



Department of Purchasing & Contract Compliance

Cecil S. Moore, CPPO, CPPB, CPSM, C.P.M., A.P.P
Director

Fulton County, GA

October 6, 2010

Re: #10ITB74895K-JD – Mechanical Systems Upgrade for Government Center and Justice Tower

Dear Bidders:

Attached is one (1) copy of Addendum 3, hereby made a part of the above referenced **#10ITB74895K-JD – Mechanical Systems Upgrade for Government Center and Justice Tower**.

Except as provided herein, all terms and conditions in the **#10ITB74895K-JD-Mechanical Systems Upgrade for Government Center and Justice Tower** referenced above remain unchanged and in full force and effect.

Sincerely,

Joyce Daniel

Joyce Daniel, CPPB
Assistant Purchasing Agent

Winner 2000 - 2009 Achievement of Excellence in
Procurement Award • National Purchasing Institute



This Addendum forms a part of the contract documents and **modifies** the original ITB documents as noted below:

Responses to Questions:

1. Will only the bidders that attended the mandatory pre-bid and site visit be allowed to submit a bid at the bid date?

Answer: Section 00100, Instruction to Bidders, D, Site Examination states: There will be a **mandatory site visit** for this project. It will be held immediately following the pre-bid conference on Wednesday, September 8, 2010 to view the Government Center and Justice Tower. **Bidders are required to attend. Attendance at the mandatory walk-through is required for responding to this ITB. Failure to attend this walk-through will render the Bidder ineligible for consideration, even if the Bidder submits a bid.**

2. There was something in the documents about maintaining a min of 54 deg.F in the buildings while this work is being done? Is this correct? What liability is there on the successful bidder if it goes below that?

Answer: The question is not clear. There should have been more specific information requested in order to provide accurate information in response to this question, i.e., exact section, paragraph and page number that is being referenced for clarification.

3. Justice Center Cooling Tower Replacement: Can this system be shut down at a specific time or day/days to replace these towers? Or does the system need to be up and running through the replacement of these towers?

Answer: This needs to be scheduled during a December/January weekend. If a total shut down is required, it must be scheduled over a weekend/long weekend. At this time the Command Center on the 9th floor of the Justice Center Tower and the 4th and 7th floors of the Fulton County Government Center will require temporary cooling.

4. Also is there a Force Majeure included for this bid? Did not see any.

Answer: Force Majeure is a part of the Contract Agreement and will be included in the contract that is awarded to the winning bidder.

5. Will the successful bidder be able to declare lien rights if required?

Answer: The County will require the successful bidder to provide a Payment and Performance Bond for this project.

6. This project is based on Mechanical Contractor scope of work. In the instructions to bidders section M there is a requirement for both a Utilities Contractor License and a General Contractors License. Can we have clarifications on this? We understand Mechanical, Electrical License and possibly Low voltage but were not clear on the other two.

Answer: The Georgia Utility Contractor's License will be **Non-applicable** for this project. The General Contractors License and the Professional Licenses will be **Applicable** for this project.

7. On the walk through a Fulton County person mentioned we need to include temporary cooling for the building during Cooling Tower replacement. We see no stipulation on the RFP. Should this be included in our price? If so what tonnage should we use on sizing the temporary equipment.

Answer: The statement that was made at the mandatory site visit was not authoritative for this ITB. However, an Owner Controlled Contingency will be included in the revised Bid Form that will address this requirement if necessary. See Attachment B.

8. Fulton County is providing the SOW. Do we need to supply Design Build engineering for the entire project to include stamped drawings.

Answer: Fulton County requires design-build-stamped engineering drawings before commencement of the work and as-built engineering drawings at project closeout.

9. Will Davis Bacon wage rates apply to this project?

Answer: This is not a federally funded project and therefore Davis Bacon wage rates application is not necessary.

10. What is the Chiller full load requirement (tonnage) for the Justice Center? I would suspect that one of the three 880 ton chillers would be back up with the other 2 in a lead lag configuration.

Answer: Full load requirement of the Justice Center may be assumed as full load output of two chillers.

11. For the VFD's project, are the existing AHU's motors inverted duty? If so, the motors will need to be replaced along with the VFD installations.

Answer: The existing AHU motors may be assumed to be of inverter duty. There is no need to replace the motor.

12. Need some clarification on the Chillers VFDS. Is Fulton County requesting VFDS on all (3) chillers or just the (2) 600 ton chillers?

Answer: VFD is required on all the three chillers.

13. Also need to know the voltages for all the 78VFDS listed under 01010.4 in the above bid doc.

Answer: Voltages for the VFD will be 480 volts, 3 phases.

14. During the initial mandatory site visit you stated an additional site visit would be possible upon request. Please be advised without an additional site visit, that would be required for the correct subcontractors to provide adequate pricing, makes it impossible to quote this project. I believe this would be the case for most of the prime contractors also.

Answer: Refer to Addendum 2 regarding the optional site visit.

REVISIONS:

1. Division 1, General Requirements, Division 01010, Summary of Work has been revised. See Attachment A.
2. Section 00300, Bid Form has been revised. See Attachment B.

ACKNOWLEDGEMENT OF ADDENDUM NO. 3

The undersigned proposer acknowledges receipt of this addendum by returning one (1) copy of this form with the proposal package to the Purchasing Department, Fulton County Public Safety Building, 130 Peachtree Street, Suite 1168, Atlanta, Georgia 30303 by the ITB due date and time **Monday, October 11, 2010, 11:00 A.M.**

This is to acknowledge receipt of Addendum No. 3, _____ day of _____, 2010.

Legal Name of Bidder

Signature of Authorized Representative

Title

ATTACHMENT A

**Division 1
General Requirements
Division 01010
Summary of Work
Revised**

DIVISION 01010
SUMMARY OF WORK

01010.1 Chiller Replacements: The existing centrifugal chillers located in the Government Center Central Plant are original to the Government Center building and have exceeded their useful life expectancy. The existing chillers will be replaced with new, high-efficiency variable speed drive chillers of equal size

Chiller: Detailed Summary of Work1. Mechanical

- a. Isolate existing chillers for removal. Reclaim all refrigerants as per EPA regulations and leave for Owner's future use.
- b. Replace with three (3) new Carrier chillers units (or equivalent from York or Trane) consisting of one (1) 400-ton and two (2) 600-ton Chillers with Variable Frequency Drive (VFD). A complete refrigerant charge will be on site for emergency use.
- c. Install all associated piping, valves, and strainers.
- d. Assure equipment sizes are coordinated to fit within existing equipment rooms with minimum modifications to equipment rooms, if any.
- e. Weld all chilled water and condenser water lines. Install Pete's plugs in all pipes, entering and leaving equipment, to facilitate annual reading of medium temperature and pressure.
- f. The motor starter of the existing chillers may be replaced with new starter and control system for the new unit. Install all high-voltage electrical wiring for the new system.
- g. Install control wiring to existing control system as supplied by Owner.
- h. Re-insulate all chilled water lines in mechanical room as needed.
- i. Obtain all engineering, crane, permits, and insurance fees.
- j. Complete factory start-up of the new system and training. Training for the operation and maintenance of Chillers and control units will be provided by factory trained representatives. Training session will be no less that eight (8) hours and cover all facets of the operation and maintenance of the installed equipment.
- k. Cost of training shall be pro-rated in the price of Chillers
- l. Full five-year parts and labor warranty.

2. Controls

Include control and sensor modifications to the existing system to better maximize the economizer during winter usage. The existing Johnson Controls System will not change.

3. Features of Chillers

Features of chillers will include the following:

- a. Environmentally friendly refrigerant that is non-toxic and has currently no scheduled phase out anywhere in the world.
- b. The lowest published refrigerant leak rate of 0.1 % in the industry.
- c. Compliance with stringent ASME construction requirements.
- d. Standard re-seatable relief valves instead of rupture disks.
- e. The ability to store the entire refrigerant charge inside the chiller during maintenance, thereby reducing service time.
- f. The ability to maintain efficiency over the entire life of the machine.
- g. Front diagnostic panel that will indicate all system parameters apart from diagnostic information

h. Remote panel control capability through the existing Johnson Controls Metasys 9 System.

01010.2 Replacing Cooling Tower: Replace the existing Cooling Tower on the roof of Justice Center Tower with a new cooling tower of cooling capacity matching the existing chillers.

1. The cooling tower must consist of three or more cells, each capable of being isolated and maintained separately
2. Each of the fans must have one variable speed controller with bypass
3. All metal parts shall be corrosion resistant or corrosion proof and must carry a warranty of not less than 5 years.
4. There shall be provisions to measure quantity of water in take
5. There are three (3) Chillers, each of 880 ton capacity in the building. Energy saving features of the system, if any, must be described in the proposal.

01010.3 Liebert Replacement and Upgrades: The existing computer room units serving the 911 areas in the Government Center have exceeded their useful life expectancy. These units will be replaced with new units that will operate at a higher efficiency because they will use chilled water from the main Central Plant for primary cooling and have a redundant DX glycol cooled back up system for emergency. The back up system will automatically start when space temperature exceeds design set point. When the space temperature is within acceptable limits the back up system will remain off.

1. Liebert System modification, 9th Floor, Government Center Tower - Summary of Work: Furnish and modify Liebert air conditioning systems as described below and at locations listed.

- a. 9th floor, Govt. Center (IT) - Liebert Dry Cooler Relocation and Pump Replacement. 1) Relocate three (3) Liebert Model #D880 Dry Cooler units to flat roof outside and adjacent to penthouse. Refurbish and service equipment to original (like new) condition.
- b. Replace two (2) existing Glycol pumps with new Liebert duplex pump sections.
- c. Install new curb rail supports to protect roof deck. Any roof leaks will be the responsibility of the contractor to correct.
- d. Install new units outside of penthouse and re-insulate all pipe insulation with metal backing as needed.
- e. Includes all crane (if required) and permit fees.
- f. Check, test, and start.
- g. Provide one-year parts and labor warranty on refurbished system.

2.911 and Telecommunication Rooms

- a. Install three (3) Liebert model #DE-240G 20-ton or equivalent chilled water air handling units with DX compressor section for 100% redundancy. Complete with humidity control, re-heat, smoke detectors, and floor water sensors. Two (2) units will serve 911 computer room and one (1) unit will serve the 911 dispatch area.
- b. Install one (1) Liebert model #DE-116G-A 10-ton or equivalent chilled water air handling units with DX compressor section for 100% redundancy. Complete with humidity control, re-heat, smoke detectors, and floor water sensors. (Serves 911 dispatch area.)
- c. Install one (1) Liebert model #BU-046WG 3.5-ton or equivalent chilled water air handling units with DX compressor section for 100% redundancy.

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- Complete with humidity control, re-heat, smoke detectors, and floor water sensor. (Serves UPS.)
- d. Install one (1) Liebert model #BU-071WG 5-ton or equivalent chilled water air handling units with DX compressor section for 100% redundancy. Complete with humidity control, re-heat, smoke detectors, and floor water sensor. (Serves UPS.)
 - e. Install one (1) Liebert model #VE-116G-A 9-ton or equivalent chilled water air handling units with DX compressor section for 100% redundancy. Complete with humidity control, re-heat, smoke detectors, and floor water sensor. (Serves Telephone room.)
 - f. Reconnect existing dry cooler piping and condensate piping.
 - g. Remove and dispose off five (5) existing Liebert and two (2) Data- Aire air conditioning units serving the space. Reclaim all refrigerants per EPA standards.
 - h. Run new chilled water piping from existing chilled water riser using Ridgid Pro Press system. Includes hot tap into chilled water riser. 9) Install all associated insulation.
 - i. Core concrete holes for chilled water riser access.
 - j. Reconnect high-voltage electrical to new units and run new emergency service to existing dry cooler units in penthouse.
 - k. Check, test, and start.
 - l. One-year parts and labor warranty
 - m. Five-year compressor warranty.
3. **911 - Liebert Dry Cooler and seven (7) existing Glycol Pumps.**
- a. Refurbish and service Liebert Dry Cooler unit to (like new) original condition
 - b. Replace seven (7) Liebert Glycol pumps with new Liebert Duplex pump sections.
 - c. Add new curb rail supports to protect roof deck. Any leaks attributed to this installation will be the responsibility of the contractor to eliminate leaks.
 - d. Install all pipe insulation with metal backing.
 - e. Check, test, and start.
4. Training for the operation and maintenance of the Liebert units will be provided by factory trained representatives. Training session will be no less that eight (8) hours and cover all facets of the operation and maintenance of the installed equipment.
5. Cost of training shall be pro-rated in the price of Liebert Units
01010. 4 **Variable Frequency Drives (VFDs):** The existing air-handling units in the Government Center and the Justice Center are variable air volume units, but they use inlet vanes to control the volume of air. These air-handling units will be retrofitted with variable speed drives for the fan motors. The drives will be installed in the County Government Center, Fulton County Judicial Center Tower, and Fulton County Court House Building. The project consists of air handling unit motors benefiting from VFDs summarized in Paragraph 3.
1. **Variable Frequency Drive Project Summary of Work:**
- a. Install Yasakawa/ABB Variable Frequency Drives with by-pass function.
 - b. Provide labor to install drives, to include removing of the existing drives across the line starters and setting the inlet guide vanes into a locked open position for Central Station Air Handlers.
 - c. Install input circuit breakers, pressure transducers, and all required electrical components.

- d. Perform electrical work as required.
- e. Perform necessary control work installation for proper drive operation.
- f. Start-up, check out, and commissioning.
- g. One-year parts and labor warranty.

2. Variable Frequency Drive Summary: The following table describes the variable frequency drive summary for Fulton County:

HP	GOV'T CENTER	J. C. TOWER	FC COURTHOUSE	TOTAL
7.5	2	0	0	2
10	2	2	0	4
15	5	14	16	35
20	3	16	5	24
25	9	2	0	11
30	1	0	0	1
40	1	0	0	1
TOTALS	23	34	21	78

- 3. Variable Frequency Drive Controls: Control work to communicate into the existing Johnson Controls system will be included in the work.
- 4. Training for the operation and maintenance of the VFD equipment will be provided by factory trained representatives. Training session will be no less than eight (8) hours and cover all facets of the operation and maintenance of the installed equipment.

01010.5 Design and Performance Standards

- 1. Equipment and systems specified and the design will be required to meet the Standard Building Code, the Georgia Energy Code and all other applicable codes, and conform to the appropriate insurance standards, as well as State and Federal standards, such as OSHA, the National Ambient Air Quality Standards, Americans with Disabilities Act (ADA), and American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE) Standards 15, 62, 90.1 and 100, latest editions, and the standards listed below.
 - a. ABMA - American Boiler Manufacturers Association
 - b. ACI - American Concrete Institute
 - c. AISC - American Institute of Steel Construction
 - d. ANSI - American National Standards Institute
 - e. ASME - American Society of Mechanical Engineers
 - f. ASTM - American Society of Testing and Materials
 - g. AWS- American Welding Society
 - h. IEEE - Institute of Electrical and Electronics Engineers
 - i. HEI- Heat Exchange Institute
 - j. NEC - National Electric Co
 - k. NEMA - National Electrical Manufacturers Association
 - l. NPFA - National Fire Protection Association
 - m. OSHA - Occupational Safety and Health Administration
 - n. SSPC - Steel Structure Painting Council
 - o. UL - Underwriters' Laboratories
 - p. ASME - B31.1 Power Piping Code
 - q. ASME - Boiler and Pressure Vessel Codes

2. Current use standards (temperature set points, light levels, square feet per person, etc.) shall be maintained unless changed by specific contract reference.

01010.6 Exclusion of Work

The County reserves the right to exclude one or more of section(s) 01010.1, 01010.2, 01010.3, and 01010.4 from the Final Project Scope of Work and Cost, contingent upon available funding.

END OF DIVISION 01010, SUMMARY OF WORK

ATTACHMENT B

**Section 00300
Bid Form
Revised**

BID FORM

Submitted To: Fulton County Government

Submitted By: _____

For: **#10ITB74895K-JD Mechanical Systems upgrade for Government Center and Justice Tower**

Submitted on _____, 20__.

The undersigned, as Bidder, hereby declares that the only person or persons interested in the Bid as principal or principals is or are named herein and that no other person than herein mentioned has any interest in this Bid or in the Contract to be entered into; that this Bid is made without connection with any other person, company or parties making a Bid; and that it is in all respects fair and in good faith without collusion or fraud.

The Bidder further declares that he has examined the site of the work and informed himself fully in regard to all conditions pertaining to the place where the work is to be done; that he has examined the Drawings and Specifications for the work and contractual documents relative thereto, and has read all instructions to Bidders and General Conditions furnished prior to the openings of bids; that he has satisfied himself relative to the work to be performed.

The Bidder proposes and agrees, if this Bid is accepted, to contract with the Board of Commissioners of Fulton County, Atlanta, Georgia, in the form of contract specified, to furnish all necessary materials, equipment, machinery, tools, apparatus, means of transportation and labor necessary, and to complete the construction of the work in full and complete accordance with the shown, noted, and reasonably intended requirements of the Specifications and Contract Documents to the full and entire satisfaction of the Board of Commissioners of Fulton County, Atlanta, Georgia, with a definite understanding that no money will be allowed for extra work except as set forth in the attached General Conditions and Contract Documents for the following prices.

THE BASE BID TOTAL IS THE AMOUNT UPON WHICH THE BIDDER WILL BE FORMALLY EVALUATED AND WHICH WILL BE USED TO DETERMINE THE LOWEST RESPONSIBLE BIDDER. ALL BIDDERS ARE INSTRUCTED TO INCLUDE A \$400,000 CONTINGENCY IN THEIR BASE BIDS – THIS CONTINGENCY WILL BE USED SOLELY AT THE DIRECTION OF THE COUNTY Please make sure that all line items below are accurately calculated and total up to this inclusive amount.

The bid may not be withdrawn or modified for a period of sixty (60) days following the receipt of bids.

BASE BID TOTAL, ITEMS 1 THROUGH 5 (BELOW), INCLUSIVE, THE AMOUNT OF:

\$ _____
(Dollar Amount In Numbers)

(Dollar Amount In Words)

Make sure that all line items below are accurately calculated and total up to the inclusive BASE BID TOTAL amount entered on Page 20.

Method of Bidding

The unit or lump sum price for each of the several items in the Bid of each Bidder shall include its pro rata share of overhead and profit so that the sum of the products, obtained by multiplying the quantity shown for each item by the unit price, represents the total Bid. Any Bid not conforming to this requirement may be rejected. Additionally, Unbalanced Bids or conditional Bids will be subject to rejection. The special attention of all Bidders is called to this provision, for should conditions make it necessary to revise the quantities, no limit will be fixed for such increased or decreased quantities nor extra compensation allowed.

ITEM 1 – Furnishing all products, materials and equipment and performing all labor necessary to complete and put into operation the **#10ITB74895K-JD Mechanical Systems Upgrade for Government Center and Justice Tower**, including all work, the amount of

Dollars \$ (_____).

	System Components	Price
1	Replacing 3 chillers in Government Center	\$
2	Replacing Cooling Tower in Justice Tower	\$
3	Replacing Liebert Systems in 911 Center	\$
4	Re-location of dry cooler for 9 th floor Liebert Units and other modifications on 9 th floor and for 911 Center	\$
5	Installation of VFD for Air Handling Units	\$
6	OWNER-CONTROLLED CONTINGENCY	\$400,000
	Total Cost for ALL System Components	\$

NOTE: The County reserves the right to exclude specific line items at its discretion prior to determining the final cost for the project.

BID DATA

The Bidder shall designate below the one manufacturer for each product to be furnished and installed if awarded the Work.

1. Product:
Manufacturer: _____
2. Product:
Manufacturer: _____
3. Product:
Manufacturer: _____
4. Product:
Manufacturer: _____

5. Product:
Manufacturer: _____

6. Product:
Manufacturer: _____

7. Product:
Manufacturer: _____

8. Product:
Manufacturer: _____

9. Product:
Manufacturer: _____

10. Product:
Manufacturer: _____

11. Product:
Manufacturer: _____

12. Product:
Manufacturer: _____

The Bidder declares that he understands that the quantities shown for the unit prices items are subject to either increase or decrease, and that should the quantities of any of the items of work be increased, the Bidder proposes to do the additional work at the unit prices stated herein; and should the quantities be decreased, the Bidder also understands that payment will be made on the basis of actual quantities at the unit price bid and will make no claim for anticipated profits for any decrease in quantities; and that actual quantities will be determined upon completion of work, at which time adjustments will be made to the contract amount by direct increase or decrease.

In case of discrepancies between the figures shown in the unit prices and the totals, the unit prices shall apply and the totals shall be corrected to agree with the unit prices. In case of discrepancies between written amounts and figures, written amounts shall take precedence over figures and the sum of all Bid extensions (of unit prices) plus lump sum items shall take precedence over BID TOTAL.

The Bidder furthermore agrees that, in the case of a failure on his part to execute the Contract Agreement and Bonds within ten (10) days after receipt of conformed contract documents for execution, the Bid Bond accompanying his bid and the monies payable thereon shall be paid into the funds of the Owner as liquidated damages for such failure.

Enclosed is a Bid Bond in the approved form, in the sum of: _____

_____ Dollars

(\$ _____) according to the conditions of "Instructions to Bidders" and provisions thereof.

The undersigned acknowledges receipt of the following addenda (list by the number and date appearing on each addendum) and thereby affirms that its Bid considers and incorporates any modifications to the originally issued Bidding Documents included therein.

ADDENDUM # _____ DATED _____

