

Tom Green County



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RFP 18-017

“GOODFELLOW AIR FORCE BASE RENOVATION AND REPAIR OF BUILDING 3453”

7/31/2018

ADDENDUM NO 3:

Notice to Bidders:

1. On Tuesday, July 31, 2018 Tom Green County Commissioners Court approved extending the RFP Submission Deadline from Friday, August 3, 2018 to Wednesday, August 8, 2018 at 2:00 p.m.
2. Please replace Attachment H (pages 145-157) in the original RFP with the provided Attachment H (Mechanical).
3. For As-Built drawings attached.

Request for Clarification (as provided by Goodfellow Air Force Base):

1. Can the County provide Architectural and Structural as-built drawings for Building 3453?
 - **Response: Yes, Goodfellow AFB will provide As-Built Drawings to the County.**
2. Item 39 of the RFP states the grant’s closing date is August 31, 2018 but a completion date not later than February 28, 2019 is indicated in Item 9. Please clarify.
 - **Response: The Grant closing date in Item 39 should be dated August 31, 2019. The renovation and repair project has a 180 day performance period.**
3. Renovation Plan Note 9 states to extend the CMU wall up to the roof deck. It appears that there is existing framing and gypsum board from the top of the CMU wall to the deck. Please confirm the Contractor is to demolish the existing framing and gypsum board and extend the CMU to the deck.
 - **Response: Refer to sheet A-01 Note 9. Extend existing CMU wall to deck with new sheet rock on both sides.**

4. Where new electrical toggle switches, receptacles, IDS components, thermostats, etc. are shown to be installed at existing CMU walls, is it acceptable to surface mount the EMT and back boxes?
 - Response: Yes, surface mounted is acceptable.
5. In classroom 200, there are two existing sinks that are not scheduled to be demolished. Are these to remain or should they be demolished?
 - Response: Yes. They are to be demolished.
6. SOW Part 3, paragraph 3.2.1.1 states gypsum board shall comply with ASTM C1396 and ASTM C1658. Where is the ASTM C1658-compliant material to be installed?
 - Response: Comply with ASTM C1396 and ASTM C1658 for new sheet rock.
7. SOW Part 3, paragraph 3.2.1.4 specifies tegular ceiling tile. Please confirm tegular tile is required.
 - Response: Yes.
8. SOW Part 3, paragraph 3.2.1.4.1 specifies a CAC rating of 40-44 however the drawings specify the construction of the ceiling. Is the Contractor required to perform any design or conduct any testing to confirm the ceiling construction as called out in the drawings meets the specified rating?
 - Response: There are no suspended ceiling tiles that have CAC or STC rated requirement.
9. Does the CAC rating apply to all rooms?
 - Response: Not required.
10. Are all light fixtures required to be covered with attenuators?
 - Response: No sound attenuation required.
11. Contractor has in the past installed light fixture attenuators constructed of fiberboard insulation with taped edges. Is this acceptable?
 - Response: No sound attenuation required.
12. Is sound attenuation required for HVAC supply or return air duct?
 - Response: No.

13. Part 3 paragraph 3.2.1.6 specifies 16 gauge C-track with H-studs. Callouts in the drawings for new partitions (i.e. Note 8, Sheet A-02) specify 20 gauge studs with no mention of H-studs. Please clarify the gauge and stud types to be installed.

- Response: Comply with 20 gauge stud requirement per architectural drawing.

14. Part 3 paragraph 3.2.1.7 specifies continuous roll insulation. The drawings specify batts. Please clarify if rolls or batts are required.

- Response: Use batt insulation.

15. Part 3 paragraph 3.2.1.8.1 specifies 24" x 24" carpet tile. The Finish Schedule on Sheet A-08 says either 18" square or 24" square carpet tile can be installed. Is 24" tile required or may the Contractor at his option install 18" or 24" tile?

- Response: Contractor shall submit a 24" square tile.

16. Part 3 paragraph 3.2.1.11 requires the Contractor to provide and install mounts for the Government-Furnished LED TV's. Can the County provide a product data sheet for the TV's so that the correct mount can be priced?

- Response: The TVs have yet to be purchased and have yet to be identified. They will be 70" TVs.

17. Regarding the fire alarm notification devices, can any new device wiring be extended from the nearest appliance or will the wiring need to go back to the panel?

- Response: Wiring can be looped into the circuit as long as it is done in accordance with NFPA 72 and UFC 3-600-01. T-tapping is not allowed. All wires must be conduit.

18. If fire alarm wiring is required to go back to the panel, will the existing panel support the new devices?

- Response: If new notification devices are added, voltage drop calculations must be completed per NFPA 72. An NAC power extender panel may be required.

19. Can the County provide voltage drop calculations for the existing fire alarm system or otherwise confirm the system can support the additional devices if extended from the nearest device?

- Response: All fire alarm work must be accomplished per UFC 3-600-01 and NFPA 72. UFC 3-600-01, par 9-18.2-States: For new or modified systems, construction (shop) drawings and calculations must be prepared by an

individual that has obtained National Institute for Certification in Engineering Technologies, Fire Alarm Systems, Level III certification, at a minimum.

20. Is there a specific make and model of Intrusion Detection System?

- Response: Refer to Statement of Work Paragraph 1.5.9.

21. For new divider walls, what is the stud web width?

- Response: Not using H studs.

22. Should the new divider walls extend to the deck?

- Response: Refer to sheet A-01 note 9.

23. Note 15 on sheet A-01 calls out vinyl tile. Please confirm the reference is to Vinyl Composition Tile or specify the material required.

- Response: Room 225 receives Vinyl Composition Tile.

24. Note 11 on sheet A-01 indicates roof penetrations are to be sealed. The SOW states the VTR is to be capped. Please clarify if the exhaust equipment is to be removed from the roof and the metal panel roof repaired or if the roof curb or pipe can be capped and sealed.

- Response: Cap VTR. Roof curb to remain.

25. Regarding Note 10 on sheet A-01 and detail 1 on A-08, can the County provide a specification for or a basis-of-design window steel cage?

- Response: Refer to drawing for window blocking. Omit cage detail on sheet A-08.

26. Note 1 on sheets A-03 and A-04 call out 12" x 12" carpet tile. The Finish Schedule specifies 18" or 24" carpet tile. Please clarify what is to be provided.

- Response: 24" by 24" carpet tile is to be provided.

27. Can the County provide furniture plans and/or a data package for the furniture systems installed in rooms 118, 125, 155 and 216?

- Response: The plan for furniture replacement in these rooms is not yet complete.

28. Summary of Work states no lock is required for the new door between rooms 224A and 224B. Please provide a list of hardware required for this door (i.e. push/pull plates, closer, kick plate, etc.)

- Response: Non-locking Best 40H style lock to match existing locks; or similar device.

29. For the new door at room 211B, please confirm the Stanley Dual Validation Reader is to be installed and specify any additional door hardware required.

- Response: A Stanley Dual Validation Reader is not required. Use a T shaped lever with "Stanley" Standard 7 pin door lock.

30. For new doors to be installed at locations other than divider walls, please specify the hardware required on the doors. Contractor notes that he understands the existing locksets are to be re-used.

- Response: Refer to Sheet A-01 Note 7.

31. EMCS systems are generally proprietary. Can the County provide the name of the system installer?

- Response: The Base EMCS system is Automated Logic brand as stated in Attachment H Paragraph 2.6.

32. Contractor's Commissioning Firm is certified by the Building Commissioning Association and Contractor has used the firm on past military projects. Will the County accept this certification as equivalent to certification by the AGC?

- Response: Refer to Attachment H Paragraph 1.1.

33. Can a single firm provide both TAB and Commissioning given the relatively small scope of the HVAC renovation?

- Response: Yes.

34. Airflows for diffusers and return air grilles are not shown in the drawings and it is not indicated in the contract documents that the contractor is to provide an extension of design for the HVAC system. TAB cannot be performed without these values. Please provide airflow rates or advise if the contractor shall provide mechanical engineering services.

- Response: A schedule for supply air diffusers and return air grilles, including information on airflow rates has been provided. Appendix H – Table 1 provides for a schedule for Supply Air Diffusers while Appendix H – Table 2 provides for a schedule for return air grilles. Please note that in hallways, supply air diffusers

and return air grilles will be replaced like for like in areas where the ceiling will be replaced or modified.

35. Attachment H paragraph 23.7 states to provide z-duct but we cannot find in the drawings where these are required. Please specify where z-duct is required.

- Response: The Z ducting in Attachment H Paragraph 2.3.7 is not required.

36. Attachment H paragraph 1.8 requires carbon dioxide monitoring “in densely populated classroom related to the SPINSTRA area in the South Annex.” Please clarify which room or rooms require CO2 monitoring.

- Response: CO2 monitoring is not required for this contract.

37. Attachment H paragraph 2.1.7 requires fire dampers through fire rated walls but fire-rated walls are not identified in the drawings. Can the County provide as-built drawings identifying the rated walls?

- Response: Fire protection plan historical As-Built drawings for Building 3453 have been attached.

38. Attachment G paragraph 2.11 states “Directories shall be updated to identify each circuit and indicate load served by each circuit in the panelboard. Directories shall also indicate the source of service to panelboard.” Where work is performed in an existing panel, is the Contractor required to identify and update existing circuits or update the directory to identify only newly installed or modified circuits?

- Response: Yes. Label only the ones that are in the work scope.

39. Attachment G paragraph 2.18.2 states “Emergency lighting shall be incorporated into troffer light fixtures and wired on the same circuit as the rest of the fixture, but ahead of the lighting control switch.” Wall/ceiling mounted emergency light fixtures are shown in the drawings. Are these fixtures to be provided in addition to the fixtures with emergency ballasts? Similarly, are the exit lights required to have emergency lights?

- Response: Yes, wall/ceiling mounted emergency light fixtures that are shown in the drawings are to be provided in addition to the fixtures with emergency ballasts. Exit lights will be required to have emergency lights. Emergency lighting in rooms shall be provided to be in accordance with NFPA 101, Chapters 7.8 and 7.9.

40. Specifications require shop drawings that are not listed in the AF66. Please confirm only those shop drawings indicated in the AF66 are required to be submitted.

- Response: All shop drawings required in the SOW should be submitted for Government approval.

41. 1.4 PROJECT DESCRIPTION & SEQUENCE OF WORK states, "As part of the Work Plan, the Contractor shall provide site surveys, and other incidentals necessary to provide and test/commission all new electrical, mechanical and communication systems as described in this SOW." For the commissioning firm, please confirm certification by any of the following organizations is acceptable for commissioning the referenced systems: the AABC Commissioning Group (ACG); the National Environmental Balancing Bureau (NEBB); the International Certification Board/Testing, Adjusting, and Balancing Bureau (ICB/TABB), the Building Commissioning Association (BCA); the Association of Energy Engineers (AEE).

- Response: Refer to Attachment H Paragraph 1.1.

42. It was observed at the site visit that fan coil units will not be replaced on a one-for-one basis. Shall the FCU's not shown to be replaced be abandoned in place or removed and the supply and return lines capped?

- Response: Replace units as shown in the drawings. For additional information refer to As-Built Drawings. Do not abandon the units in place. Refer to Sheet M-01 Note 1.

43. Can the existing BAS HVAC controls wiring be re-used or shall new be installed?

- Response: If it meets the SOW requirements, then the BAS HVAC controls could be re-used. The Contractor shall provide a submittal before construction to substantiate the requirements to be used.

44. Attachment D: Can we install green Category 6A plenum in lieu of green Category 6 U/FTP plenum?

- Response: Green Category 6 U/FTP plenum should be used in lieu of 6A plenum because it does not have any toxic components.

45. Attachment D: What is the strand count for each SIPRNet OM3 fiber optic run?

- Response: Rm 227: 8 drops (16 strands), Rm 228: 2 drops (4 strands), and Rm 229: 2 drops (4 strands)

46. Attachment D mentioned to connect a DVI cable between TV and Instructor Podium, but drawing A-01 mentions to connect a HDMI Cable between TV and Instructor Podium. Which cable type do we provide or is someone else providing and we are only installing?

- Response: HDMI cables and Panduit; installation only.

47. Attachment F: What is the strand count for each SSA OM3 fiber optic run?

- Response: The SSA net will have 34 strands total. Each run will consist of 2 pairs to 17 drops.

48. Chill water pump replacement – the scheduled pump is a lot bigger than the pump it is replacing, and the scheduled pump will not fit in the space where existing pump is located room. So a different pump must be scheduled?

- Response: The chilled water pump replacement has been removed from the scope of this project. Disregard chilled water pump replacement details on plans.

49. General- question for each room- we need a chill water, hot water piping drawing to be able to price, and a condensate drain piping plan. What is the size of the cwhw piping to each fan coil?

- Response: Chilled water and hot water supply and return piping shall be sized in accordance with the specifications of the manufacturer of the respective fan coil unit. For the listed fan coil units, required piping size is ½", but the required piping size may be different depending on the specific fan coil unit chosen to be utilized by the construction contractor. Chilled water and hot water supply and return piping will be runout from the main piping in the corridors to the specific fan coil unit in each room. As built drawings for currently existing mechanical equipment has been attached.

50. Sheet M01 - What is the required return air duct size for each unit?

- Response: Estimated required return air duct sizes has been provided in Table 3 of Appendix H.

51. Sheet M01 - What is chwhw piping required?

- Response: Please see the answer to Question 49.

52. Sheet M02 - What is required return air duct size for each unit?

- Response: Estimated required return air duct sizes has been provided in Table 3 of Appendix H.

53. Sheet M02 - What is required chwhw piping required?

- Response: Please see the answer to Question 49.

54. Sheet M03- What is required return air duct size for each unit?

- Response: Estimated required return air duct sizes has been provided in Table 3 of Appendix H.

55. Sheet M03 - What is required chwhw piping required?

- Response: Please see the answer to Question 49.

56. Sheet M03 - Can fan coil units be located, so that piping and ducts could be shortest-155b is a long way from piping.

- Response: Yes.

57. Room questions: #225 – There are two units in there now, and going back with 1?

- Response: Yes. Refer to Sheet M-01.

58. Room questions: #224A- Where is chwhw piping for new unit, and what size?

- Response: Please see the answer to Question 49.

59. In Attachment 1, can we provide another brand instead of Fibermart wall mount fiber box?

- Response: Brand does not matter for the wall mount fiber box.

60. What is the Protection (PL) IAW AFI 31-101 for the areas to be secured?

- Response: Refer to E-Publishing website for all Air Force AFIs.

61. Are the areas to be secured (Rooms 227, 228 and 229) categorized as a SCIF?

- Response: No. These areas will be used to store and process collateral SECRET level material only.

62. The Drawing E-01.1 depicts only one (1) IDS keypad outside of Room 228, so are all rooms to be armed/disarmed using this one IDS keypad or will each room require a separate keypad?

- Response: Yes. Alarms in all three rooms (227, 228, and 229) will be armed/disarmed using the one IDS keypad.

63. Is the keypad depicted on Drawing E-01.1 actually supposed to be outside of Room 228 or does it need to be inside the Room 228?

- Response: The keypad will be installed outside of Room 228.

64. There are PIR units for the entry line of detection for each room, but are any other PIR units required for each room for volumetric motion detection coverage? In other words, are there ceiling-mount PIR units required to be installed in the center of each room?

- Response: No.

65. Is there a false ceiling in any room and if so, is motion detection required above the false ceiling?

- Response: No.

66. Is there a raised floor in any room, and if so, is motion detection required for below the false floor?

- Response: There are no raised floors.

67. Are there any windows in the rooms to be secured and if so, are glass break detectors required?

- Response: No.

68. Is all low voltage wiring for the IDS to be run in conduit or can wiring be free run above the ceilings in wire trays or with the use of wire straps?

- Response: Yes, all low voltage wiring must be in conduit.

69. What will the communications medium be for the IDS alarms to run from Bldg 3453 to the Security Forces BDOC? Is it copper or fiber?

- Response: Fiber.

70. Is there a model # for the single and dual monitor KvM switches?

- Response: No specific model was selected. Any commercially available model will do so long as it matches the classification requirements of the room in question.

Please include this signed addendum with your Response.

Very Cordially,



Nathan Craddock
County Auditor
Tom Green County

Company

Date

Signature

Please Print Name and Title