ADDENDUM No. 2
Request for Proposals (RFP)
19RFP054 HVAC and Plumbing Improvements

October 31, 2018

*Item 1: Project Manual/ Specification Revision Items*

*Item 1:*

Revisions to the specifications and project manual in reference to 19RFP054 is attached
ADDENDUM NO. 2

FOR

HVAC and Plumbing Improvements at
Bowie High School

AISD PROJECT NO. 19-0042-BOWIE

Prepared for:

AUSTIN INDEPENDENT SCHOOL DISTRICT

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Addendum Date: October 31, 2018

Total Number of Pages (including this sheet): 8

This Addendum forms a part of the Contract and clarifies, corrects or modifies original Contract Documents, dated October 5, 2018. Acknowledge receipt of this addendum in space provided in proposal form. Failure to do so may subject responder to disqualification.
ADDENDUM NO. 2

PART 1 - PROJECT MANUAL / SPECIFICATION REVISION ITEMS

1.01 GENERAL REQUIREMENTS:

A. WORK IN CRAWL SPACES UNDER BUILDINGS

1. This Work includes effort inside the existing building crawl spaces located below the respective buildings on campus.

2. The Contractor shall carefully review the “Crawl Spaces Temporary Ventilation” requirements as noted on sheet G-GEN-02 and comply.

3. Work within the crawlspaces includes, but is not limited to, opening/closing the manual isolation valves in the hydronic piping located in the crawl spaces to isolate certain portions of piping as required to sequence the Work, the provision of connections to the new HVAC units as noted in the documents (conduits/raceways, condensate drain lines, hydronic piping/specialties, etc.), cleaning existing condensate drain lines located in the crawl spaces, cleaning hydronic piping strainers located in the crawl spaces, and other elements as noted in the Contract Documents.

B. COMMENCEMENT OF WARRANTY PERIODS

1. This Work spans two (2) summer periods. The Contractor shall furnish, install and place into service products for the beneficial use of the Owner at each of the two (2) summer periods.

2. Please refer to the Contract Drawings, Sheet G-GEN-02 under “Sequence of Construction”, for the minimum products required to be furnished, installed and placed into service during each of the two (2) summer periods.

3. All warranty period termination dates as provided as part of this Work shall be calculated/based on the specified warranties, including any specialty/extended warranties as specified for certain products, and the established date of Substantial Completion (Tuesday, August 11, 2020). The warranty period termination date of a product shall continue to be calculated/based on the established date of Substantial Completion (Tuesday, August 11, 2020) for this Work and shall not change if the product were installed, started, tested and/or placed into service for the beneficial use of the Owner prior to the established date of Substantial Completion (Tuesday, August 11, 2020).

4. Please refer to the special warranty requirements for specific products as noted in the specification sections.
C. SPECIAL WARRANTY PERIOD FOR SECTIONS 238219 AND 238223

As a reference, the following special warranty requirements are reiterated below that apply to both Section 238219 “Terminal Heating & Cooling Units Blower Coil Units” equipment and Section 238223 “Unit Ventilators” equipment:

Special Warranty: Manufacturer agrees to provide all required parts and labor at no additional cost to Owner to repair or replace components of units that fail in materials or workmanship within specified warranty period.

1. Warranty Period: **Five (5) years from date of Substantial Completion.**
2. All Warranty work is to be performed by a qualified **Service Technician working directly for the equipment Manufacturer** (not for the Contractor or Sales Representative of the equipment manufacturer).
3. All service calls for the equipment requiring Warranty repairs need to be responded to at the earliest availability of the Manufacturer’s Service Technician, but by no more than a **Twenty-four (24) hour period.**
4. If during the Warranty period, the equipment is not performing per the specified/scheduled performance and requirements or has inherent issues not resolved by component repair or replacement, then **the equipment is to be replaced by the Contractor, at no additional cost to the Owner.**

D. SCHEDULING PRODUCT MANUFACTURING AND DELIVERY TO THE SITE

1. The Contractor shall carefully review with the equipment/product manufacturers the manufacturing lead times of all equipment/products as required to allow the successful completion of this Work within the dates allocated for this Work.
2. As an option to the Contractor, the Contractor may store products/equipment inside an existing building at the project site prior to their installation, but only under all of the following conditions:
   a. Only after a student summer break period has commenced and no later than four (4) weeks prior to when a student summer break period is scheduled to end,
   b. Only when the equipment will be permanently installed by the Contractor in the same summer break period,
   c. Only if the building floors/elements are properly protected by the Contractor from any damage and per the Contract Documents, and
   d. Only in areas where the Owner specifically allows such equipment to be stored.

Storage of any products and equipment inside buildings under any other conditions by the Contractor is not allowed unless authorized in writing by the Owner.

3. In no case shall the Contractor bring any product that is to be permanently installed at the project site as part of this Work unless the Contractor permanently installs, makes fully functional, and places the product into service for the beneficial use of the Owner no later than **ELEVEN (11) WEEKS** after the product was first brought to the project site.
4. The Contractor shall not store any products or equipment within the building crawl spaces except where such products are shown to be permanently installed in the respective building crawl space per the Contract Documents.

5. In all cases, all products/equipment shall be properly stored and packaged/protected from the elements/environment in strict accordance with the manufacturer requirements and the Contract Documents.

E. PAINTING OF ELEMENTS, INCLUDING PIPING SYSTEMS AND SUPPORT SYSTEMS

1. The Contractor shall carefully review and provide all painting requirements in Division 9 as required for this Work.

2. The Contractor shall carefully review and provide the painting of piping (the exterior of pipe walls prior to the application of insulation of piping, the exterior of piping insulation jacketing, etc.) as required per the Division 9 painting requirements.

3. The Contractor shall carefully review and provide the painting of pipe walls prior to the application of insulation of piping as required per Specification Section 099600 “High-Performance Coatings” Article 3.05.

   a. Refer to Specification Section 230719 “HVAC Piping and Equipment Insulation” Article 3.02 for additional requirements.

F. GENERAL SITE CONDITIONS AND OTHER CONCURRENT CONSTRUCTION PROJECTS ON SITE

1. There are other construction projects on the Bowie High School campus that will take place during the same time as this Work. The Contractor shall carefully coordinate all elements of Work with the Owner and other Contractors that are on site.

2. The following is based on information provided by one of the other concurrent projects onsite and serves as a set of conditions for this Work:

   a. The driveway entry to Bowie High school from West Slaughter Lane next to the Track/Football field may be closed down due to construction efforts by other onsite Contractors.

   b. All traffic for this Work will enter and exit through Wolftrap Drive, unless authorized otherwise in writing by the Owner.

   c. As part of construction efforts by other onsite Contractors, buried lines/utilities may be installed across Wolftrap Drive at some time period during this Work.

      1) The Contractor is asked to carefully coordinate and schedule traffic/delivery with the Owner and other onsite Contractors during the course of this Work and at least four (4) weeks prior to the required time of use of Wolftrap Drive for this Work.

   d. Parking lot areas at Bowie High School may be under construction and reconfigured as part of construction efforts by other onsite Contractors and may not be available for use as part of this Work.
e. The recommended driveway access for this Work is from Wolftrap Drive and the interior campus driveway located along the south side and west side of the Bowie High School campus.

3. The suggested location for temporary facilities for this Work is the South side of Building “B”, between Building “B” and the interior driveway on the South side of the building, unless directed/approved otherwise in writing by the Owner.

   a. The Contractor shall coordinate and show any proposed staging area(s) (i.e. material laydown areas, etc.) on the Section 015000 “Temporary Facilities and Controls” Site Plan Submittal per Article 1.04 Paragraph A.

   b. All staging areas shall first be reviewed by the Owner for prior approval as part of the Section 015000 submittal development, review and comment process.

1.02 SECTION 078413 “PENETRATION FIRESTOPPING”

In 3.05 “PENETRATION FIRESTOPPING SYSTEM SCHEDULE”, ADD the following paragraph D and associated sub-paragraphs below:

D. The Contractor shall carefully review the existing conditions of the existing facility prior to responding to the bid/proposal and prior to commencing construction as required to provide and maintain the structure fire rated assembly.

1. For the purposes of this Work, all corridor walls and ceilings, floors between building levels, electrical room walls and ceilings, data room (i.e. MDF, IDF, etc.) walls and ceilings, and elevator machine room walls and ceilings shall be considered fire rated and their penetration fire stopping rating and fill materials shall conform to the Penetration Firestopping Systems General Requirements as noted in this section.

2. Refer to the Drawings for other areas that may also be rated. Where other areas are noted on the Drawings, and the rating is not shown/listed on the Drawings, the rating and fill materials shall comply with the Penetration Firestopping Systems General Requirements of this section.

3. Seal all penetrations through the structures with materials and methods as listed by UL, including the UL Fire-resistance-rated Systems and Products directory, and as required to maintain the structure fire rating per the requirements of the Authority Having Jurisdiction.

4. If the Contractor determines a portion of the existing structure has a rating that is less than the rating specified under the Penetration Firestopping Systems General Requirements of this section, the Contractor shall promptly bring this matter to the attention of the Owner and Engineer, and only upon written approval by the Owner, may the Contractor deviate from the rating requirements as specified in the Penetration Firestopping Systems General Requirements of this section.
PROJECT PLANS/SHEETS REVISION ITEMS

1.03 MECHANICAL PLANS

A. SHEET G-GEN-02: REPLACE with the attached sheet noted with “10/31/2018 ADDENDUM 2” in the Issues and Revisions portion of the title block.

B. SHEET M-SCH-05: REPLACE with the attached sheet noted with “10/31/2018 ADDENDUM 2” in the Issues and Revisions portion of the title block.

END OF ADDENDUM