

ADDENDUM NO. 1

May 25, 2022

BIDDING AND CONTRACT DOCUMENTS

FOR

LOTHIAN BOILER REPLACEMENT

PROJECT NO. 956401

CONTRACT NO. 956401-LF-2022-106



The following changes, additions, or deletions shall be made to the following documents as indicated for this Project; and all other terms and conditions shall remain the same.

1. Information Available to Bidders

Replace with Information Available to Bidders with one included in this Addendum.

2. Advertisement for Bids

Replace the Advertisement for Bids with one included in this Addendum.

3. Request for Clarification

RFI No.	QUESTIONS / ANSWERS
1-1	<p>Question: Can we use fewer larger boilers to meet the equivalent load of the 5 x 2 MMBH input boilers provided they fit and will meet SCAQMD requirements?</p> <p>Answer: No, provide (5) 2 MMBH boilers as indicated per plan.</p>
1-2	<p>Question: Will you have the total consumption for the school that is to be served by the Boilers? Posting says, the load has been altered? In Order to size the Boilers, for Heating: Total square footage will be required</p> <p>Answer: The boiler sizes shall be per the construction documents.</p>
1-3	<p>Question: Based on the mechanical design, some equipment such as the steam boiler feed water tank must be removed before we can install the new Heat Exchangers which means that the system must be down for some time. Will you be requiring any temp heating? If yes, what would be the temporary design including equipment sizes and locations etc.</p> <p>Answer: The system shall be shut down for a maximum 8 hours. The contractor shall complete the project prior to the building is fully occupied. When the project cannot be completed in time, temporary piping (including heat exchanger, pumps, pipe and power) shall be provided to ensure uninterrupted hot water supply after building is occupied.</p>
1-4	<p>Question: Above the existing steam boiler water tank, which needs to be removed, lots of steam equipment and accessories that are not shown on plans. Are all of it to be removed?</p> <p>Answer: Yes, per Sheet M1.1, Reference Note #, #3 & #4, and Reference Photo 1/M1.1, all associated existing pumps, piping, and appurtenances shall be demolished.</p>
1-5	<p>Question: What kind of roof is it? for patching at the flue curbs. Is the roof still under warranty? If yes, who is the roofer?</p> <p>Answer: The roofing at flue penetration is shown in Addendum #1. Yes, the roof is under warranty. The roofer is Garland Roofing</p>
1-6	<p>Question: Per M2.2 reference notes #1 is indicating to run stack and sleeve through existing vent per detail A/M3.3. Please provide a detail on how this stack can be supported vertically and horizontally.</p> <p>Answer: The existing flues shall be demolished. New Category IV flues shall be installed in place of the existing route. Provide supports inside shaft per manufacturer's requirements. The existing flues are not straight up thru roof. Please refer to Addendum #1 for the locations of the offsets. Contractor shall provide deferred submittal for the flue sizes, supports and routes.</p>

1-7	<p>Question: Will this project require BIM?</p> <p>Answer: No. BIM is not required.</p>
1-8	<p>Question: Will this project need to be a LEED project documentation? If yes, will UCR be providing a 3rd party LEED company to which we can assist?</p> <p>Answer: No. LEED is not required.</p>
1-9	<p>Question: Will UCR be providing a 3rd party commissioning agent to which we can assist?</p> <p>Answer: No. Commissioning is not required.</p>
1-10	<p>Question: 6" HWS and HWR piping is Iron Schedule 40 or Copper? If 6"HWS and HWR is Iron schedule 40 does it have to be welded or Victaulic Connections?</p> <p>Answer: Per Specification Section 23 2113.3.1.A.2, HHWS/R piping NPS 2-1/2 and larger shall be welded schedule 40 black steel pipe. Victaulic connections are not allowed.</p>
1-11	<p>Question: Please confirm the allowable building downtime dates without providing temporary heating or DHW service.</p> <p>Answer: There will be a maximum allowable heating and DHW shutdown of 8 hours in the West Lothian Residence Hall which would need to occur between August 15th and September 12th; or shutdown would need to occur during the winter break period between December 12th through December 31st. At the East Lothian Residence Hall Mechanical Room, there will be a maximum allowable shutdown period of 8 hours which would need to occur between August 29th through September 12th; or the shutdown would need to occur during the winter break between December 12th through December 31st. Work that does not impact the building operation (installation of new boilers, pumps, VFD's, piping between East and West Lothian mechanical rooms, etc.) shall be permissible anytime within the normal working hours as defined by the campus. Any shutdown will need to be coordinated with at least 30 days' notice per campus requirements.</p>

END OF ADDENDUM

INFORMATION AVAILABLE TO BIDDERS

The following information is made available for the convenience of bidders and is not a part of the Contract. The information is provided subject to the provisions of Article 3 of the General Conditions.

1. The University of California has contracts for materials, equipment and/or services with the suppliers listed on the Office of the President Procurement Services website at: <https://www.ucop.edu/procurement-services/for-suppliers/construction-supplier-resources.html>

General Contractors or others submitting bids for University construction projects may enter into agreements with these suppliers that utilize the pricing and terms contained in the University-supplier agreements. The university does not represent or warrant that materials/equipment/services of these suppliers meet the requirements of the University's construction contracts.

Use of such suppliers shall not relieve Contractor from its obligation to meet all contractual requirements in any contracts with the University. The university will not be a party to any agreements with such suppliers and accepts no performance obligations or liability with respect to such agreements.

2. Reports:
 - Asbestos Survey prepared by UCR Environmental Health & Safety, dated April 1, 2022, 17 pages.
 - Structural Calculations, prepared by Miyamoto International, dated February 13, 2020
3. Record Documents and As-Builts:
 - **As-Builts – SK1 Drawings & Narrative**

END OF INFORMATION AVAILABLE TO BIDDERS

ADVERTISEMENT FOR BIDS

Subject to conditions prescribed by the University of California, Riverside, sealed bids for a lump sum contract are invited for the following Project:

LOTHIAN BOILER REPLACEMENT
PROJECT NO. 956401
CONTRACT NO. 956401-LF-2022-106
UNIVERSITY OF CALIFORNIA, RIVERSIDE
RIVERSIDE, CALIFORNIA

DESCRIPTION OF WORK: Replace the two (2) original 60-year-old existing 300 HP 15 psig Steam Boilers that are well beyond their useful life, with new heating hot water boilers. The burners were retrofitted in 2012 to meet current SCAQMD Emissions requirements as a stop-gap measure and are currently failing. Converting the system from steam to heating hot water will reduce maintenance cost and effort. Demolish 60-year-old deaerator tank and feed water pumps. Provide new DDC controls to allow better monitoring and easier operation of the plant. Replace the original steam-to-DHW heat exchangers and storage tanks with new Heating-hot-water to DHW. The HEX has been rebuilt previously due to failure. There is no storage tank which drastically increases the HHW/steam load to provide instantaneous HW. Confirm boiler sizing as original equipment that was served by the boilers has been removed throughout the years, therefore the load might be lower than original.

Bidding and Contract Documents will be available on **Wednesday, May 11th, 2022**, upon request by sending an email to mary.ramirez@ucr.edu. Interested parties must use the following in the subject header:

956401 – Lothian Boiler Replacement – Request for Bid Documents

MANDATORY PRE-BID CONFERENCE:

A mandatory **Pre-Bid Zoom conference call** will take place on **Wednesday, May 18th, 2022**, beginning promptly at **10:00 AM**. Only bidders who participate in the Zoom conference call and sign in, will be allowed to bid on the Project as prime contractors. Participants shall use the link provided to them to access the Zoom conference call. For further information, please contact the Project's Contract Administrator, **Mary Ramirez** at the email address listed below. A site visit is not planned nor mandatory, but will be made available to the bidders by request only, to Mary Ramirez at mary.ramirez@ucr.edu.

Any prequalified bidder who enters the Pre-Bid Conference after 10:10 AM will be precluded from bidding as a prime contractor and may only bid as a subcontractor. Subcontractors are not required to attend; however we encourage their attendance.

BID DEADLINE

Bids must be received at or before **2:00 PM, ~~Tuesday, May 31st, 2022~~, Wednesday, June 1, 2022**, for furnishing all labor, materials, services, and equipment to complete the Work described below in accordance with the enclosed Bidding Documents. Due to COVID-19 restrictions, all bids will be received electronically only at the email address above; the low bidder must produce the original bid, bid bond, notary acknowledgement and surety notice within 24 hours of making an announcement of who the apparent low bidder is.

Bids are to be submitted to The Regents of the University of California ("University") **via email only** at:

Email: mary.ramirez@ucr.edu

Immediately following the Bid Deadline, bids will be opened at the same location.

Bid Security in the amount of 10% of the Lump Sum Base Bid shall accompany each Bid. The Surety issuing the Bid Bond shall be, on the Bid Deadline, an admitted surety insurer (as defined in California Code of Civil Procedure

Section 995.120).

The successful Bidder and its subcontractors will be required to follow the nondiscrimination requirements set forth in the Bidding and Contract Documents and to pay prevailing wage rates at the location of the Work.

Every effort will be made to ensure that all persons have equal access to contracts and other business opportunities with the University within the limits imposed by law or University policy. Each Bidder may be required to show evidence of its equal employment opportunity policy. The successful Bidder and its subcontractors will be required to follow the nondiscrimination requirements set forth in the Bidding Documents and to pay prevailing wage at the location of the work.

The successful Bidder must have the following State of California Contractor's license current and active at the time of submission of the Bid:

B, General Contractor with a C-4 subcontractor; or C4-Contractor - Boiler, Hot-Water Heating and Steam Fitting

The work described in the contract is a public work subject to section 1771 of the California Labor Code.

The successful Bidder shall pay all persons providing construction services and/or any labor on site, including any University location, no less than the UC Fair Wage (defined as \$13 per hour as of 10/1/15, \$14 per hour as of 10/1/16, and \$15 per hour as of 10/1/17) and shall comply with all applicable federal, state and local working condition requirements.

Estimated construction cost: **\$1,800,500.00**

THE REGENTS OF THE UNIVERSITY OF CALIFORNIA
University of California, Riverside
Publication Dates: May 3, 2022 through May 17, 2022

May 24th, 2022

Mary Ramirez
University of California, Riverside
Planning, Design & Construction
1223 University Ave | Suite 240 | Riverside Ca 92521

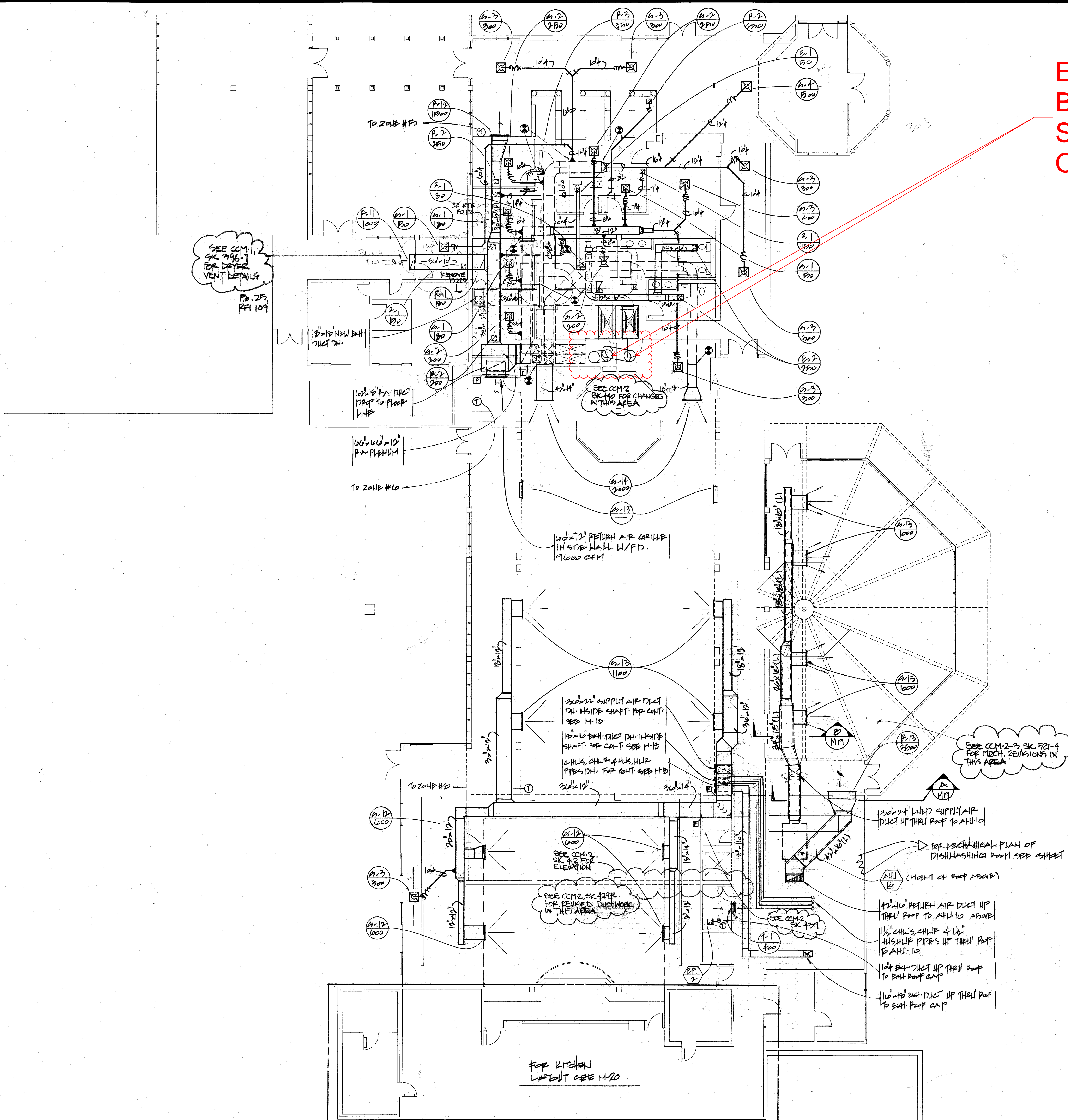
Subject: UCR Lothian Boiler Replacement - Addendum #1

SUMMARY OF REVISIONS

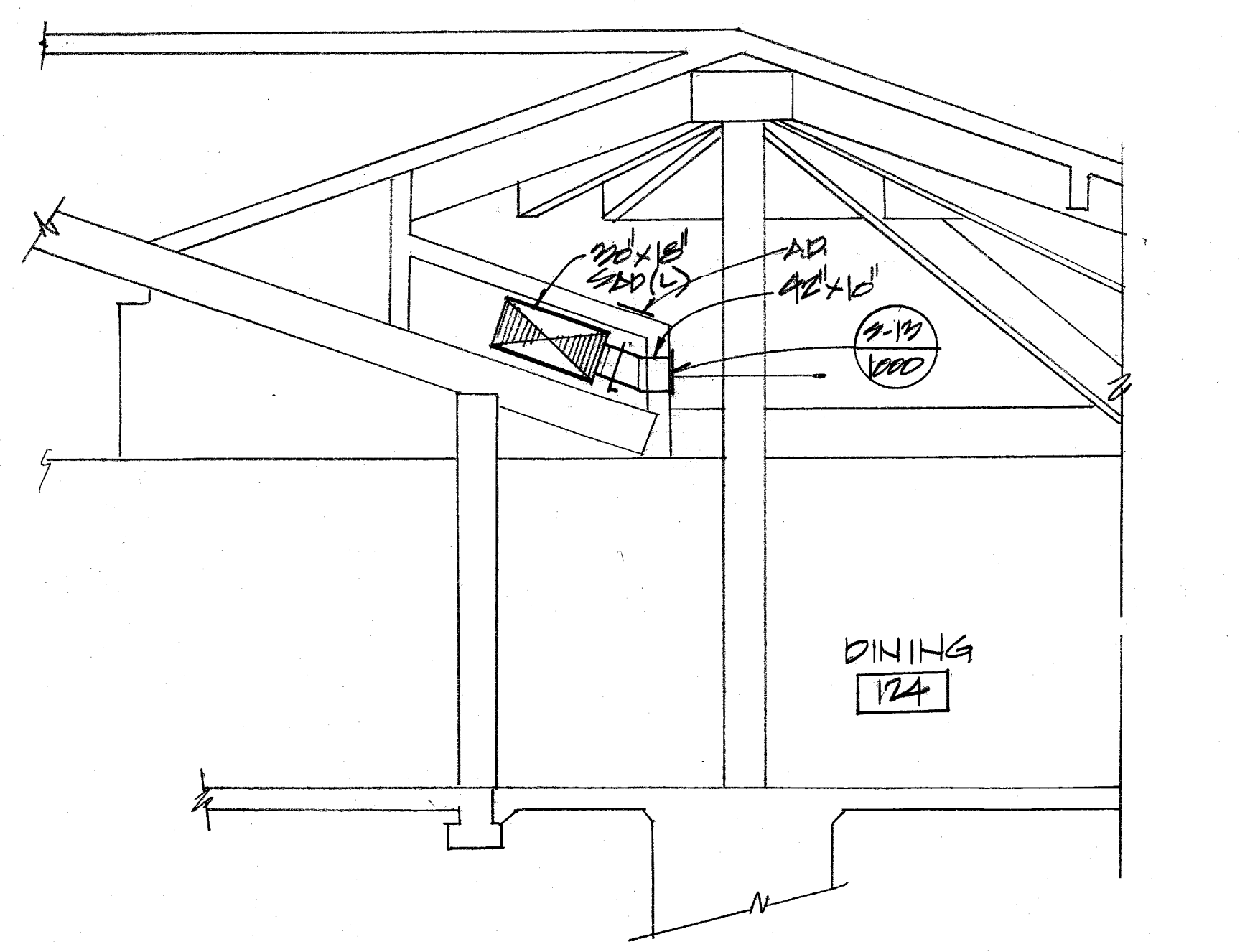
MECHANICAL

SK-1:

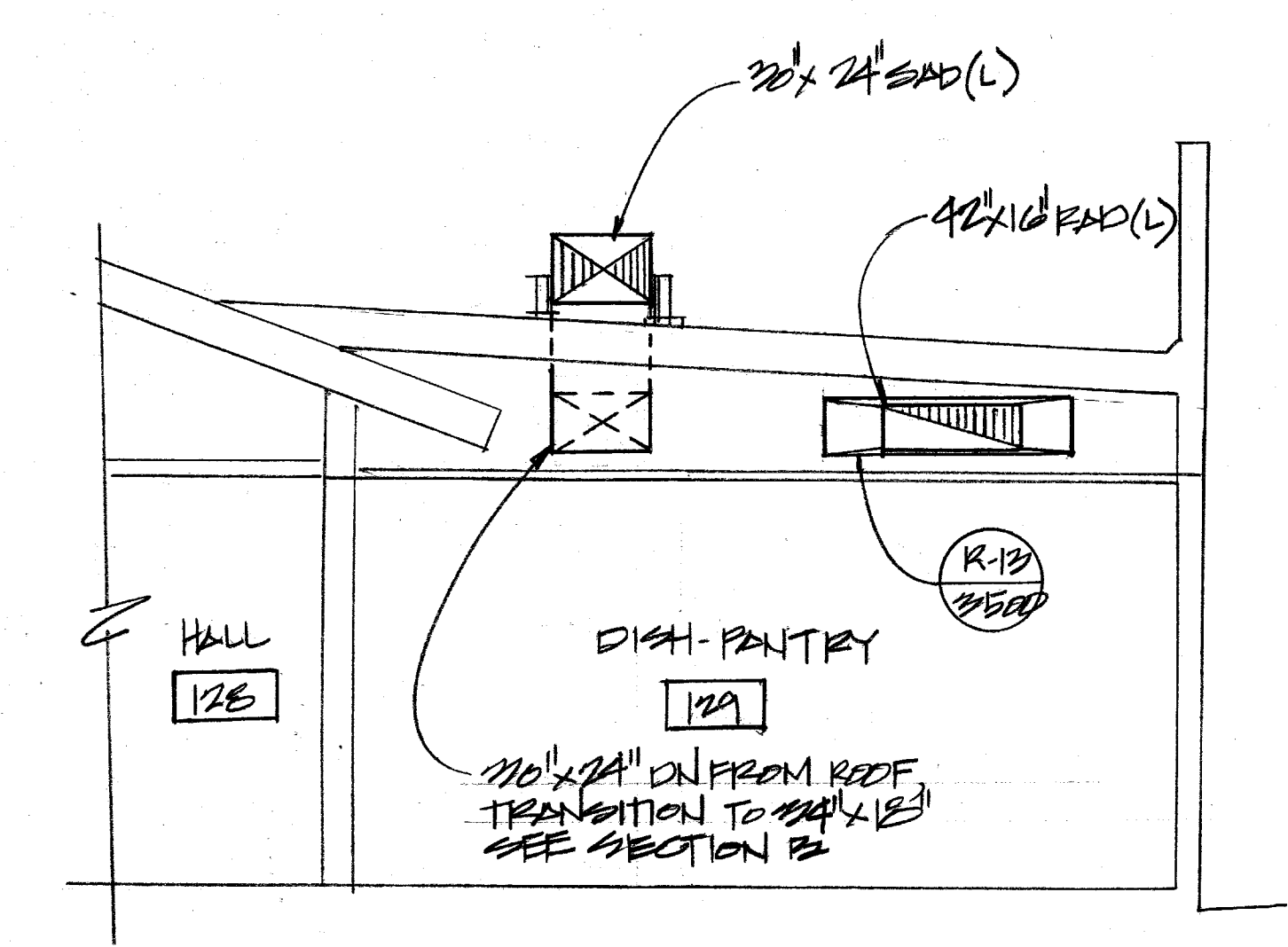
1. As-built drawings provided to show existing boiler flue stack offset locations and roof penetration detail. Existing flues shall be replaced with new Category IV flues.



**EXISTING 24"Ø
BOILER FLUE
STACK
OFFSET & UTR**



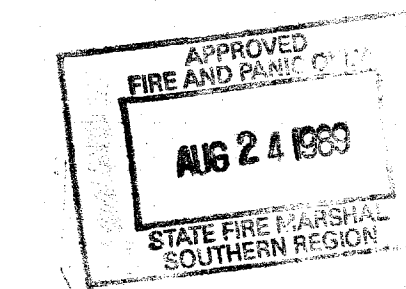
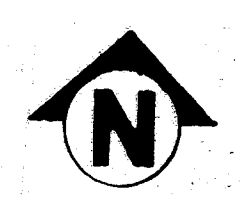
SECTION B-B SCALE 1/4" = 1'-0"



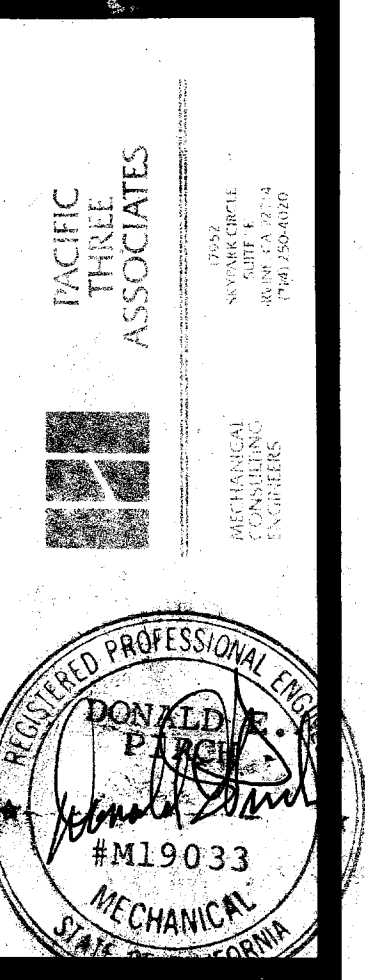
SECTION A-A SCALE 1/4" = 1'-0"

SK-1
pg. 1 OF 3

RECORD DRAWINGS
These record drawings are based upon information recorded by the Contractor during the construction process. The Architect has relied upon the accuracy of this information in preparing these drawings, but has not independently verified the information and assumes no responsibility or liability for its accuracy.



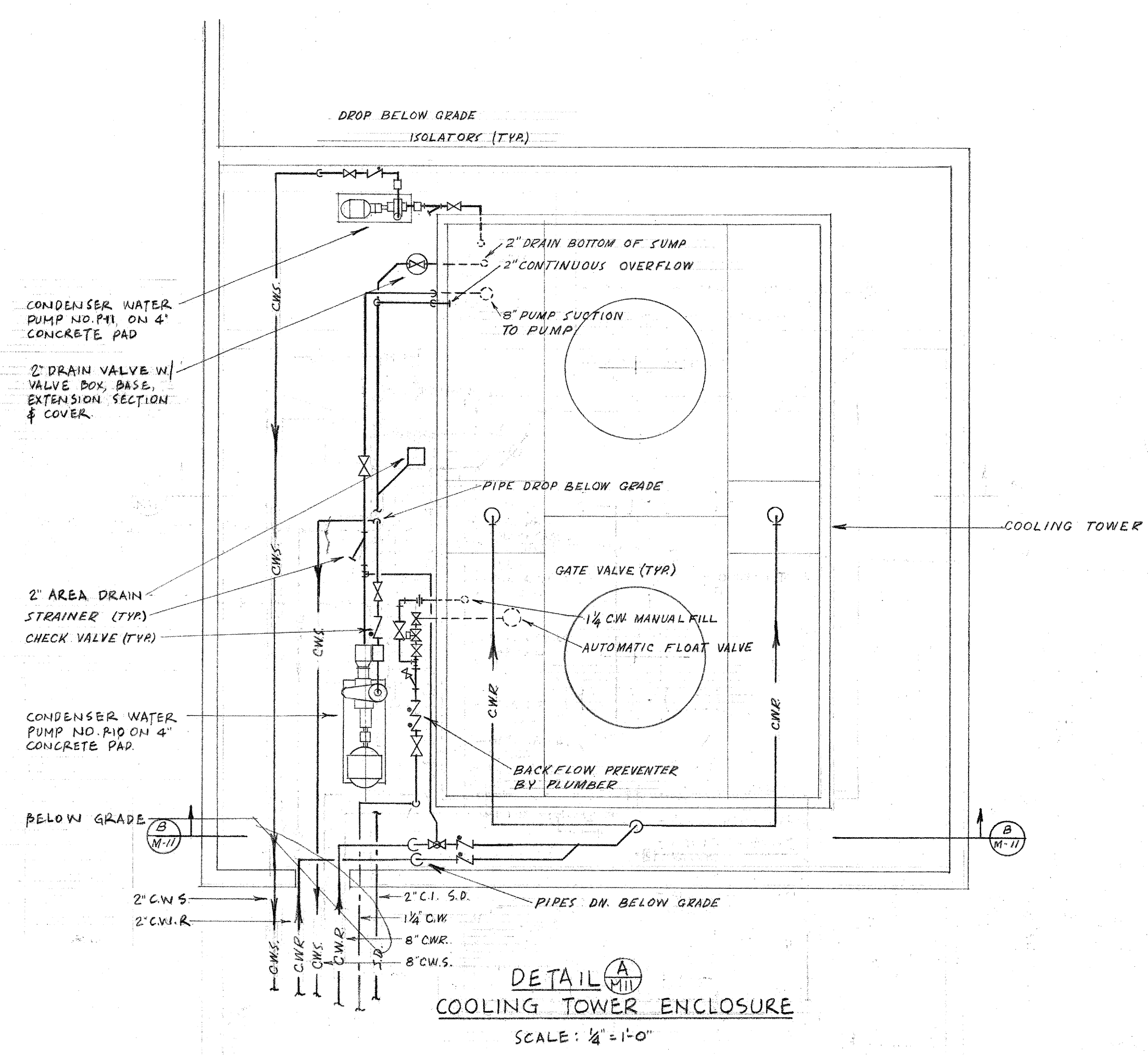
CONTRACT	170-1-0	REVISION	1	NO.	DATE	BY



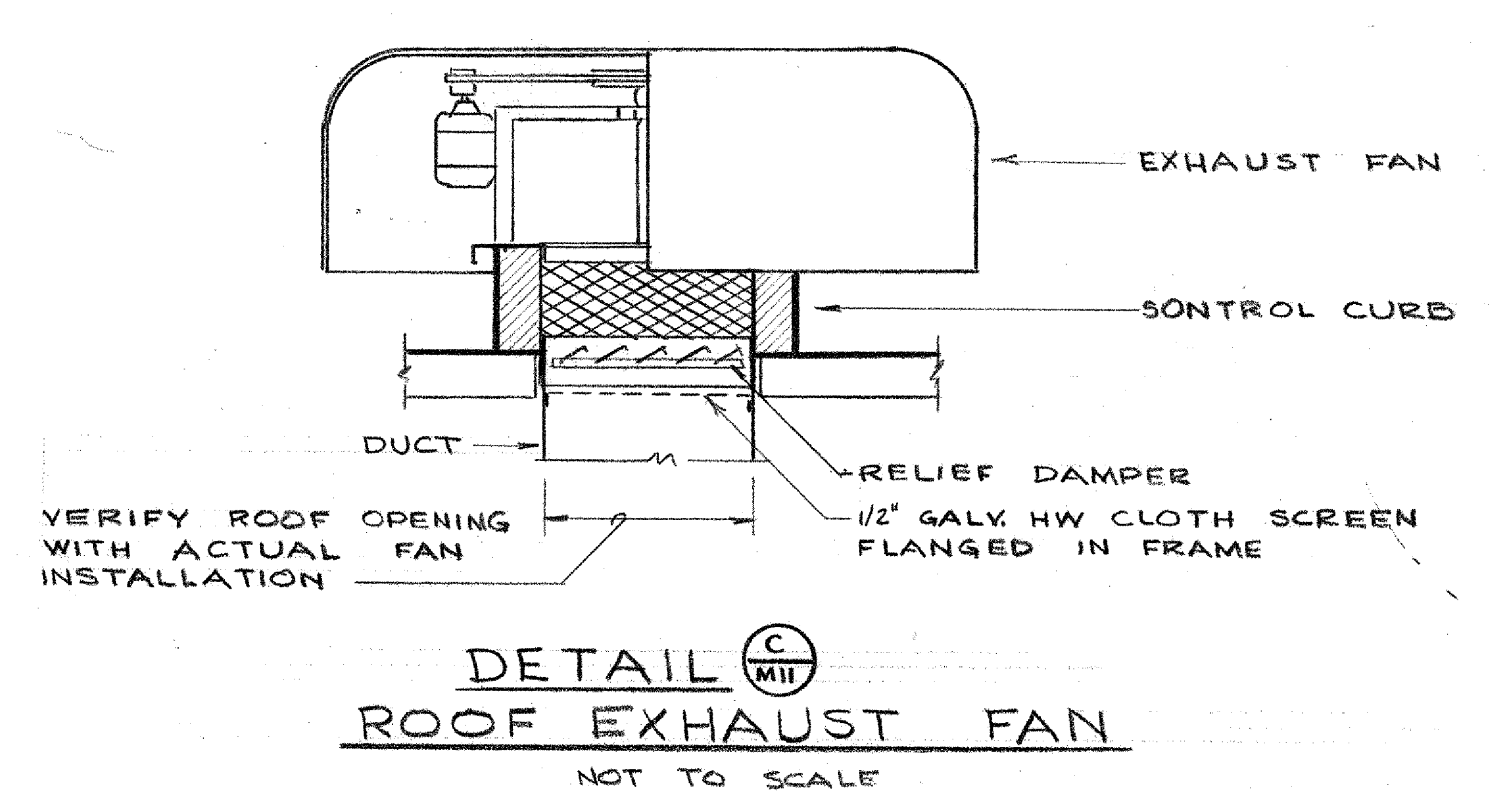
PACIFIC ASSOCIATES
FISHER-FREEDMAN ASSOCIATES/DOUGHERTY & DOUGHERTY ARCHITECTS AIA A JOINT VENTURE
333 Bryant Street Suite 200 San Francisco California 94104-4976 FAX (415) 546-4993

UNIVERSITY OF CALIFORNIA AT RIVERSIDE
RESIDENCE HALL V
U.C.R. PROJECT #956282

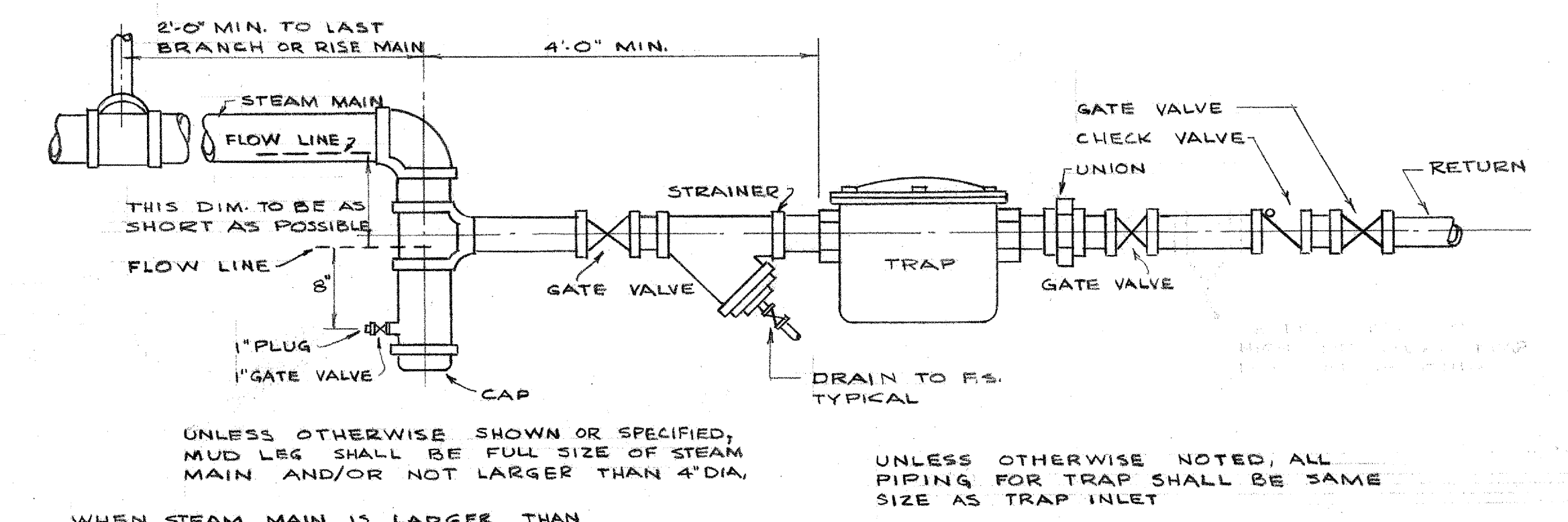
JOB	
DATE	4/5/81
SHEET	



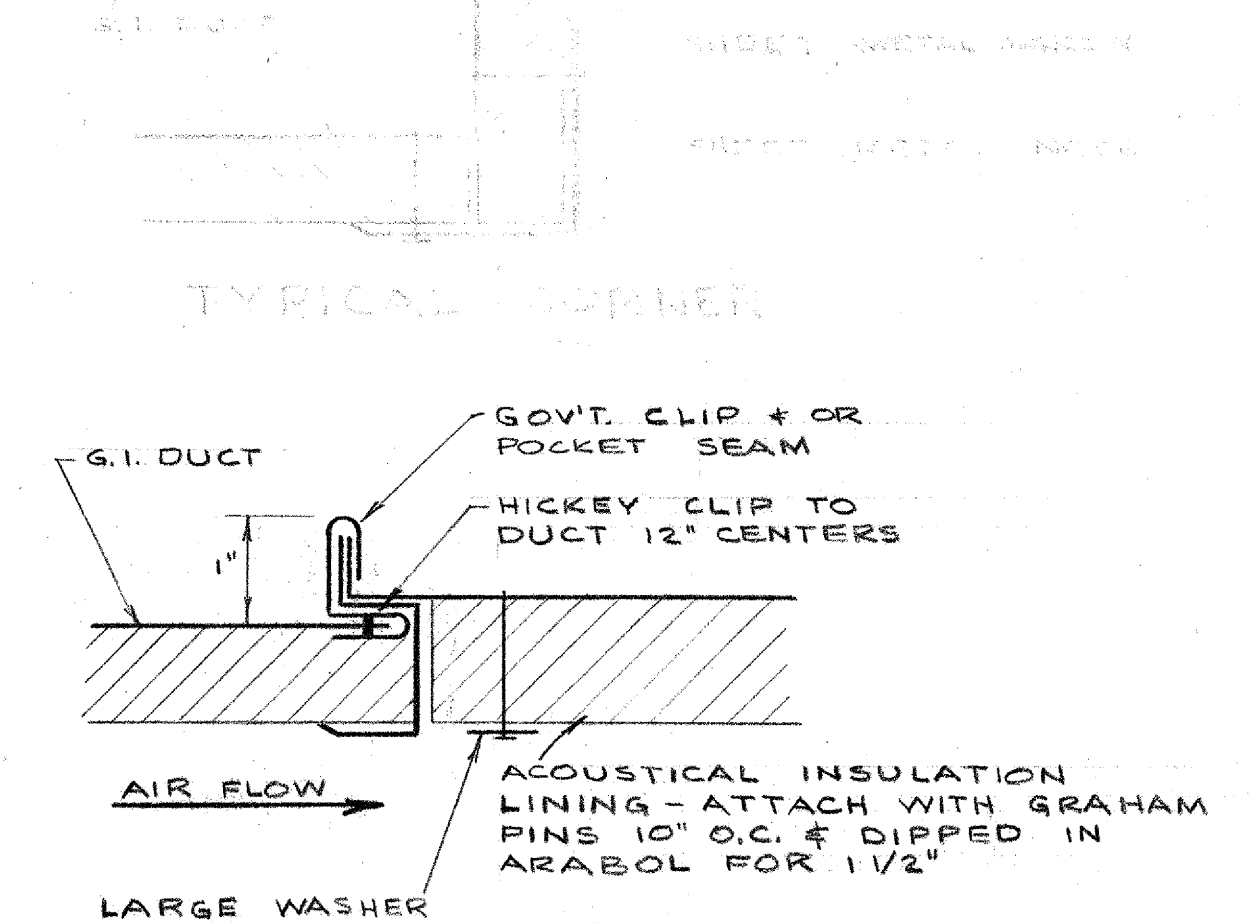
DETAIL A
COOLING TOWER ENCLOSURE
SCALE: 1/4" = 1'-0"



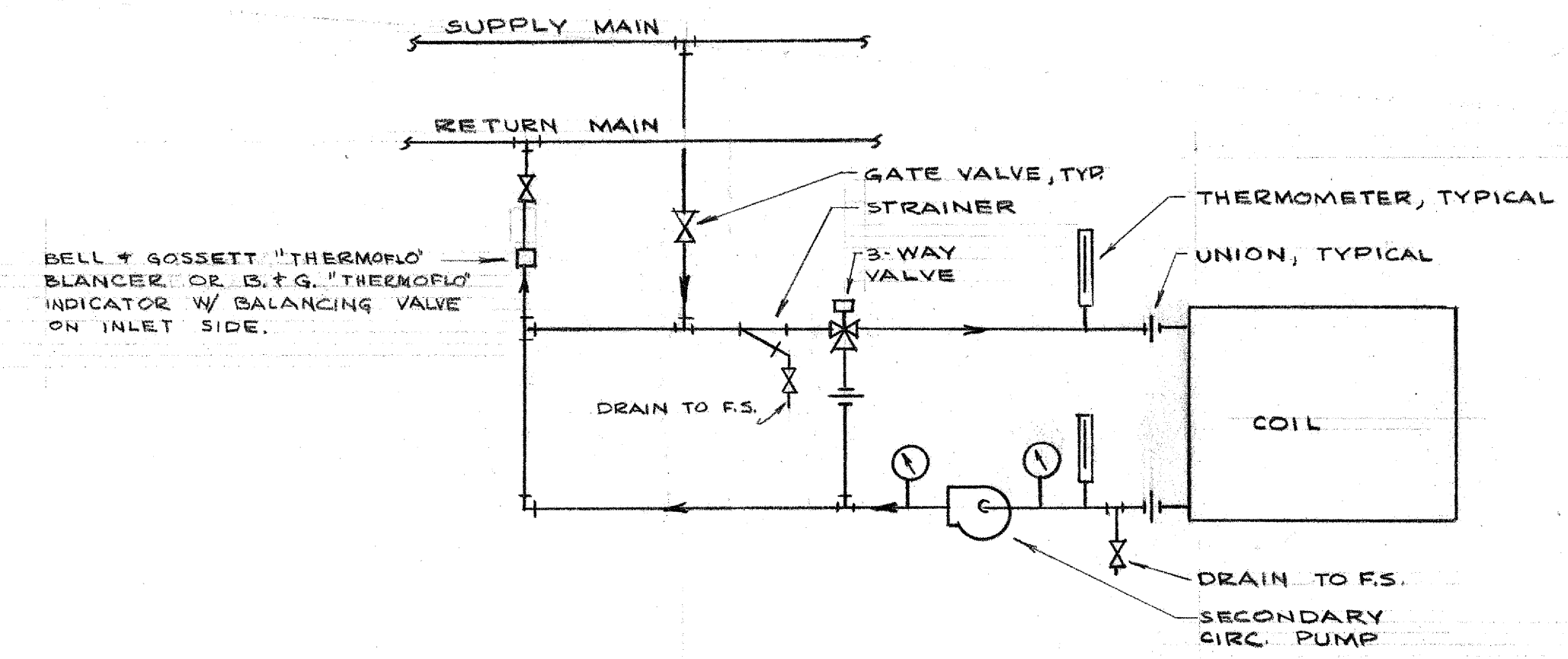
DETAIL C
ROOF EXHAUST FAN
NOT TO SCALE



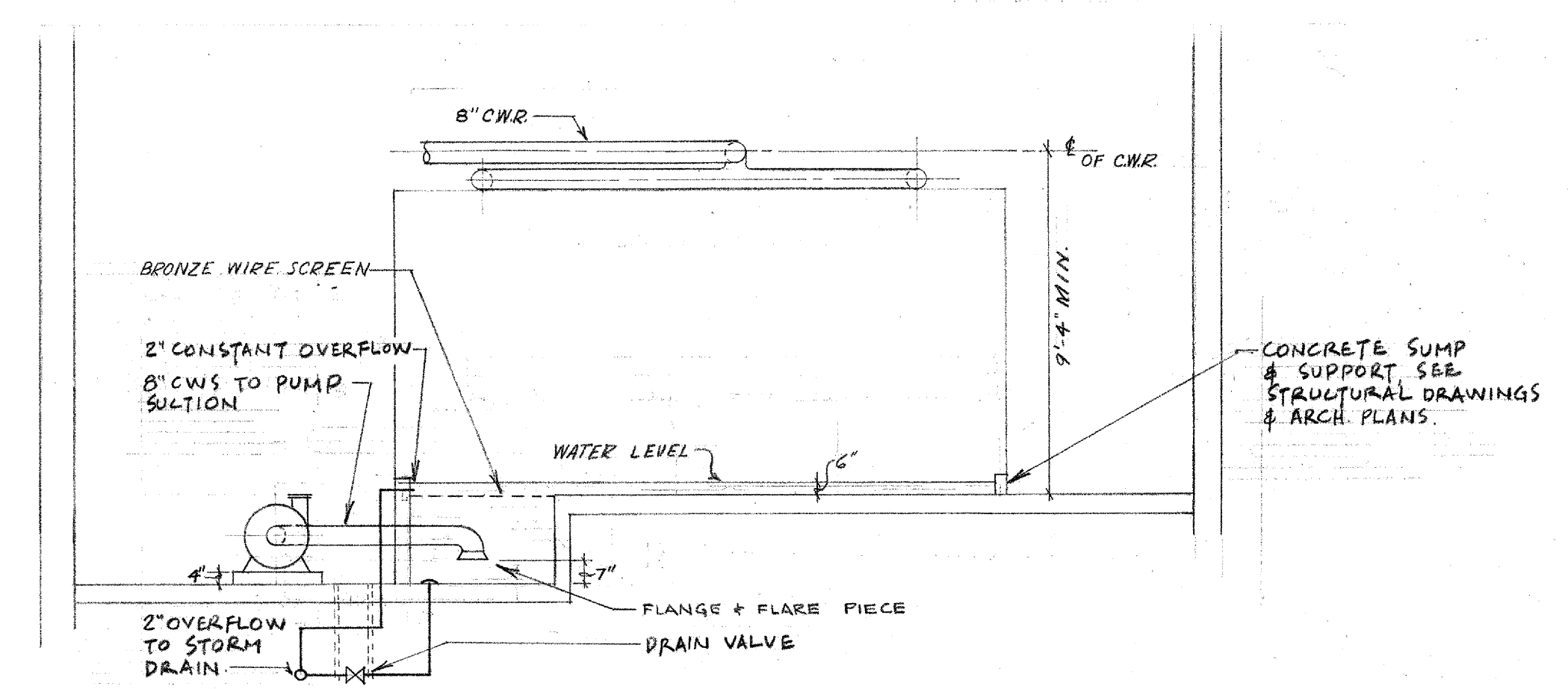
DETAIL D
METHOD OF DRIPPING ENDS
OF STEAM MAINS
NOT TO SCALE



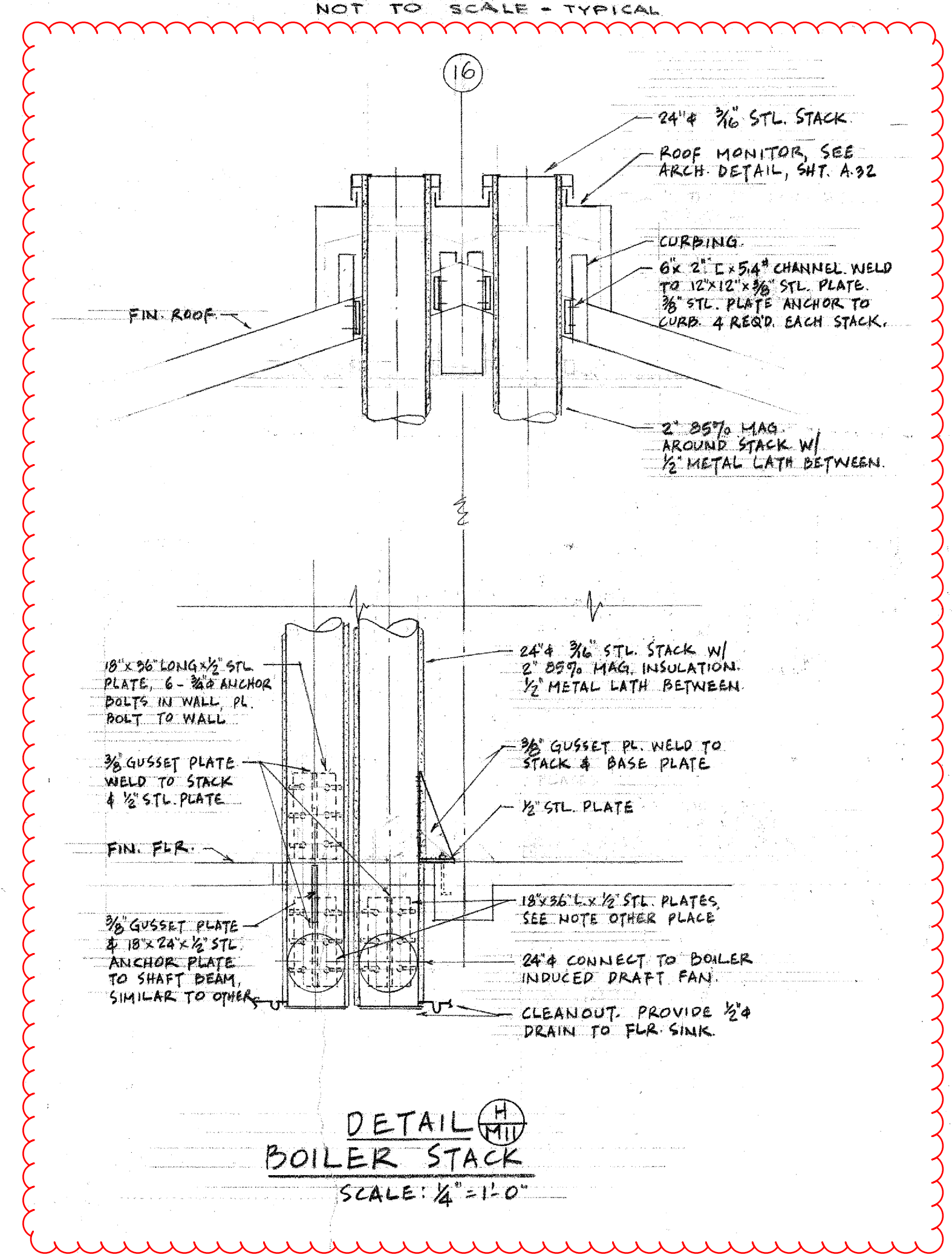
DETAIL E
DUCT WITH ACOUSTICAL LINING
NOT TO SCALE - TYPICAL



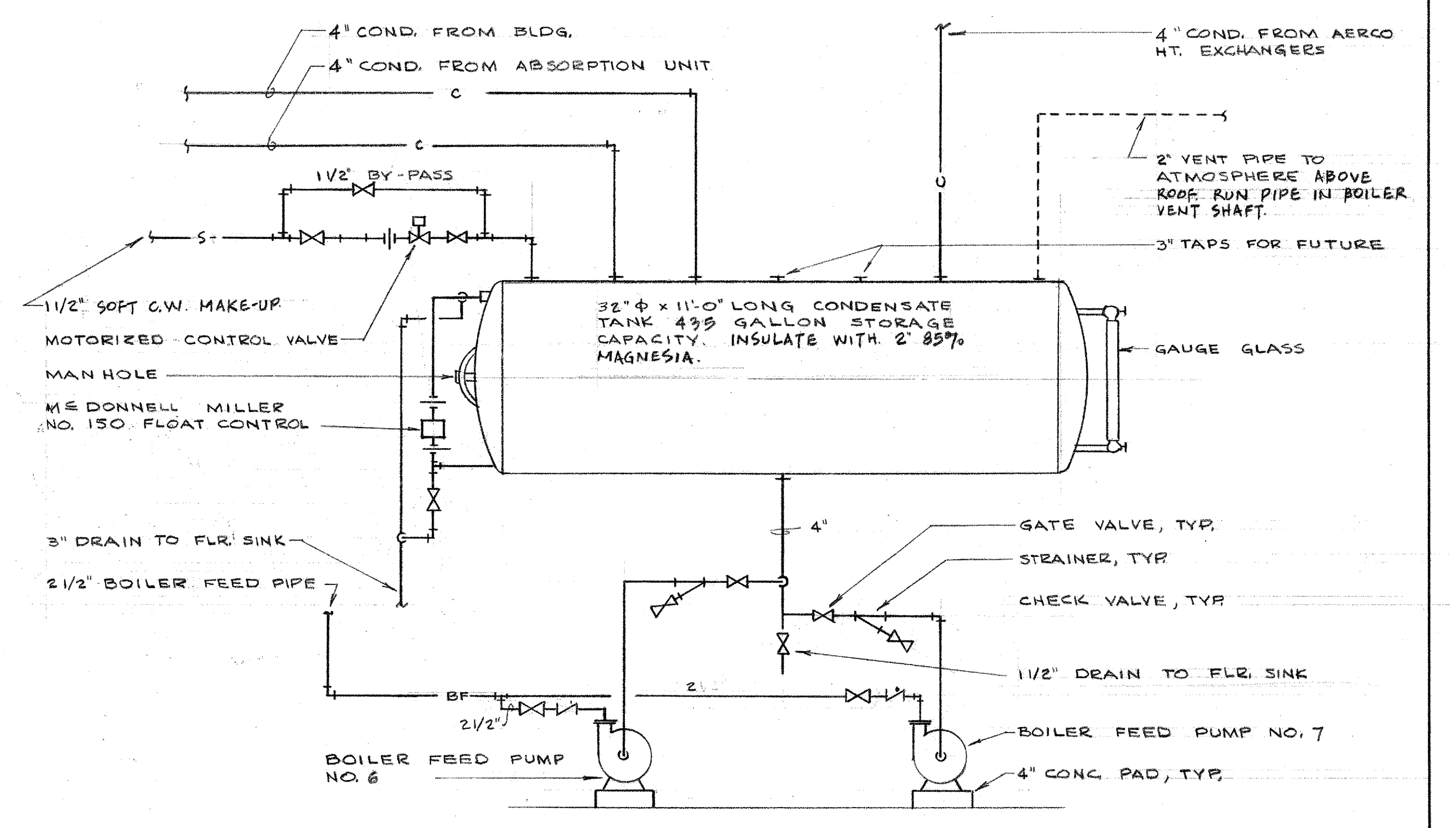
DETAIL F
SCHEMATIC HEATING COIL PIPING
NO SCALE



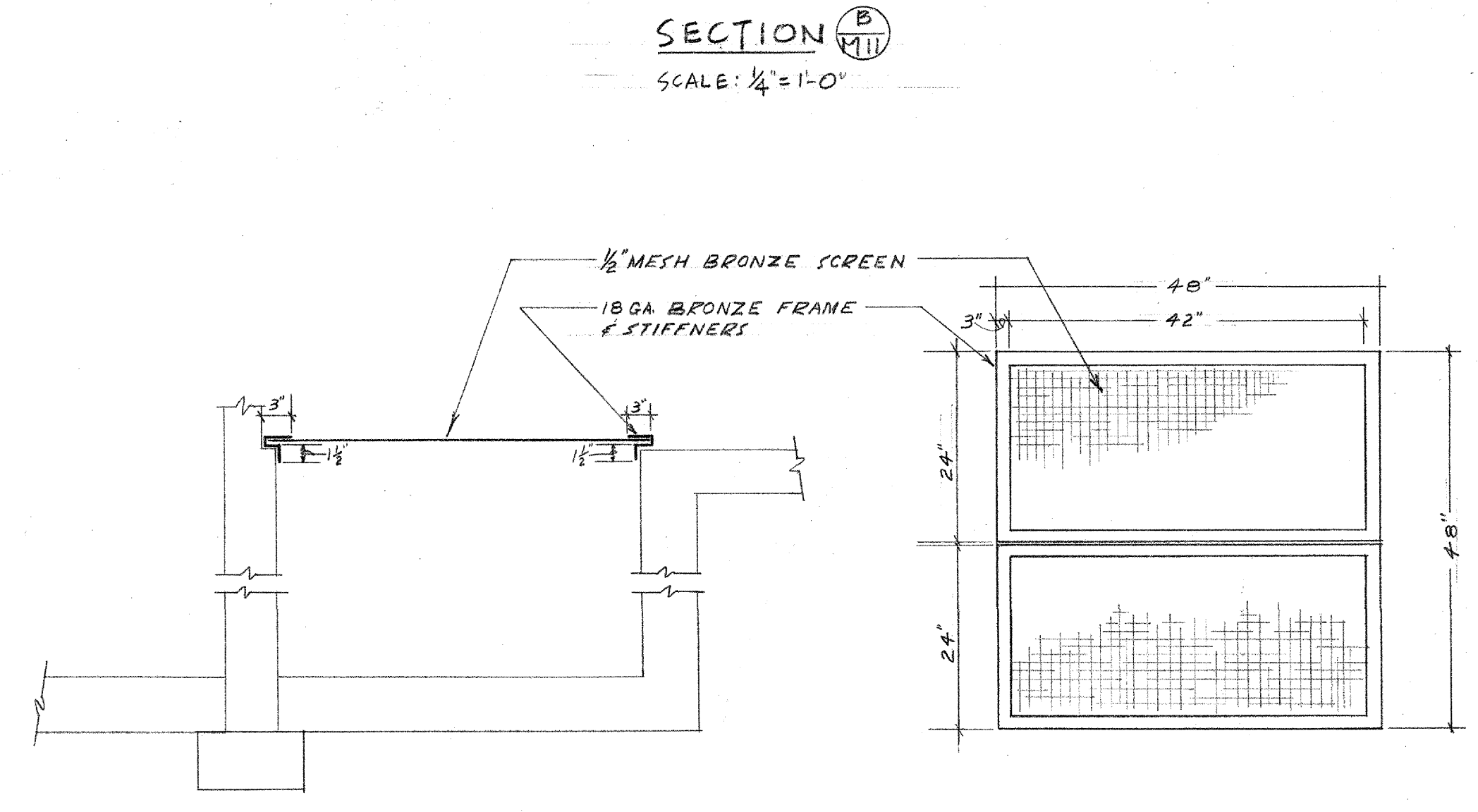
SECTION B
SCALE: 1/4" = 1'-0"



DETAIL H
BOILER STACK
SCALE: 1/4" = 1'-0"



DETAIL G
SCHEMATIC CONDENSATE TANK PIPING
NO SCALE



SECTION
NO SCALE

PLAN
NO SCALE

NOTE: FLUE STACK OFFSET

SK-1
pg. 2 OF 3

NO.	DATE	REVISIONS	BY	CHK	NO.	DATE	REVISIONS	BY	CHK
1-10-64		AS BUILT DRAWING	JH						

UCR

RESIDENCE HALL UNIT 4
PROJECT NO. 900003
UNIVERSITY OF CALIFORNIA, RIVERSIDE

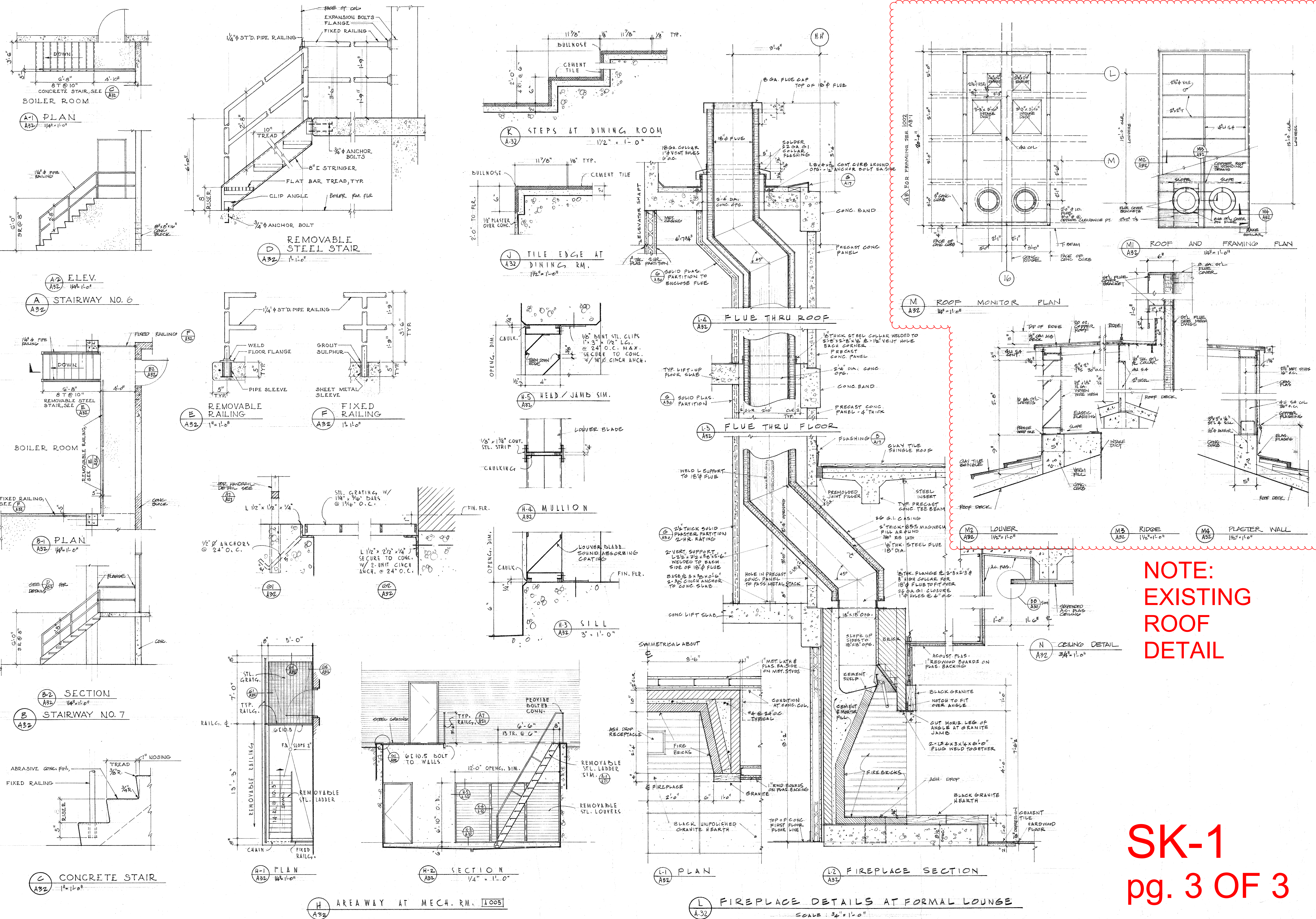
PREPARED UNDER THE DIRECTION OF:
ENGINEER: SAMUEL L. KAYE
ARCHITECT

SCALE: AS NOTED
DRAWN BY: W.J. EW
CHECKED BY: JH
DATE: 11-1-61

SHEET TITLE: DETAILS
HEATING VENTILATING PLUMBING CONDENSING
VERIFY ALL DIMENSIONS AND CONDITIONS AT SITE

ARCHITECT'S JOB NO: 897
SHEET NUMBER: M 11
62 OF 102 SHEETS

See B Check with Arch & Struct



**NOTE:
EXISTING
ROOF
DETAIL**

**SK-1
pg. 3 OF 3**

NO.	DATE	REVISIONS	BY	CHK	NO.	DATE	REVISIONS	BY	CHK
1	1-10-64	AS BUILT CORRECTIONS		JH					

UCR

RESIDENCE HALL UNIT 4
PROJECT NO. 900003
UNIVERSITY OF CALIFORNIA, RIVERSIDE

PREPARED UNDER THE DIRECTION OF:	SCALE NOTED	SHEET TITLE	ARCHITECTS JOB NO.	SHEET NUMBER
ENGINEER	DRAWN BY SL RS YN	MISCELLANEOUS DETAILS	897	A32
ARCHITECT	CHECKED BY JNL	VERIFY ALL DIMENSIONS AND CONDITIONS AT SITE	LATEST REVISION	32 OF 102 SHEETS
	DATE NOV. 1, 1961			