



McKIM & CREED

ADDENDUM NO. 4

**RE: NCDAC NC Correctional Institution for Women
Air Conditioning Installation
SCO ID#: 22-24913-02A
NCDAC Central Engineering Job Order # 4290**

DATE: October 17, 2023

FROM: McKim & Creed

To: Prospective Bidders

This Addendum issued prior to receipt of bids shall and does hereby become a part of the Contract Documents for the above Project. This Addendum must be acknowledged on the Form of Proposal.

All Prime contractors shall be responsible for ensuring that their Subcontractors are properly apprised of the contents of this Addendum.

All information contained in this Addendum shall supersede and shall take precedence over any conflicting information in the original Drawings and Specifications.

General

1. Clarification: The second pre-bid meeting was held on October 4th at 10:00 am. The meeting minutes and the list of attendees are attached.

Specifications

1. Supplementary Instructions to Bidders and General Conditions of the Contract: Per section 1.2, Article 23, the time of completion for the project is 360 consecutive calendar days. Add the following: "If Alternate No. 2 (All work indicated on the drawings for the Auditorium/Gym) is accepted, the time of completion for the project is 444 consecutive calendar days."
2. 23 05 13 Adjustable Frequency Drives: All new adjustable frequency drives (VFD's) shall include a bypass. Add the following to section 2.2 B:

19. Provide a manual 3 contactor bypass consisting of a door interlocked main fused disconnect padlockable in the off position, a built-in motor starter and a four position DRIVE/OFF/LINE/TEST switch controlling three contactors. In the DRIVE position, the motor is operated at an adjustable speed from the drive. in the OFF position, the motor and drive are disconnected. In the LINE position, the motor is operated at full speed from the AC power line and power is disconnected from the drive, so that service can be performed. In the TEST position, the motor is operated at full speed from the AC line power. This allows the drive to be given an operational test while continuing to run the motor at full speed in bypass. The use of microprocessor-based bypass control shall not be allowed.
20. The drive and bypass circuits shall operate independently of each other and have completely separate switch mode power supplies operating off AC line Voltage.
21. The bypass shall provide motor functionality with the drive removed. The bypass shall automatically respond to the BAS for start and stop while operating in bypass.
22. The bypass shall include a service switch or line isolation contactor to disconnect power to the drive, but not the bypass.
23. The drive and bypass package shall be UL listed and have a labeled, short circuit current rating (SCCR) of 100,000 amps.
24. Smoke purge circuitry shall be interconnected such that an external dry contact can be used in both drive and bypass modes.

Drawings:

1. Sheet M141: Clarification: All exterior ductwork shall be installed in accordance with specifications 23 07 00 and 23 31 00. All new ductwork in the Corridors shall be installed in accordance with detail 16/M501. All new ductwork in the walkable chase between the Cells shall be installed in accordance with specifications 23 07 00 and 23 31 00.
2. Sheet SP01: Clarification: The temporary fencing indicated on sheet SP01 is not required to be a security fence. No barbed wire or razor wire is required. The temporary fence is not required to be secured to the existing concrete sidewalk or embedded in the ground.



Roy Cooper, Governor

Todd Ishee, Secretary

NC Correctional Institution for Women - Air Conditioning Installation Pre-Bid Meeting Minutes

Project: 1034 Bragg Street, Raleigh, NC 27610
State Project ID Number: SCO # 22-24913-02A
NCDAC Central Engineering Job Order # 4290

Date: 10/4/2023 | Location: NCCIW, 1034 Bragg St., Raleigh, NC 27610 | Time 10:00 am

- 1. OWNER APPROVAL ANNOUNCEMENT OF PREFERRED BRAND ALTERNATE (ADD ALT #3 BELOW)**
 - a. NCDAC has listed Distech as a preferred brand name for Mechanical Controls (See Attached Justification)
- 2. INTRODUCTION & SIGN IN SHEET (See Attached Sign In Sheet)**
- 3. PROJECT DESCRIPTION & SCOPE OF WORK**
 - a. Base Bid: Installation of air conditioning in three (3) 208 bed dormitories. In each dormitory, the work will include the installation of eight (8) constant volume air handling units with DX cooling coils and hot water heating coils, eight new outdoor air cooled condensing units/heat pumps, refrigerant piping, heating hot water piping, new ductwork and air distribution devices. Each existing dormitory will also be provided with a new direct digital control system for all new and existing equipment. Upgrades to electrical gear and electrical site distribution.
 - b. Phasing:
 - i. Phase One: Work in Dormitories Phoenix and Falcon will be performed at the same time.
 - ii. Phase Two: Work in Dormitory Sparrow and possibly Single Cell B if add alternate #1 is accepted.
 - iii. Phase Three: Work associated with the Gymnasium/Auditorium if add alternate #2 is accepted.
 - iv. Beneficial Occupancy will be issued for each dormitory/building
 - v. Electrical upgrades to distribution system must be coordinated with the Warden/Staff
 - c. Alternate(s):
 - i. Add Alt #1 – All work associated with Single Cell B
 - ii. Add Alt #2 – All work associated with the Gymnasium/Auditorium
 - iii. Add Alt #3 – Preferred Brand for HVAC Controls – Distech ECB Series
 - d. Unit Price(s):
 - i. None
- 4. BID OPENING**
 - a. Date: **10/24/2023**
 - b. Time: Opening at **1:00 PM**
 - c. Location: NCDAC Central Engineering, Room: EN 34, 2020 Yonkers Road, Raleigh, NC 27604
 - d. Bid Delivery: Single Prime / Hand Delivery
- 5. REQUIRED W/ BID SUBMITTALS**
 - a. Form of Proposal
 - b. Bid Bond (5%)
 - c. Identification of Minority Business Participation (MBE Affidavit A or B)
- 6. QUESTIONS DURING BID**

- a. Bidders can submit their questions in writing to Mitch Brown, mbrown@mckimcreed.com
- b. Question deadline is **10/16/2023, 1:00pm**

7. BID ADDENDUM

- a. Last Addenda will be issued no later than **10/17/2023**
- b. Acknowledge receipt on Form of Proposal

8. PROJECT SCHEDULE - (360) consecutive calendar days from Notice to Proceed Date.

9. PAYMENT

- a. Up to 95% based on monthly estimates
- b. 100%, (Final Payment) upon completion and acceptance of all work, approval of closeout documentation)

10. LOGISTIC

- a. Job Trailer/Office Space: DAC will provide meeting space, but operations space will be provided by contractor. If contractor requires a trailer, see sheet SP01 for a proposed location. Any other location must be coordinated with the Warden.
- b. Laydown area: DAC will provide some space for temporary material storage but must be approved by Warden. (Note: See sheet SP01 for the proposed location.)
- c. Existing Utility & Temporary Utility: Onsite utilities without reimbursement
 - i. Mr. Haywood with DAC will need to be consulted.
- d. Temporary Toilet Facilities: Onsite facilities are not for construction use, portlets required
 - i. Toilet facilities will be available to contractors in buildings they are working on as long as no offenders are in the building.
- e. The contractor must submit Material Safety Data Sheets for all chemicals that will be brought into the facility

11. SECURITY (01 11 00)

- a. NCDAC Security requirement for contractors: Background checks are required
 - a. All contractor staff need to have PREA training prior to entering the building
- b. No tobacco products of any kind are allowed at the NC Correctional Institution for Women
- c. COVID Requirements: There are no supplemental COVID requirements, but CDC guidelines should be followed for known infections.
- d. Site specific Security requirement: Secure Jobsite Daily, Warden must approve tool storage plan inside the facility. (Note: contractor job box with lock can be stored on Dorm control center for tools).
 - a. Tools can be stored in buildings that contractors is working on and have no inmates in them. However, they must be in a locked room, in a lock box, and fences outside dorms must be locked. The gate house will need an itemized list of tools that will be stored on site during the project. Additionally, all tools must be accounted for at the beginning of each work day and the end of each work day to ensure compliance with the policy.
 - b. Locks will be provided by the facility so the prison has access to keys
- e. The facility will provide the same escorts to the contractor daily if possible
- f. Toolbox & hazardous tools: Daily Tool Inventory, do not leave tools unattended
- g. Ladder: Customer ladder is not available, bring a chain for your ladder for security with inmates
 - a. Ladders must be double locked. Locks will be provided by DAC.
- h. Work hours & break time: (M-F, 6:00 AM - 6:00 PM)
 - a. Best days for deliveries through the sallyport: (TBD).
- i. Cellphone: Not Allowed
 - a. One point of contact for the contractor will be allowed to have a cellphone. This person must be approved by DAC and the phone must be accounted for at entrance and exit.
- j. Inclement weather: Refer to Article 23 of General Conditions

12. PERFORMANCE AND PAYMENT BOND, INSURANCE REQUIREMENT

- a. Performance and Payment Bond will be required for 100% of contract price
- b. Insurance: See Article 34 of General Conditions

13. COMMENTS/QUESTIONS (Initial Pre-Bid)

- a. Crane operators will utilize the maintenance channel to in order to coordinate while on site
- b. There was concern about the trees around the Auditorium/Gym where the chiller will be installed. DAC confirmed those trees will be cut down prior to work.
- c. The warden confirmed that AC will be turned on as the buildings are completed and we will not wait for all work to finish to turn AC on all at once.
- d. There is concern of getting AHU into mezzanine area of the Auditorium based on the door size in the mezzanine.
- e. Contractor was concerned with 365 day construction schedule if alternates are picked up.

14. SITE WALK-THROUGH

The above summary is our understanding of items discussed and decisions reached during this meeting. We request any changes, additions or deletions be brought to our attention as soon as possible but no later than 7 days from date of issuance for the minutes to be corrected and reissued. In the absence of any corrections, we assume the minutes to be correct and the final draft. Please contact me with questions or revisions.

Mitchell A. Brown, PE
Engineer of Record
McKim & Creed
End of Minutes

Justification for Preferred Brand Alternate

Project: 4290 NCCIW Air Conditioning Installation

Preferred Brand for HVAC Controls: Distech

The justifications for requesting a preferred brand alternate are to reduce long term costs, improve maintenance, reduce training requirements, and streamline spare parts procurement.

Citing Distech as the preferred brand for HVAC controls will result in significant cost savings and streamlining of facility maintenance processes. Controls systems are complex and unique; each brand requires a steep learning curve for facility personnel and involves an ongoing necessity for maintaining and increasing facility staff familiarity with the system. Without training and an acquired high level of familiarity, facility staff are unable to efficiently navigate the system to diagnose and understand real issues with the systems they maintain. The invariable result is that costly HVAC issues go unresolved, equipment fails prematurely, and facility comfort suffers.

NC DPS has limited staff. Having more than one control system brand within the NC DPS system will result in unnecessary financial burden to the State either due to the need to hire and train additional staff, or due to necessarily sub-optimal operation of facility systems. Improving consistency in control systems across the state will reduce this burden.

Specifying that a single control system manufacturer is used in all DPS facilities will also streamline the process of procuring, storing, and installing spare parts in-house. This will reduce the need to outsource small repairs, lowering the overall cost of system maintenance.

Open-protocol control systems can be installed, maintained, and reprogrammed by multiple independent vendors. Distech is known to be one of the most open control systems available. North Carolina has several control system installers highly qualified to install Distech controls. Free competition among these vendors, and future qualified vendors, would be open and encouraged with each new DPS project. No other control system brand will allow this level of competition.

Further, Distech has no ongoing licensing fees, which will result in additional long term cost savings.

In summary, specifying Distech as the preferred brand alternate will reduce cost, increase quality, streamline internal processes, and improve overall facility performance. The existing facility staff will be able to focus on gaining and maintaining familiarity with only one system, and external training costs will be greatly reduced. Rather than allocating time to learn and relearn how to navigate or understand different systems, staff will be able to focus on optimal operation and maintenance of their facilities. Procuring, storing, and installing spare parts will be streamlined, and in house maintenance capability will be increased. Finally, installation and maintenance costs will be reduced and quality of service will be increased through free competition among vendors.

JO 4290 NCCIW - Air Conditioning Installation

SIGN-IN SHEET

10/4/2023 @ 10:00AM

NO	NAME	FIRM	General Contractor (Y/N)	Bidding General Contractor	E-MAIL	PHONE NO.
1	William Burriola	NCDAC Central Engineering			William.burriola@dac.nc.gov	(919) 324-1250
2	SANTIAGO GIREALDO	BAR CONSTRUCTION (Y)		Y	BIDS@BARCONSTRUCTION.COM	336 274 2477
3	Kyle Upchurch	HM Kern (Y)		<input checked="" type="radio"/> YES <input type="radio"/> NO	SMcdowell@hmkem.com	336-668-3213
4	Tam D'Amico	CMC BUILDING		<input checked="" type="radio"/> YES <input type="radio"/> NO	PAJIN@CMCBUILDINGINC.COM	919-491-8031
5	Kenneth Almond	Engineered Controls Solutions		YES <input checked="" type="radio"/> NO	Kenneth.Almond@ecscontrols.net	919-525-6528
6	Steve Dixon	Engineered Controls Solutions		YES <input checked="" type="radio"/> NO	steve.dixon@ecscontrols.net	919-618-6669
7	Ed Stephen	NCCIW		YES / NO	Edward.Stephan@Dac.Nc.gov	
8	Anthony Perry	NCCIW		YES <input checked="" type="radio"/> NO	Anthony.Perry@dac.nc.gov	919-524-1969
9				YES / NO		
10				YES / NO		
11				YES / NO		
12				YES / NO		
13				YES / NO		
14				YES / NO		