

**DPS HVAC Controls Replacement for:
Lakeview School
DURHAM PUBLIC SCHOOLS**

ADDENDUM NO. 1

DATE: April 3, 2023

PROJECT: Durham Public Schools
Lakeview School
HVAC Controls Replacement

OWNER: Durham Public Schools
2011 Hamlin Road, Durham, NC 27704

ENGINEER: Dewberry Engineers Inc.
2610 Wycliff Road, Suite 410, Raleigh, NC 27607

This Addendum, applicable to the work designated herein, shall be understood to be and is an Addendum to the contract documents and, as such, shall become a part of and included in the contract.

1. Please see attached March 28, 2023 Pre-Bid Meeting Minutes. The Pre-Bid Meeting Minutes shall become part of the contract documents.
2. Please reference detail 1 and points list on sheet M-400. Actuator control points shown on the control diagram and listed in the points list for the outside air and return air dampers shall be removed. These dampers are controlled by the equipment unitary controller.
3. Please reference sheet M-111 and note 3. The kitchen exhaust fan and makeup air unit will not require control points.
4. Please reference detail 5 and the points list on Sheet M-401. Exterior lighting, freezer/cooler, and dishwasher control points will be removed.
5. Questions:
 - a. Question: Are the actuators for dampers to be controlled directly from the the BAS?
Response: No, the dampers located with-in the roof top units are controlled through the unitary controller of the unit, not directly from the BAS controllers. And they shall remain this way.
 - b. Question: Is there an existing network drop in the Gym IT room where the existing head end is located?
Response: Yes, there is an existing network drop in the existing Electrical/IT room serving the existing control head end. Please see Sheet 2 of 4 of the existing Gym Control Shop Drawings, Page 312 of 339 of the project manual .pdf.
 - c. Question: Is the kitchen exhaust fan and make-up air unit to be included in the project scope?
Response: From re-review of the existing control shop drawings, it does not

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appear as if the kitchen hood & exhaust fan are connected to the existing controls. Therefore, there is no controls for the unit in this contract.

d. Question: Is the contractor allowed to use existing 120vac circuits to power new DDC controllers? Other similar projects for DPSS Control Replacements included a general note on the floor plan sheets stating “provide power for control components. Reuse existing circuits.”. Please clarify if this one is the same.

Response: Yes, the contractor is allowed to use the existing 120vac circuits to power the new DDC controllers.

e. Question: Previous DPSS Control Replacements included a general note issued by addendum that allowed the contractor to reuse existing freeze stats, control valves and actuators, dampers and their actuators with non-functional devices being reported to the owner (as stated on prior DPS school project addenda). Please clarify for this project.

Response: Existing actuators, free stats, valves, and relays are to remain. Any found not functional are to be captured in a deficiency report and replaced as needed.

f. Question: Exterior lighting control points show up on M-401` points list but interior lighting control points do not. Please detail number or contactors required to control for exterior lights and locations if known. Also, is the contractor required to control interior lighting contactors, and if so what is the quantity and location of existing lighting contactors?

Response: Exterior lighting points shall not be included in this project.

g. Question: M-401 points list includes a point labeled “Dishwasher Exhaust Status” however that equipment is not shown on the floor plan. Is the point required? and if so, I am assuming the location is in the same general location as KEF-1. Please clarify.

Response: Dishwasher points shall not be included in this project.

h. Question: M-401 points list includes “freezer/cooler” point and says typical however we only see freezer location on floor plan sheet M-111. Please clarify if cooler temperature monitoring is required.

Response: Freezer/cooler points shall not be included in this project.

i. Question: Are there any contingency absolute dollar allowances the contractor should include in their bid amount?

Response: No, there are no contingency absolute dollar allowances to include in the bid.

j. Question: Per Information Available to Bidders, Paragraph A-13,

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Substantial Completion is indicated as March 8, 2024 and Final Completion is indicated as April 5, 2024. Is this correct?
Response: No, the correct date of substantial completion is September 14, 2023 and Final Completion October 12, 2023.

Attached: 1. March 28th Pre-Bid Meeting Minutes

End of Addendum No. 1



Dewberry Engineers Inc.
2610 Wycliff Road, Suite 410
Raleigh, North Carolina 27607

(919) 881-9939 Phone
(919) 881-9923 Fax

Prepared by: Beth Gorney / Kevin Coyne-LeChase **DDI Project No.:** 50155237

Project: DPS Lakeview School **Page 1 of** 3

Contract: Controls Replacement

Date: March 28, 2023

Purpose: Pre-bid meeting

Items Discussed:

1. Beth Gorney thanked everyone for their interest in the project and attendance at the pre-bid meeting.
2. Beth Gorney asked everyone to sign the attendance sign-in sheet.
3. Beth Gorney asked if everyone had been able to access the bid documents. All indicated they had downloaded the documents.
4. Beth Gorney introduced the Durham Public Schools (DPS) Owner Team and Design Team (Dewberry Engineers Inc.). Christopher Lyszka with DPS will be the Owner representative during the construction portion of the project. Kevin Coyne with LeChase will be the Owner's Agent during the project. Johnny Wood/Beth Gorney with Dewberry Engineers Inc. will be representing the Design Team.
5. Beth Gorney generally explained the Scope of Project:
 - a. The scope of this project is to replace existing system controllers, sensors, enclosures, and field devices. Existing actuators, free stats, valves, and relays are intended to remain. Any found not functional during checkout are to be captured on a deficiency report and replaced as needed.
 - b. Mixture of roof-top units and exhaust fans.
 - c. Project has Federal funding.
 - d. Existing control shop drawings are included as an appendix in the Project Manual.
6. Please reference Specification Section 23 90 10 – BAS. DPS has standardized on Brady Trane as their server-based graphics generator/integrator. All of DPS graphics are held on the server, not at the local level; therefore, the successful controls installer on this project would not create the graphics, Brady Trane would. Brady and the successful controls contractor will coordinate together for a fully operational controls system meeting the intent of the contract documents. Brady Trane contact is:

John Wilson
Controls Account Executive
(336) 944-5336 - Mobile Phone
john.wilson@bradyservices.com

7. Beth Gorney indicated the schedule in the contract documents lists Notice to Proceed on May 1, 2023 and Substantial Completion on September 14, 2023, 136 calendar days.
8. Beth Gorney noted this project is ESSER funded (federal funds). Davis-Bacon Wage rates shall be applied, if applicable. Contractor is also required to provide Certified Payroll documents during the

- process.
9. Kevin Coyne noted it is anticipated completing the Federal Form WH-347 will satisfy the certified payroll requirement.
 10. Beth Gorney noted this project is ESSER funded (federal funds). All materials as much as possible shall be purchased from the United States, in accordance with the federal requirements.
 11. Beth Gorney explained the Information for Bidders in contract is standard for DPS.
 12. Bid Bond is required.
 13. Performance & Payment bond is required.
 14. Beth Gorney explained the Project has one alternate:
 - a. Alternate #1: Preferred manufacturer brand for Controls – Distech
 15. Beth Gorney indicated there are no unit prices.
 16. Beth Gorney explained the General Conditions of the contract apply to all portions of the project. All standard DPS policies have to be followed.
 17. Beth Gorney indicated to specifically note Exhibit C of the General Conditions in the specifications for the requirement for DPS that requires all contractors working on DPS property to submit a “Sexual Offender Registry Check Certification Form”. The successful Contractors, including all sub-contractors, will be required to submit this form when submitting the contract. Contractors are required to complete this information before they will be allowed on the school property.
 18. Beth Gorney indicated a Photo ID must be generated and worn by all Contractors at all times on site during construction.
 19. Beth Gorney indicated School Staff and Students may be located in the Building during the construction periods. We will just work through this during the project.
 20. Beth Gorney discussed Staging Areas. Several areas on site can be used on site for staging. These will be finalized during construction.
 21. Beth Gorney discussed a portion of the Temporary Facilities required by the contract:
 - a. Contractor is required to provide his own toilets for use.
 - b. Contractor is required to provide a temporary construction fence around any staging area/equipment storage utilized.
 - c. Contractor can utilize existing water at school. Any damage to the existing water system shall be repaired.
 - d. Contractor can use existing power at school. Any damage to the existing electrical system shall be repaired.
 22. Kevin Coyne noted DPS has staff onboard for any MBE assistance or questions. If this help is needed, please contact Kevin and he can provide contact information.
 23. Beth Gorney noted that DPS has a specific MBE Affidavit A form which requires additional information from the standard state form. Please note this and include the additional info required.
 24. Beth Gorney noted to please review specification section 00 43 93-Bid Packet Requirements to be aware of all the items required to be included in the bid.
 25. Beth Gorney indicated Durham County is the local authority. Construction Permit submission and cost of construction permit shall be included in the bid cost.
 26. Beth Gorney indicated all bid clarification questions should be submitted in writing to the following:

Kevin Coyne, LeChase Construction, kevin.Coyne@lechase.com
Johnny Wood, Dewberry, jwood@dewberry.com
 27. Beth Gorney indicated to please note bids will be received up to 2:00pm on Monday, April 10th. Bid opening will be at 2:00pm in person. Deliver bids to 2011 Hamlin Road, Durham, NC

27704. No email or fax bids will be accepted.
28. Questions will be taken up to Friday, March 31st at 2:00pm. An addendum will be issued on Monday, April 3rd for response to questions.
29. Those in attendance viewed the existing conditions.
- a. Team visited the existing mechanical room in the original building and roof area.
 - b. Existing gym was not available.

End of meeting minutes.



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Engineers
Planners
Surveyors

Sign-In Sheet

Dewberry Engineers Inc.
2610 Wycliff Road, Suite 410
Raleigh, North Carolina 27607

(919) 881-9939 Phone
(919) 881-9923 Fax

Project: DPS – Lakeview School Controls Replacement

Dewberry Project No: 50155237

Date/Time: March 28, 2023 / 10:00 am

Subject: Pre-Bid Meeting

Name

Company

Email

AI Austin

JCI

robert.a.austine@jci.com

Kenneth Almond

ECJ

Kenneth.Almond@ecscontrols.net

Mark Williford

Brady

Mark.Williford@bradyservices.com

NATHAN ZIEGLER

ELS

NATHAN.ZIEGLER@ELS CONTROLS.NET

Kevin Coyne

Heckler
