

Oakton College District 535

Procurement Department, Room 1240
1600 E. Golf Rd., Des Plaines, IL 60016
847-635-1635

Invitation to Bid # 0208-23-04 Addendum #3
Issue Date: February 08, 2023

Mandatory Pre-Bid Date: Friday, February 17th, 2023 at 11:00 AM

**Bids will be received in the Procurement Office at the above address until
11:00 am on Friday, March 3, 2023**

Bids will be publicly opened at this time. Late bids will not be accepted.

Boilers and Heat Exchangers for Skokie Campus

The College is accepting bids for the boilers and heat exchangers at the Ray Hartstein Campus, Skokie, IL.

This bid consists of 3 documents:

- 1) Business Specifications (this document)
- 2) Kluber Plans and Project Manual - Boilers and Heat Exchangers - 01.20.2023
- 3) Boilers and Heat Exchangers - Project Labor Agreement

A mandatory pre-bid meeting will be held on Friday, February 17, 2023 at 11:00 AM at the College's Skokie campus 7701 Lincoln Ave, Skokie, IL 60077, in room C133.

Only contractors who attend the pre-bid meeting will be allowed to submit a bid.

Any questions regarding this bid must be submitted in writing via email by 11:00 am on Thursday, February 23, 2023.

All questions will be answered through an addendum and must be submitted to the following individuals:

Joe Scifo, Director of Facilities, jscifo@oakton.edu

Rich Schwass, Construction Manager at rschwass@oakton.edu

Donald Ware, Kluber Architects + Engineers at dware@kluberinc.com

Trinh Than, Purchasing Manager at tthan@oakton.edu

Oakton College District 535 is exempt from all Federal, State, and Municipal Taxes.

I have examined the specifications and instructions included herein and agree, provided I am awarded a contract within 60 days of the bid due date, to provide the specified items for the sum shown in accordance with the terms stated herein. All deviations from the specifications and terms are in writing and attached hereto. I offer the following discount terms

Company Name: _____ Date: _____

Address: _____ City/St/Zip: _____

PROJECT:	RAY HARTSTEIN CAMPUS BOILERS & HEAT EXCHANGERS
	7701 LINCOLN AVENUE
	SKOKIE, ILLINOIS
PROJECT NO:	22-315-1446
OWNER:	OAKTON COMMUNITY COLLEGE
	1600 EAST GOLF ROAD
	DES PLAINES, IL 60016

ADDENDUM #3

RECEIVED QUESTIONS

“I had a question at the pre-bid; What is the volume that contains ethylene glycol?”

The volume of hot water piping for the RTU circuit is approximately 1500 gallons. The volume of the hot water piping for the AHU circuit is approximately 440 gallons. Both circuits contain 40% ethylene glycol.

CHANGES TO THE DRAWINGS

DRAWING ME200 – LOWER LEVEL MECHANICAL AND ELECTRICAL PLAN

Change Keynote 23.101 to read as follows:

“23.101 REMOVE PIPING CIRCUIT SETTER AND ISOLATION VALVE IN STAIR. FLUSH EXISTING BRANCH PIPING LOCATED BETWEEN BASEMENT AND UNIT HEATER LOCATION. PROVIDE NEW HOT WATER UNIT HEATER, THERMOSTAT AND ASSOCIATED SPECIALTIES. ELECTRIC UNIT HEATER TO REMAIN IN PLACE.”.

Change Keynote 26.100 to read as follows:

“26.100 PROVIDE NEW ELECTRICAL CONNECTION TO HOT WATER UNIT HEATER. HOMERUN 2#12,#12G,1/2"C TO PANELBOARD BP4 (GE A-SERIES PANELBOARD WITH THHQB TYPE BREAKERS). PROVIDE NEW 15 AMPERE, SINGLE POLE BREAKER FOR UNIT HEATER BRANCH CIRCUIT. PANELBOARD BP4 IS LOCATED IN BASEMENT CHILLER ROOM 003 – NOMINALLY 225' FROM UNIT HEATER LOCATION.”

DRAWING M302 – ENLARGED LOWER LEVEL AND FIRST FLOOR VENTILATION PLANS

Enlarged Lower Level Ventilation Plan -1: Where 14/12 outside air ducts enter shaft up to first floor add the following note:

“Reconfigure gas regulator relief piping across wall opening as required to route ductwork into shaft.”.

DRAWING M610 – MECHANICAL SCHEDULES

Change Unit Heater schedule Note 2. To read as follows:

“PROVIDE WITH THERMOSTAT AND FINGER-PROOF FAN GUARD.”

DRAWING E202 – ENLARGED LOWER LEVEL ELECTRICAL DEMOLITION PLAN

Change Keynote 26.103 to read as follows:

“26.103 DEMOLISH BRANCH CIRCUITRY UP TO AND INCLUDING STARTER AND PROTECT EXISTING HOMERUN BRANCH CIRCUITRY FOR REUSE. RETAIN PUMP STARTER IN CASE OF REQUIRED TEMPORARY USE UNTIL NEW PUMPS ARE INSTALLED.”

Change Keynote 26.105 to read as follows:

“26.105 DEMOLISH ELECTRICAL CONNECTION FOR PUMP TO BE REMOVED INCLUDING BRANCH CIRCUITRY TO SOURCE. RETAIN PUMP STARTER IN CASE OF REQUIRED TEMPORARY USE UNTIL NEW PUMPS ARE INSTALLED.”

PRE-BID MEETING MINUTES

Project Number: 22-315-1446
Project: 1446 – OCC – Ray Hartstein Campus – Boiler and Heat Exchanger Replacements
Meeting Number: 1446 – 002
Date: 02/16/2023
Prepared by: Monica Ragusa

Time: 11:00 a.m.
Location: Room C133

Item Number: 1446 – 002 - 1.
Topic: **TEAM MEMBERS AND INTRODUCTIONS**

1. General Information
 - a. Owner: Oakton College
 - b. Address: 7701 Lincoln Avenue, Skokie, Illinois 60077
 - c. Kluber Project No. 22-315-1446
2. Oakton College
 - a. Rich Schwass, Senior Manager of Campus Facilities and Construction, rschwass@oakton.edu
 - i. Rich will be the primary contact and authorized to act on behalf of Oakton Community College.
 - b. Trinh Than, Purchasing Manager, tthan@oakton.edu
 - c. Larry Wilson, Ray Hartstein Campus Facilities
3. Kluber, Inc.
 - a. Don Ware, Project Manager, (630) 406-1213; dware@kluberinc.com
 - i. Don will be the primary contact and authorized to act on behalf of Kluber, Inc.
 - b. Monica Ragusa, Project Coordinator, (630) 406-1213; mragusa@kluberinc.com
 - i. Monica to be copied on all correspondence.

Item Number: 1446 – 002 - 2.
Topic: **PRELIMINARY SCHEDULE – Section 00 31 13**

1. Questions will be accepted until: **February 23, 2023 by 11:00 a.m.**
2. Bids Due: **March 3, 2023**
3. Board Approval: **March 21, 2023**
4. Commencement of Construction: **May 15, 2023**
5. Substantial Completion: **September 15, 2023**

Item Number: 1446 – 002 - 3.
Topic: **BID FORM AND SUPPLEMENTS**

1. Section 00 41 13 – Bid Form – Stipulated Sum
2. Section 00 43 13 – Bid Security Form – Bid bond for 10% of bid.
3. Oakton Community College Invitation to Bid #208-23-04 Required Documents

Item Number: 1446 – 002 - 4.
Topic: **AGREEMENT FORM – Section 00 52 00 and GENERAL CONDITIONS – Section 00 72 00**

1. AIA Document A101-2017 – “Owner-Contractor Agreement Form – Stipulated Sum”.

2. AIA Document A201-2017 – “General Conditions of the Contract for Construction”
3. Successful bidder will be required to sign a Project Labor Agreement with the Union. There is a \$5,000 fee that should be included in your bid.

Item Number: 1446 – 002 - 5.

Topic: SUPPLEMENTARY CONDITIONS – Section 00 73 00

1. Insurance and Bonds – Amounts listed.
 - a. Worker’s Compensation.
 - b. Commercial General Liability.
 - c. Property Damage.
 - d. Automobile Liability.
 - e. Catastrophe (Umbrella).
 - f. Performance and Payment Bond: Successful Contractor to furnish a Performance and Payment Bond and a Labor and Material Bond equal to 100% of the full amount of the contract.
 - g. Additional Insured: Oakton College and Kluber Architects + Engineers, Inc.
2. Liquidated damages are included in this project. \$1,000/day.

Item Number: 1446 – 002 - 6.

Topic: SUMMARY – Section 01 10 00

1. Description of Work
 - a. The Project consists of the construction of replacement of campus heating system. Work includes boilers, heat exchangers, pumps, piping, boiler venting, electrical and temperature controls including interface into campus building automation system.
2. Owner Occupancy
 - a. Owner intends to continue to occupy adjacent portions of the existing building during the entire construction period. Cooperate with Owner to minimize conflict and to facilitate Owner’s operations.
 - b. Schedule the Work to accommodate Owner occupancy.
3. Contractor use of Site and Premises
 - a. Arrange use of site and premises to allow:
 - i. Owner occupancy.
 - ii. Use of site and premises by the public.
 - b. Provide access to and from site as required by law and by Owner:
 - i. Emergency Building Exists During Construction: Keep all exits required by code open during construction period; provide temporary signs if exit routes are temporarily altered.
4. Documents identify pumps to be removed and retained to be reused if new pumps are not delivered on time.
5. Boiler room is laid out on design basis boiler manufacturer. Other manufacturers are identified but have a different footprint that must be considered for piping.
6. Oakton College temperature controls contractor is Automated Logic. Contact information is identified in the bid documents.
7. Oakton College has a chemical treatment company. Name and contact information are identified in the bid documents.

Item Number: 1446 – 002 - 7.

Topic: PRICE AND PAYMENT PROCEDURES – Section 01 20 00

1. Pay applications will be processed through Kluber, Inc.

2. Certified Payroll Requirements: Contractor, its subcontractors and sub-subcontractors shall submit monthly certified payroll records directly to Oakton College.
3. Submit Schedule of Values to Architect/Engineer at earliest possible date, but no later than 14 days prior to first Pay Request.
- 4.

Item Number: 1446 – 002 - 8.

Topic: ADMINISTRATIVE REQUIREMENTS– Section 01 30 00

1. Contractor to schedule, administer and prepare minutes for progress meetings and pre-installation meetings.
2. Architect-provided CAD backgrounds.
 - a. Architectural backgrounds only.
 - b. Fill out consent form at end of section.

Item Number: 1446 – 002 - 9.

Topic: TEMPORARY FACILITIES AND CONTROLS – Section 01 50 00

1. Telecommunications Services
 - a. Telecommunications services shall include:
 - i. One (1) mobile cellular telephone for each of Contractor's and any Subcontractor's field personnel.
2. Temporary Sanitary Facilities
 - a. Use of existing facilities is permitted.
 - b. Maintain daily in clean and sanitary condition.
3. Barriers
 - a. Provide barriers to prevent unauthorized entry to construction areas, to prevent access to areas that could be hazardous to workers or the public, to allow for owner's use of site and to protect existing facilities and adjacent properties from damage from construction operations and demolition.
 - b. Provide barricades and covered walkways required by governing authorities for public rights-of-way and for public access to existing building.
 - c. Protect non-owned vehicular traffic, stored materials, site, and structures from damage.
4. Security
 - a. Provide security and facilities to protect Work, existing facilities, and Owner's operations from unauthorized entry, vandalism, or theft.
5. Vehicular Access and Parking
 - a. Comply with regulations relating to use of streets and sidewalks, access to emergency facilities, and access for emergency vehicles.
 - b. Coordinate access and haul routes with governing authorities and Owner.
 - c. Provide and maintain access to fire hydrants, free of obstructions.
6. Waste Removal
 - a. Provide waste removal facilities and services as required to maintain the site in clean and orderly condition.
 - b. Provide containers with lids. Remove trash from site periodically.
 - c. If materials to be recycled or re-used on the project must be stored on-site, provide suitable noncombustible containers; locate containers holding flammable material outside the structure unless otherwise approved by the authorities having jurisdiction.

Item Number: 1446 – 002 - 10.

Topic: PRODUCT REQUIREMENTS – Section 01 60 00

1. Substitution Requests:
 - a. Last day requests will be considered will be **Tuesday, February 22, 2023 at 5 p.m.**
 - b. Substitution requests received after this date will not be considered.
 - c. Follow procedures and fill out form included in Specification Section 01 60 00. If procedures and form not followed, request will be rejected.

Item Number: 1446 – 002 - 11.

Topic: EXECUTION AND COSEOUT REQUIREMENTS – Section 01 70 00

1. Space will be in use by Owner. Need to be extremely mindful of this fact during construction. Daily cleaning and material clean up will be required and expected throughout the entire project.
2. Final cleaning required at end of project.

Item Number: 1446 – 002 - 12.

Topic: CLOSEOUT SUBMITTALS – Section 01 78 00

1. Project record documents.
2. Operation and maintenance data.
3. Warranties and bonds.

Item Number: 1446 – 002 - 13.

Topic: COMMENTS/QUESTIONS

1. Oakton identified that the electric unit heater in the basement exit stair, where the new hot water unit heater is being installed, shall remain in place.

Item Number: 1446 – 002 - 14.

Topic: SITE WALK THROUGH

1. All attendees toured the mechanical rom and basement work for the project.

All information reported on this document is assumed to be accurate and correct. The information on the document will remain on record unless changes are reported in writing within seven (7) days of this report to the Kluber, Inc. office.

All other specifications, terms, and conditions noted in the original bid documents remain in effect and unchanged.

Please sign and return this addendum with your bid.