



April 2, 2024

Chiller Replacement Project – St. Augustine Campus (BID-SJR-13-2023)

The following changes, additions, and/or deletions are hereby made a part of the Construction Documents for the above noted project. All other terms, conditions, and specifications of the original Invitation to Bid remain unchanged.

Note: Acceptance of this Addendum must be indicated in Contract and/or Bid Form submitted as part of the submittal package.

ADDENDUM No. 3

All items in this Addendum are incorporated into the Contract Documents.

Item #1.

Comment #1: Contractor is looking for the “Brand” Controls at the St. Augustine Campus, please advise.

Answer #1: The Brand of our controls system is Andover. Please contact Facility Automation Solutions for pricing and coordinating with them on the controls system. Contact information: Dave Sarratori (904).591.3196.

Question #2: There is not a schedule for the refrigerant monitor, please confirm and advise. Do you have a specific manufacturer in mind?

Answer #2: There is no specific manufacturer provided for the new refrigerant monitor, only that it can detect the new refrigerant. If you can get a new system from the same provider as the existing, that would be ideal.

Question #3: Our concern is the outage time was shown as weekends in the pre-bid responses. There has been no mention of the down time for the replacement of the chiller. We feel there will be a 6-week down time to remove the tower, the 2 chillers, and 2 pumps from the existing system and to replace them with the new equipment. Is the plant capable of running off the chiller for 6-8 weeks and taking the load of the entire facility or do we need to consider temporary chillers for this time period?

Answer #3: . If the contractor is saying that they intend to keep the existing 340 ton chiller (CH-1) operational throughout the construction time, then yes we will run CH-1

for the duration of the project. That is ideal. That means the existing cooling tower would need to be operational as well. At some point they will need to tie the new tower into the existing tower and that will incur some down time which should be held to a minimum. i.e. weekends or college holidays. With proper planning and skilled labor force we anticipate the shutdown periods not to exceed 3 consecutive days. However, there may be a need to schedule multiple weekend shutdowns as required to complete the cut-in of the new equipment Chiller/ Cooling tower and associated pumps. The College cannot or will not tolerate a 6–8-week shutdown period for this project.

Question #4: From reading the spec, we understand it to say that we need to remove the existing aluminum jackets on the existing pipe and replace it with PVC vinyl coating. Is this the intent?

Answer #4: The intent was to provide aluminum jacketing and insulation for all new exterior pipe. The college has elected to eliminate all insulation and jacketing for all condenser water pipe only. Please clarify what specification section dictated PV vinyl protective coating?

Item #3

Please see the link below for Addendum No. 3 drawings. Also, included in email.

https://sgmengineering0-my.sharepoint.com/:f/g/personal/chad_sgmengineering_com/EuIX3CHaiOpFvWLTJiQOETsBmxKaSITigXuVYhp59JeTCQ?e=e0fC4a