

**ADDENDUM NO. 1**

**TO: PLANS AND SPECIFICATIONS FOR STATE OF MISSOURI**

**Chiller Replacement  
James C. Kirkpatrick State Information Center  
Jefferson City, Missouri  
PROJECT NO.: O2011-01**

**Bid Opening Date: 1:30 PM, May 5, 2022 (Not Changed)**

**Bidders are hereby informed that the construction Plans and/or Specifications are modified as follows:**

**SPECIFICATION CHANGES:**

1. Section 012100 – Allowances

- a. MODIFY Paragraph 3.3-B as follows:

Sole Source Allowance: Include in the Base Bid an allowance of **One Hundred-Four Thousand Four Hundred Nineteen (\$104,419) Dollars** to provide **Instrumentation and Controls for HVAC** where shown within the construction documents. This Sole Source Allowance covers specified work associated with Alternate #1.

- b. ADD Paragraph 3.3-C as follows:

Sole Source Allowance: Include in the Alternate #2 an allowance of **Five Thousand Five Hundred-Fifty (\$5,550) Dollars** to provide **Instrumentation and Controls for HVAC** where shown within the construction documents.

- c. DELETE Sole Source Letter attached as an appendix to this specification section and REPLACE with the Sole Source Letter attached to this addendum.

2. Section 013513.10 – Site Security and Health Requirements (OA)

- a. DELETE Specification Section 013513.10 – Site Security and Health Requirements (OA) and REPLACE with the updated Specification Section 013513.13 – Site Security and Health Requirements (OA) attached to this addendum.

3. Section 236416 – Centrifugal Water Chillers

- a. ADD to Paragraph 2.1-A as follows:

4. Trane.

## **DRAWING CHANGES:**

### 1. Sheet G002

- a. ADD Note 8 to the General Notes as follows:

A reinforced drive access may exist to the rear of the building. Contractor is responsible for determining adequacy for intended construction traffic and returning access drive to pre-project conditions at end of project.

### 2. Sheet M101

- a. ADD Key Note M44 as follows:

One or more of the existing bollards may need to be removed for installation of mechanical equipment. Replace bollards once equipment is in place.

### 3. Sheet M601

- a. REVISE Heat Exchanger Schedule as follows:

Condenser Side Entering Fluid Temperature (Deg. F): 42  
Condenser Side Leaving Fluid Temperature (Deg. F): 48

- b. REVISE Water-Cooled Chiller Schedule as follows:

Maximum NPLV (KW/TON): 0.3421

## **GENERAL COMMENTS:**

1. The Pre-Bid Meeting was held April 19, 2022 followed by a walk-through of the project site. The sign-in sheet is attached.
2. Bidders desiring to perform a site inspection should contact Frank Cunningham at (573) 526-3309, [frank.cunningham@oa.mo.gov](mailto:frank.cunningham@oa.mo.gov) to schedule a time to enter the facility.
3. Please contact Paul Girouard, Contract Specialist, at (573) 751-4797, [Paul.Girouard@oa.mo.gov](mailto:Paul.Girouard@oa.mo.gov), April Howser, Contract Specialist, at (573) 751-0053, [April.Howser@oa.mo.gov](mailto:April.Howser@oa.mo.gov), or Mandy Roberson, Contract Specialist, at (573) 522-0074, [Mandy.Roberson@oa.mo.gov](mailto:Mandy.Roberson@oa.mo.gov) for questions about bidding procedures, MBE\WBE\SDVE Goals, and other submittal requirements.
4. The deadline for technical questions is April 27, 2022 at noon (12 pm).
5. Changes to, or clarification of, the bid documents are only made as issued in the addenda.
6. All correspondence with respect to this project must include the State of Missouri project number as indicated above.
7. Current Planholders list is available online at: <https://www.oafmdcplanroom.com/jobs/1302/plan-holders/o2011-01-chiller-replacement-james-c-kirkpatrick-state-information-center>
8. Prospective Bidders contact American Document Solutions, 1400 Forum Blvd Suite 7A, Columbia MO 65203, (573) 446-7768 to get plans and specifications.

**ATTACHMENTS:**

1. O2011-01 Pre-Bid Meeting Sign-In Sheet
2. Updated Appendix to Specification Section 012100 – Allowances
3. Specification Section 013513.13 – Site Security and Health Requirements (OA)

**April 28, 2022**

**END ADDENDUM NO. 1**

# ATTENDANCE

Meeting: James C. Kirkpatrick State Information Center  
 Description: Chiller Replacement Pre-bid Meeting Project # O2011-01

Time: 1:30 PM

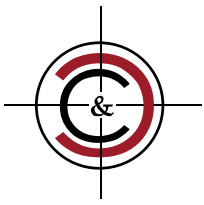
Place: James C. Kirkpatrick State Information Center

Date: April 19, 2022

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**Attendees:**

Name	Representing (if appropriate)	Phone Number	E-Mail address
Matthew Bridges	Klingner	573-355-5988	mbridges@Klingner.com
John Neyens	Klingner	573-355-5988	jnn@Klingner.com
DAN FRITZ	J. LOUIS CRUM	573-443-2488	dan.f@jlcrom.com
Jason Morris	Morris Elect.	573-690-3930	MorrisElectricalServices@gmail.com
LARRY MOREAU	Environmental Engineering	573-636-3566	Larry@ENV.MOEng.com
Scott Schrimpf	QUESTEC	573-353-4509	SCOTT.SCHRIMPF@QUESTEC.US
Jon Pinet	OA	573-536-1808	Jon.Pinet@OA.MO.gov
Scott Emmerich	FMDC	573-418-5252	Scott.Emmerich@OA.MO.GOV
BRIAN MAGEE	FMDC	573 291 0841	brian.magee@oa.mo.gov
Robert Rehagen	FMDC	573-522-0002	robert.rehagen@OA.MO.GOV
Frank Cunningham	FMDC	573 526 3309	frank.cunningham@OA.MO.GOV
Sandy Bennett	SOS	573-526-4789	sandy.bennett@sos.mo.gov
Brad Berendzen	FMDC	573-694-0763	brad.berendzen@OA.MO.GOV
Shannon Thompson	FMDC	573-257-7137	Shannon.Thompson@OA.MO.GOV
Rick Clark	Kaiser Electric	573-301-2774	r.clark@Kaiser-central.mo.com
Curtis Dittmer	Harold G. Butzer, Inc	573-636-4115	Curtis.D@HbButzer.com
Jeremy Wilhelm	UMS	573-298-4499	office@unitedmechserv.com
Bryan Voss	UMS	573-298-4499	office@unitedmechserv.com



Project: State Information Center Chiller Replacement  
Location: Jefferson City, MO  
Date: 4/22/22

The enclosed proposal is to expand the existing Schneider Electric DDC control System to incorporate the new HVAC systems being installed and as shown in the Plans and Specifications. Scope includes a turnkey installation consisting of the associated demolition, material, installation, and checkout as clarified below. At this point in time, we recognize a total of 0 Addendum issued on the project.

## **BASE BID**

### **CENTRAL PLANT**

- Remove the Control panel serving the existing the existing Chiller-1 and Chilled Water pumps. Remove existing conduit and wiring associated with these points as well.
- Provide and install new Smartstruxure control panel in place of the existing panel. New panel shall include an IP based DDC controller and will utilize the same power supply as the existing panel.
- Route Ethernet communications trunk from new panel to the existing Automation Server located adjacent to the Central Plant.
- Wire all points required per the Sequence of Operation for the new Chiller, Existing Chillers 2&3, and their associated pumps. Tie all of these points to the new control panel.
- Provide Primary Chilled Water and Building Return Water flowmeters. Meters to be piped by the Mechanical Contractor.
- Sensor Wells for all new Primary Loop temperature sensors to be provided to the Mechanical Contractor for installation in the piping system.
- VFDs for new pumps are provided by others. Piping and wiring for the associated VFD control points will be installed by C&C Group.
- Extend Bacnet communications from existing Automation Server to new chiller. Integrate available Bacnet points from chiller mfg control panel to the BAS and provide associated graphics.

### **FIRST FLOOR MECHANICAL ROOM**

- Remove conduit and wiring associated with existing pumps CHWP-5 and CHWP-6. Existing DDC controller in this space is already tied to the EcoStruxure front end and will remain in place.
- Wire all points required per the Sequence of Operation for the new CHWP-5 and CHWP-6. Tie all of these points to the existing control panel.
- Provide new Building Loop 1 differential pressure sensor. Sensor to be piped by the Mechanical Contractor.
- Provide new Building Loop 1 Bypass Valve. Valve to be piped by the Mechanical Contractor.
- Sensor Wells for all new Building Loop temperature sensors to be provided to the Mechanical Contractor for installation in the piping system.
- Provide CHW isolation valves for the Second Floor Liebert units. Valve to be piped by the Mechanical Contractor.
- Integrate existing signal from the control network for the Building Loop 1 AHUs to initiate operation of the CHW pumps upon a Freezestat trip.

## **NORTH PENTHOUSE MECHANICAL ROOM**

- Remove conduit and wiring associated with existing pumps CHWP-7 and CHWP-8. Existing DDC controller in this space is already tied to the EcoStruxure front end and will remain in place.
- Wire all points required per the Sequence of Operation for the new CHWP-7 and CHWP-8. Tie all of these points to the existing control panel.
- Provide new Building Loop 2 differential pressure sensor. Sensor to be piped by the Mechanical Contractor.
- Provide new Building Loop 2 Bypass Valve. Valve to be piped by the Mechanical Contractor.
- Sensor Wells for all new Building Loop temperature sensors to be provided to the Mechanical Contractor for installation in the piping system.
- Building Loop 2 pressure sensor and bypass valve are located in the South Penthouse. Conduit will be run from North Penthouse to the South Penthouse to allow the associated control points to be tied back to the same control panel as the new Pump VFDs.
- Integrate existing signal from the control network for the Building Loop 2 AHUs to initiate operation of the CHW pumps upon a Freezestat trip.

All new equipment will have graphics built in the existing Schneider Electric Struxureware server operating the Capitol Complex. Graphics for existing equipment already on the system will be modified if and where required and new equipment will have graphics added to the system consistent with the rest of the Capitol Complex buildings. Upon completion of the project, system checkout and Owner training will be provided in conjunction with the requirements of the State and the Project Design Team. All points associated with this project are located in Mechanical Room spaces and wired in conduit.

**SCOPE TO BE PROVIDED FOR THE TOTAL AMOUNT OF: \$104,419**

### **ALTERNATE 1 – REPLACE CHILLER 2**

- Under this Alternate, Chiller 2 will be replaced in addition to Chiller 1.

In lieu of reusing existing chiller points and rewiring those points to the new control panel, we will be providing new points and sensors, typical of those provided under the Base Bid for Chiller 1. This will require some additional sensor hardware and conduit, but will require less point capacity and engineering due to the new Chiller Bacnet interface and the fact that both chillers will be the same. These two differences will offset each other in cost and therefore we are quoting no additional Cost impact for this Alternate

**SCOPE TO BE PROVIDED FOR THE TOTAL AMOUNT OF: \$0**

### **ALTERNATE 2 – ADD SYSTEM FLUID COOLER**

- Provide temperature sensors and associated pipe wells for Fluid Cooler Supply and Return and Heat Exchanger supply and return. Wells will be provided to the Mechanical Contractor for installation in the field

- Provide Start/Stop control of CWP-3 and CHWP-9. Program sequence of operations for proper utilization of these pumps when the Fluid Cooler is active.
- Provide system graphics for Fluid Cooler, HX, and associated pumps in the existing Schneider Electric Struxureware server operating the Capitol Complex.

**SCOPE TO BE PROVIDED FOR THE TOTAL AMOUNT OF: \$5,550**

Thank you for the opportunity to submit this proposal. If you have any questions concerning this proposal, or if I may be of any further assistance, please don't hesitate to contact me at 573-632-4247 or BSchepers@C-CGROUP.COM.

Sincerely,

*Brian Schepers*  
C&C Group

## **SECTION 013513.13 – SITE SECURITY AND HEALTH REQUIREMENTS (OA)**

### **PART 1 - GENERAL**

#### **1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract including General and Supplementary Conditions, Bid Form, and other Division 1 Specification Sections apply to this Section.

#### **1.2 SUBMITTALS**

- A. List of required submittals:
  - 1. Materials Safety Data Sheets for all hazardous materials to be brought onsite.
  - 2. Schedule of proposed shutdowns, if applicable.
  - 3. A list of the names of all employees who will submit fingerprints for a background check, and the signed privacy documents identified below for each employee.

### **PART 2 - PRODUCTS (Not Applicable)**

### **PART 3 - EXECUTION**

#### **3.1 ACCESS TO THE SITE**

- A. The Contractor shall arrange with Facility Representatives to establish procedures for the controlled entry of workers and materials into the work areas at the Facility.
- B. The Contractor shall establish regular working hours with Facility Representatives. The Contractor must report changes in working hours or overtime to Facility Representatives and obtain approval twenty-four (24) hours ahead of time. The Contractor shall report emergency overtime to Facility Representatives as soon as it is evident that overtime is needed. The Contractor must obtain approval from Facility Representatives for all work performed after dark.
- C. The Contractor shall provide the name and phone number of the Contractor's employee or agent who is in charge onsite; this individual must be able to be contacted in case of emergency. The Contractor must be able to furnish names and address of all employees upon request.
- D. All construction personnel shall visibly display issued identification cards.

#### **3.2 FIRE PROTECTION, SAFETY, AND HEALTH CONTROLS**

- A. The Contractor shall take all necessary precautions to guard against and eliminate possible fire hazards.
  - 1. Onsite burning is prohibited.
  - 2. The Contractor shall store all flammable or hazardous materials in proper containers located outside the buildings or offsite, if possible.
  - 3. The Contractor shall provide and maintain, in good order, during construction fire extinguishers as required by the National Fire Protection Association. In areas of



flammable liquids, asphalt, or electrical hazards, 15-pound carbon dioxide or 20-pound dry chemical extinguishers shall be provided.

- B. The Contractor shall not obstruct streets or walks without permission from the Owner's Construction Representative and Facility Representatives.
- C. The Contractor's personnel shall not exceed the speed limit of 15 mph while at the Facility unless otherwise posted.
- D. The Contractor shall take all necessary, reasonable measures to reduce air and water pollution by any material or equipment used during construction. The Contractor shall keep volatile wastes in covered containers, and shall not dispose of volatile wastes or oils in storm or sanitary drains.
- E. The Contractor shall keep the project site neat, orderly, and in a safe condition at all times. The Contractor shall immediately remove all hazardous waste, and shall not allow rubbish to accumulate. The Contractor shall provide onsite containers for collection of rubbish and shall dispose of it at frequent intervals during the progress of the Work.
- F. Fire exits, alarm systems, and sprinkler systems shall remain fully operational at all times, unless written approval is received from the Owner's Construction Representative and the appropriate Facility Representative at least twenty-four (24) hours in advance. The Contractor shall submit a written time schedule for any proposed shutdowns.
- G. For all hazardous materials brought onsite, Material Safety Data Sheets shall be on site and readily available upon request at least a day before delivery.
- H. Alcoholic beverages or illegal substances shall not be brought upon the Facility premises. The Contractor's workers shall not be under the influence of any intoxicating substances while on the Facility premises.

### **3.3 SECURITY CLEARANCES AND RESTRICTIONS**

#### **A. FMDC CONTRACTOR BACKGROUND AND ID BADGE PROCESS**

1. All employees of an OA/FMDC contractor (or subcontractor performing work under an OA/FMDC contract) are required to submit a fingerprint check through the Missouri State Highway Patrol (MSHP) and the FBI enabling OA/FMDC to obtain state and national criminal background checks on the employees, unless stated otherwise in the Contractor's contract.
2. FMDC reserves the right to prohibit any employee of the Contractor from performing work in or on the premises of any facility owned, operated, or utilized by the State of Missouri for any reason.
3. The Contractor shall ensure all of its employees submit fingerprints to the Missouri State Highway Patrol and pay for the cost of such background checks. The Contractor shall submit to FMDC via email to [FMDCSecurity@oa.mo.gov](mailto:FMDCSecurity@oa.mo.gov) a list of the names of the Contractor's employees who will be fingerprinted and a signed OA/FMDC Authorization or Release of Information Confidentiality Oath for each employee. All employees of the Contractor approved by FMDC to work at a State facility must obtain a contractor ID badge from FMDC prior to beginning work on-site, unless the Director of FMDC, at the Director's discretion, waives the requirement for a contractor ID badge. The Contractor and its employees must

comply with the process for background checks and contractor ID badges found on FMDC's website at: <https://oa.mo.gov/facilities/facilities-operations/security-information/fmdc-contractor-background-and-id-badge>

4. Fingerprints and Authorization for Release of Information Confidentiality Oath form are valid for one (1) year and must be renewed annually. Changing or adding locations may result in additional required documentation. Certain employees may be required to be fingerprinted more frequently. OA/FMDC reserves the right to request additional background checks at any time for any reason.
5. The Contractor shall notify FMDC via email to [FMDCSecurity@oa.mo.gov](mailto:FMDCSecurity@oa.mo.gov) within 48 hours of anyone severing employment with their company.

### **3.4 DISRUPTION OF UTILITIES**

- A. The Contractor shall give a minimum of seventy-two (72) hours written notice to the Construction Representative and the Facility Representative before disconnecting electric, gas, water, fire protection, or sewer service to any building.
- B. The Contractor shall give a minimum of seventy-two (72) hours written notice to the Construction Representative and Facility Representative before closing any access drives, and shall make temporary access available, if possible. The Contractor shall not obstruct streets, walks, or parking.

**END OF SECTION 013513.13**