



**HIGHLANDS COUNTY  
BOARD OF COUNTY COMMISSIONERS  
(HCBCC)  
PURCHASING DIVISION**

DATE: January 17, 2020

BID NO. ITB 20-002 ADDENDUM No. 3

Project: Courthouse Chiller Replacement, Project # 18023

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This addendum is being issued to provide the answers to the questions at the Pre-Bid Meeting and site visit.

Questions and Answers:

1. When will Contractor be able to perform work?

**Answer:** All inside work in the offices, hallways or courtrooms must be scheduled with the project manager and must be performed after 5:00 pm and before 6:00 am in the morning. Level 1 background check for all workers requiring building access is required for them to be granted access. Some courtrooms will be off limits for work during the days and nights if trials are scheduled. Those courtrooms will be marked, and the contractor will need to work around these restrictions. Any cooling system shut down for exterior work will need to be pre-coordinated with the Project Manager and scheduled on weekends or holidays to avoid any service interruptions during normal business hours or court proceedings. Any day time access to utility/equipment rooms before 5pm will require pre-coordination with the Project Manager so that proper access and escort personnel can be coordinated.

2. Will the larger chiller remain operational during the replacement of the two chillers?

**Answer:** Yes, the larger chiller is less than 3 years old and can run the entire building. Please reference the answer to question number 14 for additional details on recommended pump change sequence per the Mechanical Engineer.

3. Is a backup cooling system planned to be used?

**Answer:** No. Currently there are no tie in ports for a temporary cooling system, although new ports that would allow temporary cooling tie in are part of this scope of work.

4. What is the budget for this project?

**Answer:** The planned budget for this project is \$532,000, however this amount is budgeted to cover all construction cost plus all testing, surveys, design & consultant work and should not be used as a construction budget number.

5. What is the planned start date and number of days for completion?  
**Answer:** Planned start would be as soon as possible. The number of days for substantial completion is 180 days.
6. Has a permit been processed?  
**Answer:** The permit has not been processed but the plans have been reviewed and approved by the Highlands County Building Department.
7. What is the cost of the permit and who is responsible for paying for the permit.  
**Answer:** The permit cost is \$2,808.50 and the Contractor is responsible for paying all applicable fees for the permit to the Highlands County Building Department.
8. Is there anything that is expected to have a long lead time?  
**Answer:** Not that the County is aware of.
9. Does the County plan on Owner Direct Purchase anything?  
**Answer:** No, the County will not use Owner Direct Purchase for this project.
10. Will the Controls be priced to the General Contractor or to the County?  
**Answer:** Any company wanting to bid the controls would be bid to the General Contractors who are responsible for the Bid submittal.
11. Will the sign in sheet be posted?  
**Answer:** Yes, see Addendum #2
12. Does the project call for replacing chillers and the VAV's but not the air handlers?  
**Answer:** Per the plan set, only the chillers and controls are being replaced. The VAV's and Air handlers are fine and not included in the scope of work.
13. Are the motorized valves, flow meters and vales provided by the Controls contractor?  
**Answer:** Yes, the General Contractor typically requires that to be included with the Controls subcontractor work.
14. Can the two chiller connections to the system be cut off without affecting the operation of the larger chiller?  
**Answer:** Pumps P-3 and P-4 should be replaced first. These pumps are currently valved off and the larger chiller, CH-3 is utilizing pumps P-1 and P-2. After P-3 and P-4 are replaced, the system should change over so now these pumps are servicing CH-3, as originally intended. At this point the remaining chiller yard work can proceed.
15. Does the owner want to keep the refrigerant? Refrigerant can be cleaned and reused.  
**Answer:** No, the owner does not want to keep the refrigerant. The Contractor is responsible for proper disposal or recycling of material.

16. Is there a Contractor staging area for the work?

**Answer:** Yes, the County will provide for some of the public street parking on S. Orange Street (located northwest of the chiller site) to be blocked off for the Contractor to use during this project. Contractors must use care when working in this area. Contractor must provide Porta John if required, no restroom access will be allowed in the Courthouse.

17. Can one side go offline?

**Answer:** The cooling system shall remain operational. See answer to question number 14 for additional details on recommended pump change sequence per the Mechanical Engineer.

18. Are there any air handlers or VAV's that will be difficult to access?

**Answer:** Yes, there are two that are located in the ceiling of the hallway on both sides of the front entry. These locations were pointed out during the site visit.

19. Has an asbestos test been performed on the insulation to be removed and replaced in the second-floor mechanical room?

**Answer:** Per the plan set page M.6 Note 3, there is approximately 40 feet of pipe insulation to be removed and replaced. Highlands County will order an asbestos test before work starts in the second-floor mechanical room.