

ADDENDUM #1

Central Station Natural Gas Conversion Project, Auburn, Maine

Bid No. 2014-016

City of Auburn, Maine

15 October 2013

Specification Items:

Note: All changes to specification items will be in bold font and underlined.

1. Remove the Table of Contents, and insert the enclosed Revised Table of Contents.
2. Remove Page 7 of the RFP, and insert the enclosed Revised Page 7.
3. Remove the Bid Proposal Form, and insert the enclosed Revised Bid Proposal Form. **Note: The revised form includes the addition of Addendum #1 with a date of 15 October 2013 as acknowledgement.**

NOTE: THIS REVISED BID PROPOSAL FORM MUST BE USED WHEN SUBMITTING YOUR BIDS FOR THIS PROJECT TO ACKNOWLEDGE RECEIPT OF THE ADDENDUM.

Drawing Items:

Not used.

Clarification Items:

1. Clarification items are located in the enclosed pre-bid meeting minutes with the exception of following items:
 - a. The Webster JB series burner is considered an approved equal to the PowerFlame burner provided it meets the performance specification criteria and that the burner manufacturer certifies that the burner meets the UL listing including UL and AGA listings for the specific boiler manufacturer and boiler model number.

Attachments:

1. Revised Table of Contents
2. Revised Page 7 of the RFP
3. Revised Bid Proposal Form
4. Pre-Bid Meeting Minutes

END OF ADDENDUM #1

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2.2 GAS-FIRED BURNERS

- A. Replace the existing oil burners in the two HB Smith 28A-7 Section boilers with PowerFlame Type C natural gas burners. PowerFlame Model Number C2-G-15. 2 psig natural gas.
 - 1. Alpha system LED (power demand, main fuel, PSG alarm selectable) and control switch).
 - 2. Flame safeguard with UV and intermittent pilot.
 - ~~3. On-Off diaphragm gas valve with fixed air control manual adjustment.~~
 - 4. Low-High-off motorized gas valve.
 - 5. Dual gas safety valves.
 - 6. High and low gas pressure switch.
 - 7. Manual/Auto switch.
- B. Replace the existing oil burner in the Burham LE2-TBI boiler with a Carlin EZ-Gas Power Burner. 7" w.c. (supply with regulator that includes a vent limiter).
 - 1. Carlin Model 41800 Solid State Electronic Ignition.
 - 2. Orifice drill size N for 175,000 BTUH input.
- C. All burner manufacturers must certify that the burners meet UL listing including UL and AGA listings for the specific boiler manufacturer and boiler model number.

2.3 PUMP

- A. Replace existing in-line Pump P-3 that serves the basement unit heaters.
- B. Replace with Bell & Gossett. Match existing pump nameplate information. Information to date indicates that the pump is $\frac{3}{4}$ hp and 115v. Contractor to verify size.

2.4 CHIMNEY LINING AND BREECHINGS

- A. Provide chimney linings and connections to the three boilers. Linings to extend up through the existing masonry chimney. Height from boiler room floor to top of existing masonry chimney is approximately 75 feet (must be verified by Contractor).
- B. Chimney lining and breeching material to be manufactured by Metal-Fab or Van Packer.
- C. The two HB Smith boilers can be combined into one chimney – most probable size 16" ID.
- D. The Burham boiler must have a separate chimney lining – most probable size 6"ID.
- E. All lining, connections, fittings and breeching to meet the following material specification. Metal Fab IPIC or Van Packer equivalent.
 - 1. 304 stainless steel inner lining.
 - 2. Aluminized steel outer lining.
 - 3. 1" ceramic insulation.
 - 4. Temperature rating 1,000 degrees continuous.

BID PROPOSAL FORM
Due Thursday, October 17, 2013

To: City of Auburn
Derek Boulanger,
Facilities Manager/Purchasing Agent
60 Court Street
Auburn, ME 04210

The undersigned individual/firm/business guarantees this price for Thirty days (30) from the bid due date. The undersigned submits this proposal without collusion with any other person, individual, firm, or agency. The undersigned ensures the authority to act on behalf of the corporation, partnership, or individual they represent; and has read and agreed to all of the terms, requests, or conditions written herein by the City of Auburn. By signing this bid form, the firm listed below hereby affirms that its bid meets the minimum specifications and standards as listed above **and as amended in Addendum #1, dated October 15, 2013.**

Signature _____ Name (print)_____

Title _____ Company _____

Address _____

Telephone No. _____ Fax No. _____

Email Address: _____

STATE OF MAINE
_____, SS.

Date: _____

Personally appeared _____ and acknowledged the foregoing instrument to be his/her free act and deed in his/her capacity and the free act and deed of said company.

Notary Public

Print Name
Commission Expires _____

Project:	City of Auburn, Maine – Central Station Natural Gas Conversion Project	Date:	October 8, 2013
Project No.:	CCPG #722	Bid No.:	2014-016
Meeting:	Pre-Bid Meeting	Time:	10:00 a.m.
Location:	Central Fire Station, Auburn, Maine		

<u>Attendees</u>	<u>Company</u>	<u>E-Mail</u>
Derek Boulanger	City of Auburn, Facilities Manager/Purchasing Agent	dboulanger@auburnmaine.gov
Mitch Daigle	Cordjia Capital Projects Group, LLC	mdaigle@cordjiacpg.com
Kurt Magnusson	Mechanical Systems Engineers	kurt@mechanicalsystemseng.com
Bruce Damon	Damon Mechanical	bdamon@damonmechanical.com
Dana Becuar	Nason Mechanical	dbecuar@nasonmechanical.com
Gary Perry	Sullivan & Merritt Constructors	gperry@sullivanandmerritt.com
Len Champagne	Specialty Services	kgdchampagne@gmail.com
Andy Witham	Specialty Services	awhvac@fairpoint.net
Travis Wheeler	Mechanical Services Inc.	twheeler@mechanicalservices.com

Copy of Meeting Minutes sent to: Attendees Names listed above.

- | | |
|----|---|
| 1. | <p>Bid opening will be at 2:30 pm on October 17, 2013 at 60 Court Street, Auburn, Maine. Bids must be delivered and stamped received prior to 2:00 pm on October 17, 2013.</p> <p>All bid questions and RFI's must be submitted in writing to both Mr. Mitch Daigle of Cordjia Capital Projects Group ("Cordjia") and Mr. Derek Boulanger of the City of Auburn ("COA") prior to 9:00 am on October 15, 2013. Email will be accepted but it is the responsibility of the contractor to confirm that the email correspondence has been received.</p> <p>Addendums and clarifications will be issued to the contractor's email addresses that were provided on the pre-bid sign in sheet. The contractors should ensure that whoever this email address belongs to knows to distribute the addendums and clarifications to the correct person. It only has to be proven that it was received, and cannot be verified how it gets distributed after it is received.</p> <p>The BID PROPOSAL FORM, is part of any addendum and will have the addendum number and date pre-filled on the form. This updated bid proposal form must be used when submitting a bid.</p> |
| 2. | <p>Points of contact are as follows:</p> <p><u>Technical Inquiries:</u> Mr. Mitch Daigle - Cordjia; Office: 207-236-9970; Mobile: 207-333-2226; Email: mdaigle@cordjiacpg.com</p> <p><u>Bidding Inquiries:</u> Mr. Derek Boulanger - COA; Office: 333-6601, ext. 1135; Email: dboulanger@auburnmaine.gov</p> |

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ID	Discussion / Remark
	<p><u>Access to the Building:</u> Mr. Derek Boulanger - COA; Office: 333-6601, ext. 1135; Email: dboulanger@auburnmaine.gov</p>
3.	<p>A recent asbestos survey was conducted which revealed asbestos containing gasket and cement material in the boiler breeching. The asbestos survey is attached for information.</p> <p>The City of Auburn will have the asbestos materials removed at their expense. The selected contractor shall only be responsible to coordinate with Mr. Derek Boulanger for the timing of removal.</p>
4.	<p>Statement #3 in section 2.2, A. of the performance specification; “On-Off diaphragm gas valve with fixed air control manual adjustment” is hereby eliminated from the specification.</p>
5.	<p>Contractor shall provide a copy of all certificates of insurance with limits pursuant to the City of Auburn’s requirements prior to commencing the work.</p>
6.	<p>For contract awards greater than \$100,000.00 the successful Bidder will be required to furnish 100% contract Performance Bond and a 100% contract Payment Bond to cover the execution of the Work.</p> <p>If the bid proposal is less than \$100,000 then the line item for Bonds & Insurance on the Schedule of Values can be indicated as \$0.00 for Bonds.</p>
7.	<p>Permits are the contractor’s responsibility for their scope of work and shall be included in the bid. The authority having jurisdiction shall be contacted for verification of any applicable permitting requirements and engineered designs.</p>
8.	<p>Designated parking, storage, and mobilization areas will be discussed prior to construction with the selected contractor.</p>
9.	<p>The selected contractor is expected to start the work once the contracts are in place and complete the work as soon as practical in order to satisfy the City’s need to utilize natural gas this heating season.</p> <p>Anticipated commencement and completion dates shall be included in the bid package for review by the City of Auburn.</p>

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ID	Discussion / Remark
10.	Submit with your bid a summary of your design including equipment manufacturers and existing equipment and material you intend to reuse.
11.	This project is subject to compliance with all requirements of the Occupational Safety and Health Administration (OSHA), Volume 36, No. 105 of the Federal Register, U.S. Department of Labor published Saturday, May 29, 1971, as amended.
12.	<p>Contractor shall submit as soon as possible to Cordjia and before any material or equipment is purchased, the manufacturer's data, catalog cuts, samples, or other information as required for the items listed in the specifications for pre-approval of Efficiency Maine incentives.</p> <p>The two HB Smith 28A-7 section boiler and new natural gas burner shall comply with the Efficiency Maine Natural Gas Program, Measure Code G5, Natural gas-fired non-condensing hot water boiler >1,000 MBtu/h and ≤1,700 MBtu/h, Thermal Efficiency ≥85%.</p> <p>The burnham boiler and new natural gas burner shall comply with the Efficiency Maine Natural Gas Program, Measure Code G2, Natural gas-fired non-condensing hot water boiler ≤300MBtu/h, AFUE ≥85%.</p>
13.	It will be the contractor's responsibility for the proper disposal of all construction waste.
14.	The Owner intends to salvage the existing oil fired burners. The location for storage of the burners will be discussed prior to construction.
14.	<p>Work conditions:</p> <p>The contractor shall continuously maintain adequate protection of all work from damage and shall protect the property from injury or loss for the duration of this contract, and shall make good any such damage, injury or loss.</p> <p>The Owner's business operations, which are 24/7/365, must continue throughout the entire construction period.</p> <p>Contractors will have access to the site between 7:00 AM and 6:00 PM. The Owner may provide special access on late weekdays, weekends, and holiday's but this will be by special request with a minimum of 48 hours advance notice and approval by the Owner.</p>

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	<p>The selected contractor will be provided secure access to the work area. This will be discussed in further detail prior to construction.</p> <p>No utility cutoff (if required) will be permitted without 72 hours advance notice and approval by the Owner.</p> <p>No construction debris not immediately contained in a proper disposal container will be tolerated at any time during the duration of this project.</p> <p>Smoking and tobacco products are prohibited on the building grounds unless there is a designated smoking area.</p> <p>Temporary heating must be provided by a temporary boiler with a maximum 2 hour outage of heating to the building. The designated area for the temporary boiler will be adjacent to the natural gas meter behind the building. Access to the existing overhead doors must be maintained at all times and the contractor is to ensure that the boiler exhaust is located in such that minimum clearances from existing features are maintained.</p>
21.	<p>Attachments:</p> <p>Pre-Bid Meeting Sign-In Sheet.</p> <p>Asbestos Renovation Impact Survey Report.</p>



Mitch Daigle
VP & Senior Project Manager
Cordjia Capital Projects Group, LLC

Client:	City of Auburn, Maine
Project:	Central Station Natural Gas Conversion Project – Bid # 2014-016

	Name	Company Name	Email Address	Phone Number
1.	Derek Boulanger	City of Auburn, Facilities Manager	dboulanger@auburnmaine.gov	207-333-6601, ext. 1135
2.	Mitchell Daigle	Cordjia Capital Projects Group	mndaigle@cordjiaacpg.com	207-236-9970
3.	Bruce Danon	DANON MECHANICAL	BDANON@DANONMECHANICAL.COM	284-7461
4.	DANA BECVAR	WASON MECHANICAL	DBECVAR@WASONMECHANICAL.COM	212-9406
5.	GARY PERRY	SULLIVAN & MERRITT	gperry@smcinc.ugt	207-745-3877
6.	Ken Champagne	Specialty Services	KGDCampagne@gmail.com	207-212-9609
7.	Cy Wilson	" "	awhuc@Sarpaint.net	1754-2312
8.	Travis Wheeler	Mechanical Services Inc.	trhwheeler@mechanicalservices.com	626-0822
9.				
10.				



Atlantic Environmental Contractors, Inc.

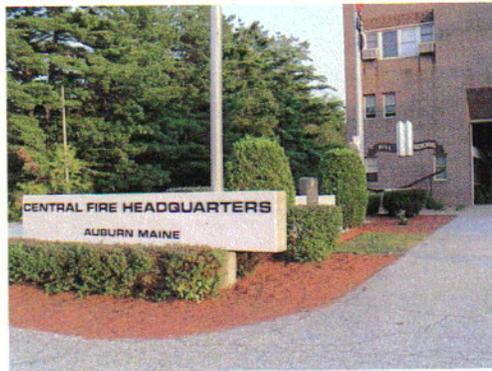
81 East Avenue • Lewiston, ME 02420

Phone: 207-783-1908 • Fax: 207-376-3237

Web: www.acsme.net

Asbestos Renovation Impact Survey Report

Auburn Fire Department
Central Station
550 Minot Ave.
Auburn, Me.



Prepared for:
Mr. Derek Boulanger
City of Auburn
60 Court Street
Auburn, Me.

Prepared by:
Atlantic Environmental Contractors
81 East Ave.
Lewiston, Me.

Report date:
October 7, 2013

Atlantic Environmental Contractors (AEC) was retained by the City of Auburn Maine to conduct a limited Asbestos Renovation Impact survey at the Auburn Fire Department Central Station 550 Minot Ave Auburn, Maine. The scope of the assessment was to determine the presence of asbestos containing building materials that could be impacted by the planned heating system upgrades.

The assessment was conducted by Mr. Peter Jabbusch a State of Maine licensed asbestos inspector (AI-0078) on October 5, 2013. Per the clients request a limited survey was conducted pertaining to only the breeching gasket and cement in the boiler room and mudded fittings in the HVAC and mechanical rooms. The asbestos building material survey was conducted in accordance with Maine DEP Chapter 425 Asbestos Management Regulations.

The bulk samples were collected with standard sampling protocols, properly packaged and shipped to EMSL Analytical Laboratory, Westmont, New Jersey for analysis by Polarized Light Microscopy (PLM) specific to asbestos content by volume.

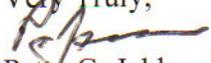
Four sample groups were collected of suspect materials. The bulk sample analytical results indicate that there are regulated asbestos containing materials that will be impacted by the heating system upgrades. Any suspect materials with greater than 1% asbestos by volume are considered regulated asbestos materials. The sample location(s) and approximate quantities are detailed below:

Sample #	Location	Description	Asbestos Type/Percentage	Approximate Quantities
B1A-B1C	Boiler Room	Breeching Gasket	70% Chrysotile	1 Gasket
B2A-B2C	Boiler Room	Breeching Cement	3 % Chrysotile	< 3 Sq. Ft.
B3A-B3C	HVAC Room 2 nd floor	Mudded Fittings	None Detected	0
B4A-B4C	Mechanical Room	Mudded Fittings	None Detected	0

Central Fire Station
550 Minot Ave.
Auburn Maine
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AEC recommends that the identified asbestos containing materials be removed by a State of Maine DEP licensed asbestos abatement contractor utilizing properly trained and certified personnel.

We appreciate the opportunity to assist you with this project. Should you require any additional asbestos sampling or have any questions please feel free to contact us at any time.

Very Truly,

Peter G. Jabbusch
Asbestos Inspector
(AI-0078) Exp. 01/18/14