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November 9, 2018

ADDENDUM # 3

Bid # 7597555

Title: ENERGY EFFICIENCY UPGRADES AT DOT GARAGES

Bid Closing Date & Time: November 26, 2018 10:00 AM (EST) (REVISED)

Notice to Vendors:

1. Bid closing date and time has been extended to
November 26, 2018 10:00 AM (EST)
2. Answers to questions

**Kathy Missell
Chief Buyer**

Interested parties should monitor this website, on a regular basis, for any additional information that may be posted.

RFP # 7597555: Proposal for Energy Efficiency Upgrades at DOT Garages

November 9, 2018

The following issues/questions were posed at the October 15 &16, 2018 non-mandatory pre-bid walk through and via e-mail following the meetings.

1. Q: Are there existing Architectural, Mechanical, or Electrical plans available?
A: There are no available plans for the (6) buildings contained in this RFP.
2. Q: Has an asbestos survey been performed on the buildings? Are contractors supposed to allocate any funds for asbestos surveying, monitoring and abatement? If so, to what extent?
A: Asbestos survey has not been performed on the buildings.
3. Q: Please confirm that the garages will have carbon monoxide (CO) sensors controlling the exhaust fans not carbon dioxide (CO2).
A: Yes, CO sensors, not CO2 sensors, are to be installed to control the operation of the exhaust fans. The existing exhaust system currently has no controls.
4. Q: The Exhaust fans section 3.2.5.1 calls for (13) fans to be removed, paragraph 3.2.5.3 bid specifications lists (15) fans to be installed, Table 6 lists (13) fans. Please clarify exhaust/supply fan quantity.
A: Sec 3.2.5.3 (D) contains a typo. It should read "Install [10] wall mount exhaust fans. Section 3.2.5.3 (C) provides information about the other [3] fans.
5. Q: Is Propane an acceptable alternative fuel instead of No.2 fuel oil?
A: No. RIDOT has indicated No.2 fuel oil will be used at the Scituate building.
6. Q: Section 3.2.4.3 item T and section 3.2.5.3 item K specify 7-year parts warranties for heat pump mini-splits and exhaust fans. 5-year manufacturers warranties are typically standard. Will 5-year warranties be acceptable?
A: No, RIDOT has requested a 7-year parts and warranty.
7. Q: The "Affirmative Action Policy Statement" mentioned under the Instructions to Offerors in the 4th to last paragraph on RFP page 5 is required prior to PO award or with the proposal? If it is the later, please provide.

A: Vendors should submit their Affirmative Action Plan or an Affirmative Action Policy Statement, prior to issuance of a purchase order.
8. Q: On page 8 section A of the RFP it states "Existing and proposed fixture types and counts along with additional occupancy controls are listed in Table 2. Table 2 shows no occupancy controls. Does occupancy control info exist?

A: The contractor will utilize existing wall mounted occupancy sensors where they exist. Thirty [30] new, additional wall sensors will be installed in accordance with (NEC) National Electric Code standards as directed by DOT. All new high-bay lighting will have independent sensors with tri-level control, either pre-programmed or set during installation.

9. Q: During the Smithfield site visit our escort mentioned the high bay fixtures were not a one-for-one replacement and some piping will be required for the new design. Does this design exist?

A: The lighting quantities listed in Table 2 account for the proposed adjusted lighting fixture quantities. Simple adjustments and/or slight relocation of fixtures may be required.

10. Q: There are multiple air compressors in all locations and the facility didn't seem to want all of them. Can you please clarify how many compressors will be replaced and repaired per facility?

A: Compressors will be replaced in each of the following buildings: Hope Valley, Smithfield, and Scituate. The size of these newly installed units will have the following basic specifications: A 2-stage reciprocating compressor unit, 80- gallon vertical tank, air-cooled aftercooler, low oil level switch, mounted magnetic starter, max operating pressure of 175 psig, minimum of 17.1 cfm delivered @ 125 psig, and a 5 Hp ODP Motor. Compressors will be repaired in the following buildings: Gloucester and the (2) compressors located at Midstate.

11. Hope Valley RFQ calls out to replace 4 garage heaters. There are currently 6 heaters in the garage, 1 in the bathroom and 1 on the second floor. Should we include replacement of 8 total heaters?

A: There are a total of [8] existing heaters to be removed. They will be replaced with [3] new heaters installed in the main garage and [1] new heater installed in the mechanics' bay. In addition, there will be [2] electric heaters installed in the bathrooms as described in Table 5.

12. It was indicated during the walkthrough that a heat pump should be installed in the 3- bay garage at the Hope Valley facility. Can you clarify which 'AC' designation in table 5 covers the heat pump for this building?

A: The Hope Valley heat pump to be installed in the 3-bay garage is AC-5.

13. Table 1 shows exhaust fan replacement at the Belleville location but there is no information in table six. Can you please clarify the technical specification for this location?

A: CO and temperature controls are to be installed on the existing fans at the Belleville location per Section 3.2.5.3.j.

14. Q: The Belleville facility indicated they have dark spots when the garage doors are closed and it's dark. Should we include the installation of 8 new surface mounted light fixtures above the garage doors?

A: No, not at this time.

15. The Belleville boilers and associated equipment all seem to be newly installed. Should we include commissioning the existing boiler system to verify it's operating as efficiently as it should?

A: Please provide proposals based on the general and specific requirements of the FRP document.

16. Can you please provide the drawings for the new heating system installed at the Belleville facility a couple years ago?

A: No drawings are available.

17. Do preliminary layout and design drawings exist showing the desired locations of the new boilers, UHs, HPs, EUHs and light fixtures?

A: General equipment locations were discussed at the pre-bid walk through.

18. Lights in Table 2 do not indicate which site and building. Can this information be furnished?

A: All of the buildings have a typical layout for installation with no special considerations.

19. What are the dimensions of the 29 overhead doors?

A: Midstate has 20'x19' doors, Gloucester has 12'x14' doors, Smithfield has (1) 18'x18' door with the rest of the doors measured at 12'x14', Scituate, Hope Valley, and Bellville all have 12x14 doors.

20. Does a compressed air (CA) survey exist to have data on the extent of CA leaks to fix?

Please furnish if it exists.

A: No survey information is available.

21. In section 3.2.1.1 - D it states, "all new fixtures will be wired to an existing or newly-installed dual tech sensor wall mounted switch." Switch mounted sensors have very limited coverage and are designed for smaller room with no line of site obstruction. Please clarify what type of sensors are required.

A. The smaller rooms use existing wall mounted occupancy sensors which will be wired to the new fixture(s). There will be approximately (30) new dual tech wall switch occupancy sensors installed in rooms throughout all (6) buildings that currently have on/off switches only. The high bay lights in the garages and salt sheds will have independent sensors embedded in each fixture with tri-level control(off-low-high).