

ADDENDUM No. 1 TO THE CONTRACT DOCUMENTS

Project: Powerhouse 125 VDC Station Service Replacement Project

Addendum Issue Date: July 20, 2018

Issued for Bid Date: June 19, 2018

Bid Due Date: August 9, 2018, 2:00pm (AK)

Previous Addenda Issued: None

Issued By: William Farrell
Electric Power Systems, Inc.
3305 Arctic Blvd., Suite 201
Anchorage, Alaska 99503

Notice to Bidders:

Bidders must acknowledge receipt of this addendum prior to the date set for bid opening by one of the following methods:

- (1) By acknowledging receipt of this addendum on the bid submitted.
- (2) By fax which includes a reference to the project and addendum number.

The bid documents require acknowledgment individually of all addenda to the drawings and/or specifications. This is a mandatory requirement and any bid received without acknowledgment of receipt of addenda may be classified as not being a responsive bid. If, by virtue of this addendum it is desired to modify a bid already submitted, such modification may be made by fax provided such a fax makes reference to this addendum and is received prior to the opening date specified above.

The contract Documents for the above project are amended as follows (all other terms and conditions remain unchanged):

ITEM 1

Contract: *City of Unalaska Powerhouse 125 VDC Station Service Replacement*
Section: Part 1 – Bidding Requirements, Section 0030.

Sealed bids will now be received until 2:00 p.m. (AKST) on August 9, 2018.

ITEM 2

Contract: *City of Unalaska Powerhouse 125 VDC Station Service Replacement*
Section: Pre-bid Meeting Minutes

Attached are the minutes from the pre-bid meeting as well as responses to some of the Bidder Questions received prior to and during the Pre-bid Meeting. Note that some questions that have been received will be answered in a following Addendum.

**END OF
ADDENDUM No. 1**

CITY OF UNALASKA
POWERHOUSE 125 VDC STATION SERVICE REPLACEMENT PROJECT
PRE-BID MEETING MINUTES
July 16, 2018 1:30 PM

Prepared by: Electric Power Systems, Inc.

Attendees:

In Unalaska at Public Works

Robert Lund	COU
Ross Fonkert	Puffin Electric

Elsewhere (via telephone conference line)

Warren Taylor	Electric Power Systems
Bill Farrell	Electric Power Systems
Layne Chelsey	Puffin Electric

Meeting Notes:

Meeting Reminder:

- Don't forget to send Lori an email at lgregory@ci.unalaska.ak.us to get on the plan holders list. This is important to make sure you are notified of addenda.

Summary:

The project includes the installation of a 125 V battery bank, charger and DC panel. It also includes the installation of a PLC control panel and various control and monitoring devices.

The project requires demolition of the existing battery bank and associated equipment. It also requires removal of the existing ceiling and replacement of a wall. Mechanical work includes the installation of HVAC equipment including supply air and exhaust fans and related controls. It also includes relocation of a unit heater and the installation of a mini-split cooling unit.

The contractor will be allowed an outage on the 125 V DC system in the Old Power House as described in the contract documents. This must be closely coordinated with plant personnel. The start-up and commissioning of the new equipment is also to be closely coordinated with the Owner. Sufficient notice must be given in order to allow the proper personnel to travel to the site.

All work is limited to the New and Old Powerhouses. Portions of the work will occur while generators or other equipment is operating in these facilities.

Schedule:

- The bid date is extended by two weeks to August 9, 2018 at 2 PM.
- Bids will be received until 2 pm local time in Unalaska, Alaska at Clerks and in Anchorage at the EPS office hand delivery or fax. Modifications must be hand delivered or faxed to the office the original bid was submitted to. Bids will be opened concurrently in both locations. EPS and Unalaska will be on teleconference during bid opening but a public line will not be provided.
- Questions must be received by August 6th, 2018. Any final addendums will be issued by August 7th, 2018.
- Bids are good for 60 days.
- Substantial Completion no later than March 15, 2019
- Final Completion no later than April 15, 2019
- Once construction has started, contract time is 75 days to Substantial Completion but not later than March 15, 2019.
- Liquidated damages may be applied as defined in the Standard Form of Agreement.

- Addendum(s). The bid documents are comprised of the plan set and the project manual. The project manual has the contract, general conditions, technical specifications, wage rate requirements, permits, etc. Anything that changes any part of the issued bid documents will be modified by addendum. Nothing in this meeting is intended to change or supersede any written contract provision.
- Addendums are emailed to the plan holders and posted on the City website.
- Construction Administration and Inspections. Contract includes a requirement for daily reports from the contractor. DPU Electric Line staff, Powerhouse staff and a third party inspector will also monitor the work.
- Laydown Area. The City will provide limited outside and inside space at the Old Power House for materials and supplies. No materials are to be stored prior to one month before construction work commences.
- Owner Supplied Materials. The City is only supplying materials per the Owner Furnished Materials list for pickup at the DPW yard.
- Submittals, RFIs, Change Orders and Payments. EPS will manage the construction process for the City. The City can process pay applications about every 30 days.
- Facility Access and Coordination. Coordination is required with the City Project Manager and the Power House Superintendent. Coordination will also be required for project start-up.
- Site Walk – no scheduled site walk. If anyone would like one, contact Andy McCracken.

Questions from Bidders:

1. What model breakers are in the MCC-6 120V AC panel?
Answer: Siemens Type BL, 10 kAIC.
2. What is the delivery site for the project?
Answer: The address is 1732 Ballyhoo Road, Unalaska, Alaska 99685. Shipping to Unalaska is usually by Coastal Transportation or Samson Tug and Barge in Seattle. They'll be able to assist you with details regarding pickup and delivery options..
3. Is there a loading dock?
Answer: No.
4. Is there an inside area for the New Batteries when they are delivered?
Answer: Yes.
5. What is the quantity of fasteners required for the bill of materials, Item #8 on Sheet E3.02
Answer: For the part number listed, use a quantity of 240 for bidding purposes. Stainless steel is not required.
6. Please verify the Concrete Building domestic cold water pipe size at RPBFP-1.
Answer: ¾"

7. Please provide the HWS/R pipe size to WH-3 so the proper size of automatic flow control and isolation valves can be priced.
Answer: WH-3 heating supply and return lines are 1"
8. Please provide the HWS/R pipe size to the relocated Unit Heaters so the proper size of valves and fittings can be priced.
Answer: Unit heater and valves are existing and will be re-used. Only Automatic air vents are required.
9. Please confirm that there is access to the back of the power house via an access driveway.
Answer: Yes, there is. It allows access to the third floor.
10. Is the wall that is scheduled to be demolished made of concrete?
Answer: No.
11. The cable schedule lists Houston Wire part numbers. Are other equivalents acceptable or will only Houston Wire be approved for use?
Answer: Other manufacturers' equivalents are acceptable.

END OF MEETING MINUTES

Please provide any comments on the meeting minutes to William Farrell at Electric Power Systems, Inc bfarrell@epsinc.com and cc Robert Lund at rlund@ci.unalaska.ak.us.