



## **Addendum #1**

NJSDA  
1 W. State Street  
PO Box 991  
Trenton, New Jersey 08625-0991  
Phone 609-943-4012  
FAX 609-656-7238

**DATE: February 11, 2013**

**PROJECT #: EP-0066-C01 RB1**

**DESCRIPTION: Sussex Avenue Elementary School Boiler Replacement**

This Addendum shall be considered a part of the Bid Documents issued in connection with the referenced project. Should information conflict with the Bid Documents, this Addendum shall supercede the relevant information in the bid documents.

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### **A. Bidder Questions and NJSDA Responses**

1. **Question:** It appears that Domestic Hot Water (DHW) is currently being made by the existing heating boilers through a steam coil in storage tank arrangement. Should the design of the new system incorporate capacity for DHW?

**Answer:** No.

2. **Question:** In regards to question 1, should the design include a new DHW storage tank and coil?

**Answer:** No.

3. **Question:** Should the design include any new condensate return pumps?

**Answer:** Yes. All new equipment.

Per Section 01010 1.4.E.: ...Perform all work required to provide a complete new code compliant boiler system...Re-use of existing ancillary equipment is prohibited.

And, Section 01010 1.4.J: Provide a new automatic boiler feedwater/condensate return system consisting of a durable tank, automatic water make up valve, strainer, discharge check valve and a duplex condensate return pump. The new system will be sized to meet the demands of the new boilers being installed.

4. **Question:** Should the design include a condensate collection tank?

**Answer:** Yes. All new equipment.

Per Section 01010 1.4.E.: ...Perform all work required to provide a complete new code compliant boiler system...Re-use of existing ancillary equipment is prohibited.

And, Section 01010 1.4.J: Provide a new automatic boiler feedwater/condensate return system consisting of a durable tank, automatic water make up valve, strainer, discharge check valve and a duplex condensate return pump. The new system will be sized to meet the demands of the new boilers being installed.

5. **Question:** Should the design include a feed water tank?

**Answer:** Yes. All new equipment.

Per Section 01010 1.4.E.: ...Perform all work required to provide a complete new code compliant boiler system...Re-use of existing ancillary equipment is prohibited.

And, Section 01010 1.4.J: Provide a new automatic boiler feedwater/condensate return system consisting of a durable tank, automatic water make up valve, strainer, discharge check valve and a duplex condensate return pump. The new system will be sized to meet the demands of the new boilers being installed.

6. **Question:** Should the design incorporate a water treatment coupon station?

**Answer:** See Section 01010 1.4.K: Provide Water Treatment Equipment and Water Treatment Program Specifications for the Steam Boiler System. The equipment and specifications shall provide for the treatment and conditioning of boiler feed water and satisfy three main objectives: continuous heat exchange, corrosion protection and the production of high quality steam. The system shall be sized in accordance with the boiler manufacturer's recommendation and treat the water flow being generated by the feedwater. Feedwater is comprised of makeup water and condensate return. The

feed pumps shall be sized to supply chemicals into a pressurized system. The water treatment shall be fully automatic providing the analysis and treatment of the feedwater. The contractor is responsible for verification and on site investigation of the premises and fully understands the scope and limitations under which the work shall be executed.

7. **Question:** Should the design include any chemical feed tanks for water treatment?

**Answer:** See Section 01010 1.4.K: Provide Water Treatment Equipment and Water Treatment Program Specifications for the Steam Boiler System. The equipment and specifications shall provide for the treatment and conditioning of boiler feed water and satisfy three main objectives: continuous heat exchange, corrosion protection and the production of high quality steam. The system shall be sized in accordance with the boiler manufacturer's recommendation and treat the water flow being generated by the feedwater. Feedwater is comprised of makeup water and condensate return. The feed pumps shall be sized to supply chemicals into a pressurized system. The water treatment shall be fully automatic providing the analysis and treatment of the feedwater. The contractor is responsible for verification and on site investigation of the premises and fully understands the scope and limitations under which the work shall be executed.

8. **Question:** We request a current water treatment report from the existing water treatment vendor.

# WATER Treatment Report

Answer:

<b>LOCATION</b>	SUSSEX AVENUE SCHOOL 307 SUSSEX AVENUE	<b>CUSTOMER</b>	NEWARK PUBLIC SCHOOLS LINDA EVANS (873)424-4414 QQNE01-48-B3
	NEWARK, NJ 07102 (873)424-4414		FEED EQUIPMENT LOCATION: HC LEFT SIDE OF BDR
	PERMANENT INSTRUCTIONS: 973-424-4414		SYSTEM LOCATION: 

QQNE01-48-B3	8900-0545	12/26/2011	ROCHE (FR)	605980	B3MT								
TYPE	SIZE	DAWSEQ. NO.	12 MO.	FREQ.	ACCOUNT REP.								
Low Pressure Boiler	25	6 020	No	4	WOODS Contract Exp 3/31/2013								
CHEMICAL USED	UNITS	DOSAGE											
Inhib : DVP	5 - 1000.0 - 1500.0	0 - 500.0 - 0.45 Gal - 500.0 - 100.0 0 = 0.15 Gal, 1000+ No Treatm											
pH	8.0 - 12.0												
DATE	STATUS	PH	INH	CHL	CHEMICAL USED	DOSED	U/M	QUANTITY LEFT	U/M	FEED	BLEED	WATER LOSS	SYSTEM COND.
12/12/12	SY3 DRY												
10/09/12	SY3 DRY												

## METRO GROUP SERVICE REPORT

SERVICE TECH. I.D. 814      1145      SYSTEM STATUS

*[Signature]*      01/15/13      # OF SYSTEMS SERVICED

Customer Signature      Service Date

### TREATMENT APPLIED

	AMOUNT ADDED			AMOUNT LEFT				
	Gal. 1	Qt. 2	Pl. 3	Ox. 4	Lb. 5	U/M	U/M	U/M
INH.	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
CHEM2	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
CHEM3	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

### CONDITIONS FOUND

- |  |  |
|--|--|
| <b>BLEED</b>                                   | <b>FEED</b>  |
| A ALL OK <input type="checkbox"/>              | A ALL OK <input type="checkbox"/>                        |
| B BLEED NEEDS REPAIR <input type="checkbox"/>  | B PUMP AIRLOCKED PRIED LEFT OK <input type="checkbox"/>  |
| C NO BLEED <input type="checkbox"/>            | C FEED NEEDS REPAIR (SPECIFY) <input type="checkbox"/>   |
| D FLOOR DRAIN CLOGGED <input type="checkbox"/> | D CONTROLLER NEEDS REPAIR <input type="checkbox"/>       |
| E DISCONNECTED <input type="checkbox"/>        | E CONTROLLER NEEDS PROGRAMING <input type="checkbox"/>   |
| F EQUIPMENT NEEDED <input type="checkbox"/>    | F TAPER NEEDED <input type="checkbox"/>                  |
| G INCREASED BLEED <input type="checkbox"/>     | G TOOK EQUIPMENT OUT FOR REPAIR <input type="checkbox"/> |
| H DECREASED BLEED <input type="checkbox"/>     | H EQUIPMENT NEEDED (SPECIFY) <input type="checkbox"/>    |
|  | I NEEDS HOSE COCK <input type="checkbox"/>               |
|  | J NEEDS RESTRICTOR <input type="checkbox"/>              |

### SYSTEM WATER ANALYSIS

PH

INHIBITOR CHLORIDE

9. **Question:** Should the new design consider the existing fire protection control system for input from the new boiler plant? If so, who is the vendor?

**Answer:** Yes. The Sussex Avenue School has an Edwards Fire Protection system.

10. **Question:** Is the existing fire alarm/fire protection system capable of being expanded for an input from the new boiler plant?

**Answer:** The Contractor is to verify this condition in the field. The fire protection system was recently upgraded.

11. **Question:** Should the new boilers be connected to existing electrical services?

**Answer:** See Section 01010 1.4.M.: Provide new electric panel box, breakers, branch and control wiring. Provide for feeder capacity that meets new equipment demand. The contractor is responsible for verification and on site investigation of the premises and fully understands the scope, site logistics and restrictions under which the work shall be executed. No additional allowances shall be made for coordination with existing conditions and/ or existing utilities.

12. **Question:** Should any new electrical services be part of the design?

**Answer:** See Section 01010 1.4.M.: Provide new electric panel box, breakers, branch and control wiring. Provide for feeder capacity that meets new equipment demand. The contractor is responsible for verification and on site investigation of the premises and fully understands the scope, site logistics and restrictions under which the work shall be executed. No additional allowances shall be made for coordination with existing conditions and/ or existing utilities.

13. **Question:** Should any work to connected load outside of the boiler room be included in the scope of our work?

**Answer:** All loads currently connected to the existing panels must be preserved and the design shall provide for reconnection of existing loads to any new panels.

14. **Question:** Should replacement of steam traps or piping outside of the boiler room be included in the scope of our work?

**Answer:** No.

15. **Question:** Should incorporation of any existing Boiler or heating energy management be incorporated into or made provision for in our design?

**Answer:** Section 01010 1.4.L: Boiler controls shall be connected to and integrated within the existing building control system and shall be of a type and installed in a manner so as to be capable of being connected to and integrated within a future, central building management system.

At Sussex Avenue School, the District has a Johnson Controls BMS and a Noveda Energy Management System.

16. **Question:** Should any existing Building Management or Boiler Control System (BMS) be incorporated into or made part of our design?

**Answer:** Section 01010 1.4.L: Boiler controls shall be connected to and integrated within the existing building control system and shall be of a type and installed in a manner so as to be capable of being connected to and integrated within a future, central building management system.

At Sussex Avenue School, the District has a Johnson Controls BMS.

17. **Question:** Should we incorporate any type or style of energy management or BMS controls of any kind into our design.

**Answer:** Section 01010 1.4.L: Boiler controls shall be connected to and integrated within the existing building control system and shall be of a type and installed in a manner so as to be capable of being connected to and integrated within a future, central building management system.

Section 1.11.F.8: Boiler control panel remote connections: Provide for future Building Automation System following control; enable/disable, steam pressure set point adjustment, burner safety controls (listed below) and general alarm for boiler.

At Sussex Avenue School, the District has a Johnson Controls BMS and a Noveda Energy Management System.

18. **Question:** Does the NJSDA expect any warranties or guarantees for any existing connected load devices what-so-ever in connection to the new boiler heating plant.

**Answer:** See 1.13.J for warranty information.

19. **Question:** What warranties or guarantees does the NJSDA expect to be incorporated into the proposal?

**Answer:** See Section 01010 1.13.J for warranty information.

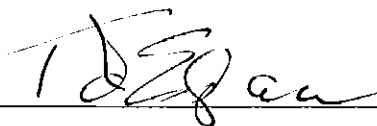
20. **Question:** Does the NJSDA expect any type of maintenance agreement for any length of time and if so, what should the frequency of inspection be?

**Answer:** Section 01010 1.13.H: Occupancy Adjustments: When requested by Owner within 12 months of Substantial Completion date, provide on-Site assistance in adjusting system to suit actual occupied conditions. Provide up to four (4) visits to the Project Site outside normal occupancy hours for this purpose, without additional cost to the Owner.

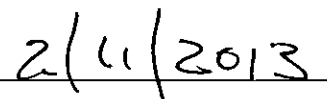
21. **Question:** We had received an Addendum No. 1 on December 18 for the first bidding of the Sussex Avenue Newark Boiler Replacement. This Addendum was incorporated into the documents downloaded for the Rebid of same. In the Price Proposal Submission on Page PP5, #6, Addenda: Should I list Addendum No. 1 from the previous bid or should I list "none" since in reality we did not receive Addenda 1 for rebid?

**Answer:** You are only to acknowledge addenda for the current EP-0066-C01 RB1 contract

----- End of Addendum #1 -----

  
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Terry Dunn Egan, Program Officer

  
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Date



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**PROJECT #:** EP-0066-C01 RB1  
**DESCRIPTION:** Sussex Avenue Elementary School Boiler Replacement

**Addendum #1**

**Acknowledgement of Receipt of Addendum**

Contractor must acknowledge the receipt of the Addendum by signing in the space provided below and returning via fax to (609) 656-7238. Signed acknowledgement must be received prior to the Bid Due Date. **Acknowledgement of the Addendum must be made in Section E.6 of the Price Proposal Submission.**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name