



"The Capital City of the Palm Beaches"

PROCUREMENT DIVISION
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Addendum No. 3
ITB 10-11-30
October 6, 2011

WTP – ELECTRICAL/GENERATOR BUILDING

This addendum shall modify, clarify, change or add information and become part of the above referenced Invitation to Bid. Each recipient of this Addendum No. 3 acknowledges all of the provisions set forth in the Invitation to Bid and agrees to be bound by the terms thereof.

As a result, this addendum is to provide the following information:

1. The bid due date/time has been changed to October 28, 2011 at 3:00 p.m.
2. Questions and Answers
3. Invitation to Bid Changes
4. Revised/Additional Specifications
5. Revised/Additional Drawings

QUESTIONS AND ANSWERS:

Question 1:

Specification sections 072116 and 083300 is listed in the table of contents but these sections do not exist in the documents. Please provide these spec sections.

Answer 1:

The spec sections 072116 and 083300 is included in Addendum No. 2, posted on the City's website on September 9, 2011.

Question 2:

In addition, the drawings call for a metal barrel tile roof system. Please provide a specification for this product.

Answer 2:

The metal barrel tile roofing spec section 074113 is included in Addendum No. 2.

Question 3:

The drawings call for a CMU core insulation at all empty cells. Please provide a specification for the desired product.

Answer 3:

The CMU core infill is noted by manufacturer, model number and materials and the ASTM standard, as noted on the drawings 15A-6, 15A-7, 15A-8 AND 15A-9. There is not a need for an additional technical specification.

Question 4:

The architectural elevations on 15A-3 shows a wall detail under numerous stairs/ramps, however the structural drawings do not have this detailed. Please provide a structural detail for these wall locations.

Answer 4:

The structural detail of the concrete walls, under the stairs, is shown on the attached sketches (SK-WPB-EG-090911-1, SK-WPB-EG-090911-2 and SK-WPB-EG-090911-3). At other locations where architectural drawings show concrete walls under stairs and ramps which are not detailed on structural drawings, provide 10" thick concrete wall extending 2' minimum below surrounding grade and reinforced with #4@8" EW EF. This detail will be added to Drawing GS-5 in the Conformed Set.

Question 5:

The architectural drawings show a space between the stairs at grid line 2-B and the adjacent ramp into the transformer room but the structural drawings show the two abutting one another. Please clarify which is correct. See elevations and structural details below.

Answer 5:

The "space" between the ramp (on the north side of the Transformer Room) and the adjacent stairs as shown on architectural drawing 15A-1 is correct. The structural drawing 15S-2 will be corrected in the Conformed Sets of drawings provided to the Contractor.

Question 6:

Detail 15/15A-9 has a note that states the following, "Roofing system and fire rated structural substrate per 18/15A-9 where required." Please clarify the reference to detail 18. Detail 18 does not exist on this page.

Answer 6:

The note shall read "Roofing system and fire rated structural substrate per 16/15A-9 where required." This correction will also be made to others drawings where this note is shown. The roof/ceiling assembly for the entire area of the transformer room will receive the fire rated assembly as shown in Detail 16/15A-9. A copy of the revised roof plan will be included in Addendum No. 3 as sheet 15A-2.

Question 7:

Detail 15/15A-9 has a note that states, "Continuous fire rated caulking per approved UL Design U465, see detail 19/15A-9." Detail 19 does not exist on this page. Please clarify.

Answer 7:

The note shall read "Continuous fire rated caulking per approved UL Design U465". There should be no reference to detail 19/15A-9.

Question 8:

Detail 16/15A-9 represents a completely different roofing structural substrate than what is shown on the balance of the drawings. This detail does not seem to apply. Please clarify if this detail is required and if it is required please specify where it applies.

Answer 8:

This detail applies to the Electrical Transformer Room per the hazard separation chart on GA-1. Details indicating the application of this detail include 02/15A-5, 04/15A-6, 05/15A-7, 12/15A-8, and 11/15A-8, with a note: "1 HOUR RATED CEILING / ROOF UL DESIGN P540 OR APPROVED EQUIVALENT". The UL assembly chosen by the contractor, and to be approved by the Architect shall comply entirely with the UL prescribed assembly, regardless of other structural substrates used at other locations within the project.

Question 9:

With respect to the ITB, Section 2, Item 8D, "Other Special Conditions-Minimum Requirements", will the City accept the Contractor's Electrical subcontractor's qualifications as the satisfactory demonstration of experience for this work? Please advise.

Answer 9:

The minimum requirements as stipulated under ITB section 8.D needs to be satisfied by both the contractor and electrical sub-contractor. We require at least one reference project from the contractor and one reference project from the electrical subcontractor.

Question 10:

With respect to the ITB, Section 2, Item 8A, "Other Special Conditions-Direct Payment", we assume that the City is interested in purchasing the generators as noted in order to save paying sales tax. Will it be the City's procedure, that after the Contract is let, that the Contractor provide this cost information to the City so that the City will issue it's own Purchase Order to the Vendor for the procurement of the equipment? Please advise.

Answer 10:

Reference to direct payment will be deleted from the ITB per Addendum No. 3. ITB Item 8.A will be deleted completely. The Contractor is responsible for all work aspects for the generators, generator switchgear, switchgear, PLC, and associated equipment.

Question 11:

Confirm that we are to pay for Builder's Risk insurance. What about deductible? Will this be reimbursable (as needed) or will the GC have to carry this risk in the bid? Would be more fair to make this item reimbursable as needed.

Answer 11:

Contractor must obtain and pay for the builder's risk insurance. City will not reimburse the Contractor for deductible.

Question 12:

Clarify permit and impact fees. Section 2 of the ITB item #3 states that City will pay for all permits and impact fees and form B2 item #12 (as well as Section 4 General Requirements and rms GC8) states that the bidder shall be responsible for these fees.

Answer 12:

For the construction of a building, the City will pay for the plan and permit fees through its Construction Services. All other permit or utility connection fees shall be the responsibility of the Contractor.

Question 13:

Can the bid forms be provided electronically to expedite filling them in and provide a more legible form than handwritten?

Answer 13:

Electronic forms are not available at this time. Adobe Pro can be used to input the information into the PDF forms.

Question 14:

Bid evaluation criteria – how is this judged, price is not even listed? How is best value determined? What method used and what percentages for each criteria?

Answer 14:

City's procurement code section 66-71 describes the method that will be used to determine best value to the City, as referenced in ITB Item 17 'Selection of Bidder with Whom to Contract' on Page 16. 8.D.1 on page 11 is to be removed in its entirety.

Question 15:

Is this project City only funding? No federal funding or prevailing wages to worry about?

Answer 15:

Yes, this is a City funded project. Prevailing wages do not apply.

Question 16:

What is the Engineer's Estimate for this project?

Answer 16:

The Engineer's estimate on this project is not available.

Question 17:

The bid documents state the last day for questions is 15 days prior to the bid opening, which puts the last day for questions tomorrow, Sept 16, 2011. This is unrealistic considering the pre-bid meeting and site visit is just taking place today. Will the question date be extended?

Answer 17:

Addendum No. 1 changed the bid submittal deadline from September 29 to October 7. The last day questions can be posted is September 22.

This addendum changed the bid due date to October 28, 2011 at 3:00 p.m. All questions are due no later than October 14, 2011 at 3:00 p.m.

Question 18:

How is the City direct purchase of the generators and switchgear going to work? The City will pay the vendor directly? Is the price to be included in our bid price? Sales tax included in the bid price?

Answer 18:

Reference to direct payment will be deleted from the ITB per Addendum No. 3. ITB Item 8.A will be deleted completely. The Contractor is responsible for all work aspects for the generators, generator switchgear, switchgear, PLC, and associated equipment.

Question 19:

Will other site visits be allowed? The documents say today is the only day, but as the bids are prepared we will likely need to see the site to confirm things.

Answer 19:

The only site visit will be today. Rolando, are we sure about this ... why not give another 2 hour window?

A second site visit is scheduled for Wednesday, October 12, 2011 at 10:00 a.m. only to vendors who attended the mandatory pre-bid meeting.

Question 20:

Are the generators and switchgear going to be the only items direct purchased?

Answer 20:

No, the City will not do a direct purchase. See other answers to questions/RFIs.

Question 21:

The existing generators and switchgear is listed as a credit on the bid form?

Answer 21:

The contractor should list the salvage value that he will obtain for the generators and switchgear. In other words, we expect to see a negative amount here to reflect the salvage value of the equipment.

Question 22:

Minimum requirements require a Master Electrician – can this person work for a subcontractor or does he have to work for the prime contractor?

Answer 22:

The Master Electrician can either work for the prime contractor or the electrical sub-contractor.

Question 23:

Security clearance – are there any special requirements?

Answer 23:

There will be procedures to follow for access and parking passes. Background checks will not be required.

Question 24:

Concern over the diesel trench and the electrical ductbank being installed for Evernia.

Answer 24:

The City and Engineer are aware of the crossing and will ensure that the Evernia ductbank is installed deep enough to avoid the new diesel trench.

Question 25:

Existing Diesel tank – it cannot be re-certified, so it cannot be reused. It is likely a cost not a credit is needed to remove and dispose of it.

Answer 25:

The reference to UL re-certification will be deleted from the Specifications. Tank modifications will need to be made by a Steel Tank Institute (STI) qualified personnel and at completion the tank will need to be inspected by an STI inspector. Based on our information, tank warranty will remain as long as tank modifications are inspected and approved by an STI inspector.

Question 26:

Field Trailers – where is the power, water, and sewer connection going to be for the field trailers?

Answer 26:

Power: from Dewatering Building, just north of staging area. Water: from Dewatering Building, just north of staging area. Sewer: to Dewatering Building, just north of staging area. See also revised Field Office Specification (015200).

Question 27:

Who pays for the cost of power, water, etc?

Answer 27:

As per specification 015100 the contractor is responsible for temporary utilities connections and usage. If utilities are withdrawn from the City's system a meter needs to be installed to monitor usage. See also GC 24.

Question 28:

Architectural sheet 15A-6 calls for Korfil block insulation inserts at all non-grouted cells, however, the structural drawings, sheet 15S-2 general note 6, state that all CMU walls are to be solidly grouted. In addition, the structural CMU details show all cells filled solid whether or not reinforcing is present in a cell. Please confirm if all cells are to be fully grouted and if the Korfil insulation is required.

Answer 28:

Yes, all cells shall be grouted solid. The reference to Korfil block insulation at all empty cells is therefore not relevant.

Question 29:

Invitation to Bid item 8.A, Direct Payment, states that payment for the generators, generator switchgear, switchgear, PLC, and associated equipment will be made directly by the City. Please clarify exactly what is meant by this item and also exactly what the GC needs to incorporate in the bid.

Answer 29:

Reference to direct payment will be deleted from the ITB per Addendum No. 3. ITB Item 8.A will be deleted completely. The Contractor is responsible for all work aspects for the generators, generator switchgear, switchgear, PLC, and associated equipment.

Question 30:

Please clarify what is required for bid Item #21, the removal of the existing outdoor standby generators and switchgear. The specifications state that payment will be made by the Contractor to the City for disconnecting and removing the generators and the switchgear but the invitation to bid states that the Contractor is to salvage the generators and associated equipment. Please specify who is removing the equipment and who retains the salvage value? In addition, please clarify exactly what gets removed around the generators. The drawings (sheet DE-1) state that the grating is to be removed but I assume that is the only other item being removed and that the existing structure and the existing equipment pads are to remain as is. Patching of the existing building as necessary would also be included.

Answer 30:

The contractor is tasked to remove the generator and retains the salvage value. The Schedule of Values includes Bid Item #21 as a credit to the City. In other words, we expect to see a negative amount here to reflect the salvage value of the equipment. Drawing DE-1 shows demolition plans ... no other work is required at the existing structure.

Question 31:

Specification section 015200 states that the GC is to provide a field office for the City Representative and Engineer. Please clarify if this is a separate trailer from the GC or if this is a shared facility. In addition, please clarify if the equipment for the trailer, i.e. computer, printer, copy machine and fax, is shared equipment with the GC or is this is designated equipment for City/Engineer use only specifically located in separate trailers. Lastly, specification section 012900, Bid Item #25, states that the Contractor will pay the City for field offices, laydown, temp parking and trailer utilities. I believe that this is worded incorrectly and that this should say that the City is to pay Contractor for these items.

Answer 31:

Specification 015200 defines the requirements of the field office, equipment and services. It states that the office shall be of the portable trailer type and shall be a separate unit, not attached or connected to any other structures and is therefore not shared with the Contractor. The specified facilities shall be dedicated for use by the City Representative and Engineer. The Contractor shall provide a separate field office for his operations as needed. Further details on the Engineer's/City's field office can be found in the revised specification 015200. You are correct Bid Item # 25 is incorrectly worded; the Engineer's field office shall be provided by the Contractor and the cost are to be included in bid item 25.

Question 32:

With respect to the ITB, Section 2, Item 8D, "Other Special Conditions-Minimum Requirements", will the City accept the Contractor's Electrical subcontractor's qualifications as the satisfactory demonstration of experience for this work? aPlease advise.

Answer 32:

The minimum requirements as stipulated under ITB section 8.D needs to be satisfied by both the contractor and slectrical sub-contractor. We require at least one reference project from the contractor and one reference project from the electrical subcontractor.

Question 33:

Is there any circumstances when the times established by Owner will be other than Monday through Friday normal working hours for the connections to the existing facilities or alteration of existing facilities? If so, will additional compensation be provided to the contractor should the times established by Owner begin other than Monday through Friday normal working hours

Answer 33:

Refer to Specification 011400, clause 1.3. Shutdown and connection may take place outside of normal working hours and contractor will not be compensated for that.

Question 34:

Sheet 4E-3 shows the existing fire alarm panel, transformer, and lighting panel being relocated to the south wall next to the ISO transformer, however, there is a new control panel that exists in this location that is not depicted on the plans (please see the attached picture). Please clarify what is to be done with this relocated equipment now that there is a control panel in the way.

Answer 34:

The existing dry type transformer and fire alarm panel will be relocated instead to the West wall on the left side of the double door. There is an existing unused panel mounted on the wall but will be removed by the City to free up the space.

Question 35:

Sheet 5E-2 shows the existing 37.5KVA transformer in the Electrical Room Extension being relocated to the East wall, however, there is an existing control panel in this location. Please clarify where this transformer is to be relocated to now that this control panel has been placed at this location. See attached drawing and photo for more clarification.

Answer 35:

The transformer will be relocated on the same wall area where it is currently located, but, will be wall mounted above the glass window opening on the wall.

Question 36:

The current pump room has been designed with a safety feature so that if the room were to flood the existing electrical components are raised off the ground a couple feet to keep them from being damaged. With the new equipment that is being placed in the Electrical room extension, the drawing (note B) is calling for a simple equipment pad. Since this room is open to the pump room please clarify if there is to be some kind of water barrier to protect this equipment from damage.

Answer 36:

The west high services pumps will be hardpiped on the suction side in the near future and therefore flooding of the West High Service Pump Building pump room will be avoided at that time. Therefore, there will be no change on the new switchgear housekeeping pad elevation.

Question 37:

Specification section 015200 lists the furniture and equipment to be provided for the owner/engineer trailer however it does not list the quantity of each of the items to be included in our proposal. Please provide the quantities to be included.

Answer 37:

Quantities have been identified in Addendum No. 3 in revised Specification 015200.

Question 38:

The invitation to bid states that payment for the generators, generator switchgear, PLC and associated equipment will be made directly from the City to the Generator Equipment vendor. Please confirm we are not to include in our bid the material costs and the sales tax for this equipment.

Answer 38:

Reference to direct payment will be deleted from the ITB per Addendum No. 3. ITB Item 8.A will be deleted completely. The Contractor is responsible for all work aspects for the generators, generator switchgear, switchgear, PLC, and associated equipment.

Question 39:

Please provide a detailed list of the equipment to be provided by the city and that we will be responsible for installing.

Answer 39:

No equipment will be provided by the City.

Question 40:

Please confirm that there will be existing restroom facilities on site for the use of the construction workers.

Answer 40:

The contractor is required to provide and use the temporary utilities (incl. bathroom facilities for the field offices) as per Specification 015100.

Question 41:

Invitation to Bid, Section 2, item 7.1 requires the owner to be added as additional insured on all insurances. Please confirm that this requirement is not applicable to workers compensation/ employers liability policies. This also applies for item 7.3.

Answer 41:

Additional insured clause is not required on workers' compensation, employers' liability practice or professional liability policies.

Question 42:

Invitation to Bid, Section 2, Item 7.2.b requires Project Specific General Liability Insurance. In order to avoid the additional cost to the job to purchase a project specific policy, is it acceptable to use the Contractor's regular General Liability policy, which provides a 'per project' general aggregate, along with additional Umbrella/Excess Liability limits (please specify required limit) in lieu of the 'per project' Completed Operations aggregate? Please also acknowledge that the Automobile Liability is not provided on a 'per project' basis.

Answer 42:

The provision for the Contractor's General Liability policy is acceptable if the 'per project' aggregate is noted on the Acord 25 form. A combination of liability insurance and excess liability coverage such as an umbrella policy may be used as long as the excess or umbrella policy is "following form" and noted on the Acord 25 form or other acceptable form to the City.

Question 43:

General Conditions and Terms, GC 10.b...Please confirm that all subs are required to purchase project-specific General Liability policies, as-is required of the Contractor for the project.

Answer 43:

This is correct. Subcontractors will require to carry insurance cover as specified in the General Conditions.

Question 44:

General Conditions and Terms, GC 10.b...Please confirm that all subs are required to purchase project-specific General Liability policies, as-is required of the Contractor for the project.

Answer 44:

This is correct. Subcontractors will require to carry insurance cover as specified in the General Conditions.

Question 45:

Please confirm that the letter of intents for SB subcontractors are not due with the bid and will be made due to the city SB Program just prior to contract award.

Answer 45:

Yes, they are due as per ITB, Page 18, item 13 which requires the contractor to include Form SB03 (B-13) for SBE.

Question 46:

Due to the complexity of the bid form we will be required to stop accepting subcontractor and vendor proposals two hours prior to the bid. Due to the nature and difficulty of this bid we are anticipating receiving bids up to the final bid time and these savings will not be able to be incorporated into our bid and passed on to the owner. We request that the following bid forms be turned in 2 hours after the bid time, B5, B11, B12, & B15.

Answer 46:

Bid submittal deadline is Friday, October 28, 2011, at 3:00 p.m. No exceptions can be granted.

Question 47:

Specification section 409000 states that all system and Instrumentation suppliers shall prequalify 10 calendar days prior to bid and 5 calendar days prior to bid the Engineer is going to issue an Addendum stating who the qualified companies are that will be bidding. Please clarify if this spec is going to be strictly enforced and only numbers from this prequalified list should be used in our bids.

Answer 47:

This will be strictly enforced as far as specification content. Please be reminded about the new bid submittal deadline.

Question 48:

Specification section 409100 subsection 1.4.A states that the warranty period for the PCIS should be 2 years, however, specification section 011000 subsection 1.9.A states that the warranty period for the entire project should be 3 years after final acceptance. In addition the warranty section in the General Conditions and Terms of the ITB states that the warranty period is 12 months. Please confirm that the warranty period for the entire project, including the PCIS, is to be 3 years after Final Acceptance.

Answer 48:

The warrantee period for the entire project is 3 years after final acceptance. GC 59 states a warrantee period of twelve (12) months from Final Payment, unless longer warranties are provided in the Contract Documents in which case the longer period prevails and therefore does not conflict with 011000 1.9.A. The reference to the 2 years in 409100 subsection 1.4.A will be changed to 3 years to avoid ambiguity in the documents.

Question 49:

Specification section 409100 subsection 2.3 calls for the Contractor to have an allowance on spare parts and special tools of either 10% of the hardware cost or \$10k (whichever is greater). Please confirm that the PCIS bidders are to include this in their pricing.

Answer 49:

Yes, the bidders have to include this in the bid.

INVITATION TO BID CHANGES:

ITB, Section 2, item 8A: delete Direct Payment section in its entirety.

ITB, Section 2, Item 8D, "Other Special Conditions-Minimum Requirements": the Contractor **and the Electrical subcontractor** must have completed three (3) projects similar in scope within the past five (5) years. **At least one of these projects needs to be performed by the Contractor and at least one of these projects needs to be performed by the electrical subcontractor.** The Contractor needs to have demonstrated experience with high voltage transformers, medium voltage switchgear, medium voltage generators with a minimum size of 2500 kW and Instrumentation, Programming and Controls.

ITB Section 3, Form B2 item 12: replace first sentence with: "The City will be responsible for all permitting fees and the Bidder for all utility service connection and usage fees."

ITB Section 2, item 8.D.1: delete section on Evaluation Criteria in its entirety.

ITB, Section 2, item 8.D.1: change last sentence to read: "Also the Contractor **or its Subcontractor** must have a Master Licensed Electrician on staff and located on the construction site. The bidder is to include resumes of these proposed key personnel in the bid (Bid Item 21)."

REVISED/ADDITIONAL DRAWINGS:

Sheet 15A-2: refer to revised sheet: roof plan of transformer room to receive fire rated assembly.

Sheet 15A-5: change text in Building Section 02 to read '1 HR fire rated roof ceiling in accordance with **16/15A-9**' and '1 HR fire rated partition system to bottom of roof deck in accordance with **16/15A-9**'

Sheet 15A-9: change text in Detail 15 to read 'Roofing System and Fire Rated Structural Substrate for **16/15A-9** where required.'

Sheet 15A-9: change text in Detail 15 to delete reference to Detail 19. The text should read 'Continuous Fire Rated Caulking per Approved UL Design U465.'

Sheet GS-5: add details SK-WPB-EG-090911-1, SK-WPB-EG-090911-2 and SK-WPB-EG-090911-3 to the drawing. These additional details show the wall details under numerous stairs/ramps and include the provision 10" thick concrete wall extending 2' minimum below surrounding grade and reinforced with #4@8" EW EF.

Sheet 15S-2: correct the detail showing the ramp and the stairs abutting one another to match the architectural drawing 15A-1.

REVISED/ADDITIONAL SPECIFICATIONS:

Specification 015200, refer to revised Specification 015200 for further clarification on Engineer's and City's Field Trailers.

Specification 434014, item 2.1.1.a: delete second sentence: The tank shall be inspected and re-certified that it meets the requirements of the American Petroleum Institute Standards 2015. Add last sentence:

“Tank modifications shall be made by an STI qualified personnel and at completion the tank will need to be inspected by an STI inspector.”

Specification 409100, subsection 1.4.A: replace ‘two (2) years’ with ‘three (3) years’ in reference to warranty period.

Bidders must acknowledge receipt of this Addendum No. 3 in the space provided below.
This Addendum forms an integral part of the bid documents and therefore must be executed.
Failure to return this addendum with your bid submittal may be cause for disqualification.

Issued By: City of West Palm Beach
Procurement Division
October 6, 2011

Issued By: Althea Pemsel
Althea Pemsel, MA, C.P.M.
Procurement Official

BIDDER:

Signed By: _____

Print Name: _____

Title: _____

Date: _____

End of Addendum No. 3