions

MEP Engineering | Performance Contracting | Zero Energy Engineering | Technology | Commissioning

Pre-Bid Meeting Questions:

- 1) Shipping/storage of the chillers?
 - a. TBD on actual timing of the chillers arrival date. If the chillers are scheduled to arrive on or around the estimated date, they will ship to the project site. If they ship early, they will need to ship to contractor's facility/yard until needed on site.
 - i. An alternate has been added to provide a cost per week of storage.
- 2) Is temporary cooling capacity during construction required?
 - a. Yes, there will be a need for cooling during the demolition/replacement of chillers, especially in early March for the Arnold Classic. This will need to be coordinated after delivery/date timing is confirmed.
- 3) Are the new chillers shipped with split option?
 - a. Yes, noted on mechanical plans.
- 4) What are the controls?
 - a. Controls are provided with the chillers and will be integrated back into existing Trane system.
- 5) Is chemical treatment of the new work to be provided by the contractor or Owner's vendor?
 - a. Chemical treatment is to be provided by the contractor and shall be by the Owner's existing provider:
 - i. Contact: Kurita, Joe Kohler, (614)257-8232
- 6) Is there existing valving for isolation on CH-1 and CH-2?
 - a. Yes, on the mezzanine level the piping is valved.
- 7) Do the valves work?
 - a. It is assumed that the valves work.
- 8) Are the cooling towers located above the chillers?
 - a. No, existing cooling towers are located on grade, east of the MER.
- 9) Are the existing inertia pads for the pumps to be replaced and new provided?
 - a. Yes, existing concrete housekeeping pad to remain. New pumps shall be provided with new isolation.
- 10) Is there existing information on the chillers and pumps being replaced?
 - a. Existing information available will be issued in a future addendum.
- 11) Is the intent for two (2) 12'x12' openings for the chiller replacement?
 - a. Yes, one (1) 12'x12' opening for CH-1 replacement and, after that temporary opening has been closed, a separate 12'x12' opening for CH-2 and CH-3 replacement.
- 12) Is there any other existing access up to the mezzanine level from Level 1?
 - a. Existing access is through opening above condenser water pumps and stairs outside the MER.
- 13) Is there smoke detectors on mezzanine level? Do these need bagged and bypassed during construction?
 - a. There are smoke detectors that will require coordination between event schedules and the Fire Marshal to be bypassed.
- 14) Do the pumps need to be replaced while maintaining operation of similar pumps?

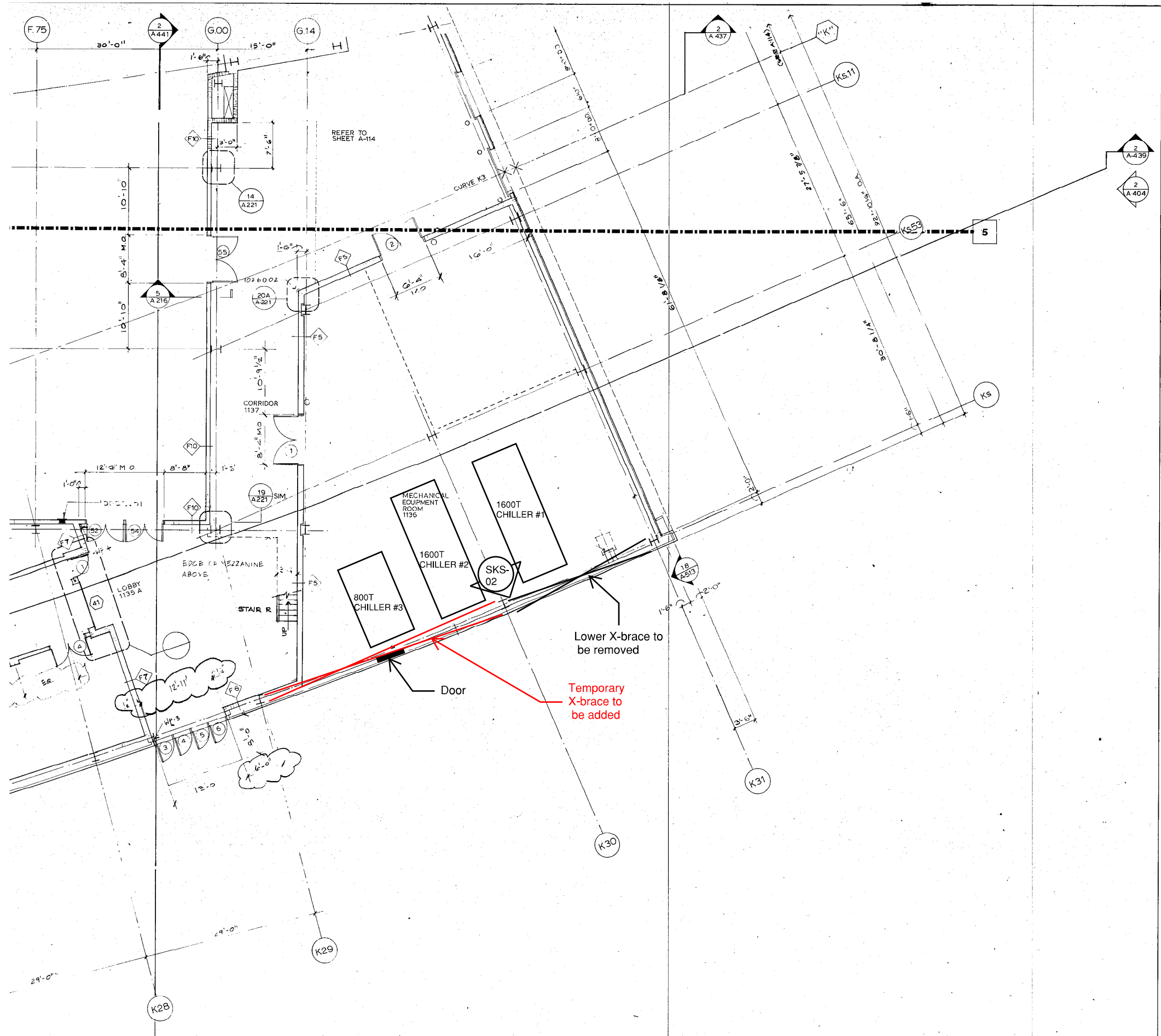
- a. Yes, a single pump will need to be isolated (through existing valving), replaced, and operational prior to other pumps.

GCCC CHILLER REPLACEMENT

PROJECT No:	A00023-0057
DRAWN BY:	---
DESIGNED BY:	JEM
CHECKED BY:	-
DATE:	10/24/2023

FLOOR_PLAN

SKS-01

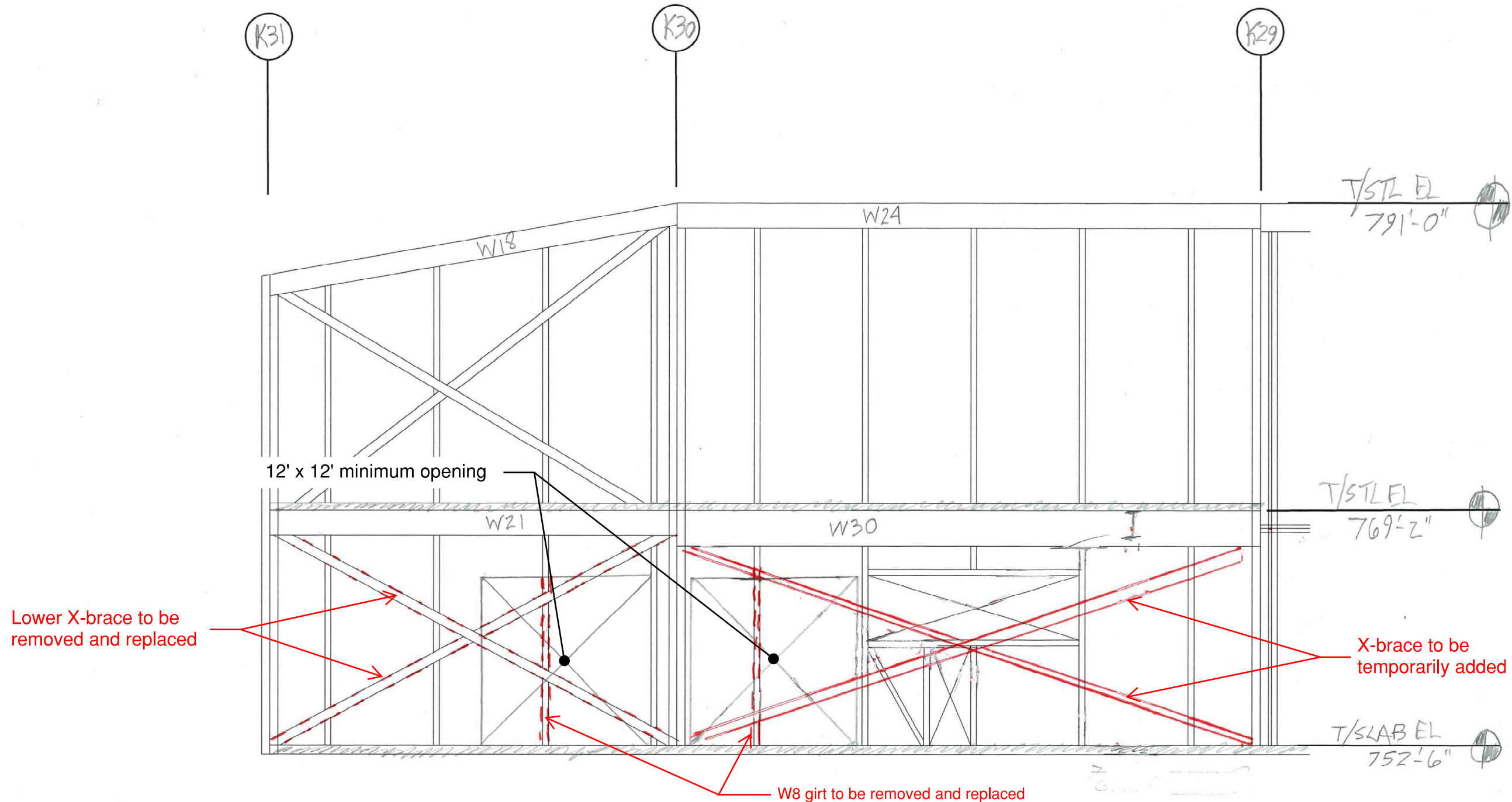


**CCCC
CHILLER
REPLACEMENT**

PROJECT No: A00023-0057
DRAWN BY: ---
DESIGNED BY: JEM
CHECKED BY: ---
DATE: 10/24/2023

ELEVATION

SKS-02



MODIFICATION TO EXTERIOR WALL FRAMING ALONG LINE Ks

PROPOSED SEQUENCE OF DEMOLITION/CONSTRUCTION AND CHILLER INSTALL:

1. Install X-brace between lines K29 and K30 (may be necessary to remove damper temporarily).
2. Remove lower X-brace and vertical W8 girt between lines K30 and K31.
3. Demo and install new Chiller #1 through opening in metal panel. Reinstall lower X-brace, vertical W8 girt, and metal panel between lines K30 and K31.
4. Remove X-brace, and W8 vertical girt between lines K29 and K30.
5. Demo and install new Chiller #2 and #3 through opening in metal panel. Reinstall vertical W8 girt, metal panel, and damper between lines K29 and K30.

FORM OF PROPOSAL

Submitted By: _____

on: _____, 2023

To: Franklin County Convention Facilities Authority
400 North High Street, 4th Floor
Columbus, Ohio 43215-2096

having read the Project Manual, Specifications and examined the Drawings entitled:

Greater Columbus Convention Center North Facility Chiller Replacement

as prepared by the Franklin County Convention Facilities Authority for the construction of said project and having also received, read and included their provisions in the bid all addenda thereto as follows:

Addendum No: _____ Dated: _____ Addendum No: _____ Dated: _____

Addendum No: _____ Dated: _____ Addendum No: _____ Dated: _____

and having also inspected the site of and the conditions affecting and governing the construction of said project, the undersigned proposes to furnish all materials and perform all labor as specified, described, shown, and required in the Project Manual, Specifications and Drawings for the Work, for the indicated sum:

(NOTE: Fill in all spaces of items being bid and quote the sum in both words and figures.)

ESTIMATE FOR PROJECT (\$850,000.00)

Total material, labor and services for the project – **Greater Columbus Convention Center North Facility Chiller Replacement** - for the lump sum amount of:

Dollars (\$ _____)

Total material, labor and services for the project Alternate #01 – **Chiller Storage** - for the unit cost per week amount of:

Dollars/Week (\$ _____)

SECTION 012300

ALTERNATES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes administrative and procedural requirements for alternates.

1.3 DEFINITIONS

- A. Alternate: An amount proposed by bidders and stated on the Bid Form for certain work defined in the bidding requirements that may be added to or deducted from the base bid amount if the Owner decides to accept a corresponding change either in the amount of construction to be completed or in the products, materials, equipment, systems, or installation methods described in the Contract Documents.
 - 1. Alternates described in this Section are part of the Work only if enumerated in the Agreement.
 - 2. The cost or credit for each alternate is the net addition to or deduction from the Contract Sum to incorporate alternates into the Work. No other adjustments are made to the Contract Sum.

1.4 PROCEDURES

- A. Coordination: Revise or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
 - 1. Include, as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation, whether or not indicated as part of alternate.
- B. Execute accepted alternates under the same conditions as other Work of the Contract.
- C. Schedule: A "Schedule of Alternates" Article is included at the end of this Section. Specification Sections referenced in schedule contain requirements for materials necessary to achieve the work described under each alternate.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 SCHEDULE OF ALTERNATES

A. Alternate No. 01: Chiller Storage

1. Base Bid: N/A
2. Alternate: Provide off-site storage of chillers if early shipment occurs. Alternate pricing should be provided as a unit cost per week and shall include:
 - a. Deliver, store, and handle products, using means and methods that will prevent damage, deterioration, and loss, including theft and vandalism. Comply with manufacturer's written instructions.
 - b. Provide a secure location and enclosure at Project site for storage of materials and equipment.
 - c. Store products to allow for inspection and measurement of quantity or counting of units.
 - d. Store materials in a manner that will not endanger Project structure.
 - e. Store products that are subject to damage by the elements under cover in a weathertight enclosure above ground, with ventilation adequate to prevent condensation and with adequate protection from wind.
 - f. Protect foam plastic from exposure to sunlight, except to extent necessary for period of installation and concealment.
 - g. Comply with product manufacturer's written instructions for temperature, humidity, ventilation, and weather-protection requirements for storage.
 - h. Protect stored products from damage and liquids from freezing.
 - i. Extended warranty/insurance coverage for equipment and material storage.

END OF SECTION 012300