

# **RANCHO SANTIAGO COMMUNITY COLLEGE DISTRICT**



## **ADDENDUM NO. 02**

Bid #1470 VAV Valves Replacements  
at  
District Operations Center

Address: 2323 North Broadway, Santa Ana, CA 92706

Project ID #2929

**January 30, 2025**

**Owner:**  
**Rancho Santiago Community College District**  
**2323 North Broadway, Room 112**  
**Santa Ana, California 92706**

**RECEIPT OF THIS ADDENDUM MUST BE ACKNOWLEDGED ON BID FORM WHEN  
SUBMITTED**

The following changes, additions, deletions or corrections shall become a part of the Contract Documents for the project named on the previous page and all other conditions shall remain the same. The Bidders shall be responsible for transmitting this information to all affected Subcontractors and Suppliers, prior to the closing of Bids. Prospective Bidders shall acknowledge receipt of all Addenda in the space provided on the Bid Proposal Form by the number (list every addenda). Failure to do so shall deem the Bid Proposal as non-responsive and subject the Bidder to disqualification.

**Item No. AD 2-1      Responses to RFIs**

The following provides a response to the Bidder's Request for Pre-Bid Information submitted on the Pre-Bid Clarification Form. See attached for a total of (9) RFI Response(s).

**Enclosure:**

RFIs 1 – 9.

**This is the end of Addendum No. 01**

**PRE-BID CLARIFICATION FORM**

*(Email this completed form to FacilitiesBid@rsccd.edu. See Instructions to Bidders.)*

PROJECT NAME:	VAV Valve Replacements Project at District Operations Center		
PROJECT NUMBER:	2929	BID NUMBER:	1470
<b>EMAIL TO: facilitiesbid@rsccd.edu</b>			
DATE:	1/23/25		
FROM:	PPC	EMAIL:	doug@ppc.com
SPEC SECTION:	None	DRAWING NUMBER:	
REQUESTED CLARIFICATION:			
<p>Is Water Balancing required? If so, please provide specification. If so, can balancing be performed at the end of the project or each individual floor?</p>			
RESPONSE TO CLARIFICATION:			
<div style="border: 1px solid black; padding: 10px; margin: 10px auto; width: fit-content;"> <p>Water Balancing is not required.                      Answered by RSCCD on 01/30/2025.</p> </div>			

Attach additional numbered sheets as necessary; however, only one (1) request shall be contained on each submitted form.

END OF DOCUMENT

**PRE-BID CLARIFICATION FORM**

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PROJECT NAME:	VAV Valve Replacements Project at District Operations Center		
PROJECT NUMBER:	2929	BID NUMBER:	1470
<b>EMAIL TO: facilitiesbid@rscsd.edu</b>			
DATE:	1/23/25		
FROM:	PPC	EMAIL:	doug@ppc.com
SPEC SECTION:	Scope of Work	DRAWING NUMBER:	
<b>REQUESTED CLARIFICATION:</b>			
<p>(5) Ceiling Access Doors- Please provide specification for the ceiling access doors. Fire rated? Blanketed? Closure type? Will painting repair be limited to the immediate area or will we have to paint the entire rooms ceiling? Please provide framing detail? Metal or wood studs?</p>			
<b>RESPONSE TO CLARIFICATION:</b>			
<p>Contractor to provide and install typical ceiling access doors on a metal frame ceiling (min. of 12" by 12") for fire rated ceiling. Provide sample for review prior to installation. Exact size and location to be coordinated and confirmed with the District. Painting repair work is required for existing areas damaged by the Contract work. See included flush ceiling access door section details below. Answered by RSCCD 1/30/25</p>			

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<b>EMAIL TO: facilitiesbid@rsccd.edu</b>			
DATE:	1/23/25		
FROM:	PPC	EMAIL:	doug@ppc.com
SPEC SECTION:	Addendum 1	DRAWING NUMBER:	
REQUESTED CLARIFICATION:			
<p>Is ACCS (Air Conditioning Control Systems) an acceptable controls contractor? They handle Automated Logic.</p>			
RESPONSE TO CLARIFICATION:			
<div style="border: 1px solid black; padding: 10px; margin: 10px auto; width: fit-content;"> <p>Yes, it is acceptable provided the contractor is certified in both Automated Logic and Tridium-Niagara Version 4. Answered by RSCCD 01/30/2025</p> </div>			

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END OF DOCUMENT

**PRE-BID CLARIFICATION FORM**

**RFI 4**

*(Email this completed form to FacilitiesBid@rsccd.edu. See Instructions to Bidders.)*

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PROJECT NUMBER:	2929	BID NUMBER:	1470
<b>EMAIL TO: facilitiesbid@rsccd.edu</b>			
DATE:	1/23/25		
FROM:	PPC	EMAIL:	doug@ppc.com
SPEC SECTION:	23 07 09	DRAWING NUMBER:	
REQUESTED CLARIFICATION:			
<p>Does the new HHW valve trim need to be insulated or left open to match the existing insulation (Stop insulation at shut off valves for maintenance purposes)?</p>			
RESPONSE TO CLARIFICATION:			
<div style="border: 1px solid black; padding: 10px;"><p>Yes equipment needs to be insulated. Please reference Attachment_B-Specifications. Section 23 07 19, SCHEDULE 4 - GENERAL PIPE INSULATION requirements. Answered by RSCCD 01/30/2025.</p></div>			

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PROJECT NUMBER:	2929	BID NUMBER:	1470
<b>EMAIL TO: facilitiesbid@rsccd.edu</b>			
DATE:	1/23/25		
FROM:	PPC	EMAIL:	doug@ppc.com
SPEC SECTION:	Scope of Work	DRAWING NUMBER:	
REQUESTED CLARIFICATION:			
<p>Please confirm that we do not need to replace any DDC controllers or Sensors, only Control valves.</p>			
RESPONSE TO CLARIFICATION:			
<div style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <p><b>Confirmed.</b> <b>Answered by RSCCD 01/30/2025.</b></p> </div>			

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PROJECT NUMBER:	2929	BID NUMBER:	1470
<b>EMAIL TO: facilitiesbid@rsccd.edu</b>			
DATE:	1/23/25		
FROM:	PPC	EMAIL:	doug@ppc.com
SPEC SECTION:	Scope of Work	DRAWING NUMBER:	
REQUESTED CLARIFICATION:			
<p>Please clarify downtime limitations for the Reheat coils. Addendum 1 indicated that they will need to be operational the next day. This would mean drain-down and refill every night and would be quite costly. Is it possible to have a group of reheat coils down for a week? We could potentially provide small temporary electric space heaters as well.</p>			
RESPONSE TO CLARIFICATION:			
<div style="border: 1px solid black; padding: 5px;"> <p>The District anticipates that there will be down time on each floor. This work shall be executed in such a manner that the VAV boxes will be returned to service in a reasonable time period. Contractor to propose a down time work plan and schedule for District's review and approval. Answered by RSCCD on 1/30/2025</p> </div>			

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PROJECT NAME:	VAV Valve Replacements Project at District Operations Center		
PROJECT NUMBER:	2929	BID NUMBER:	1470
<b>EMAIL TO: facilitiesbid@rscsd.edu</b>			
DATE:	01/20/2025		
FROM:	Allison Mechanical Inc.	EMAIL:	pgreene@allison1.net
SPEC SECTION:		DRAWING NUMBER:	
<b>REQUESTED CLARIFICATION:</b>			
Please provide a panel location from which 120v power for water level fill control can be used.			
<b>RESPONSE TO CLARIFICATION:</b>			
<p>The panel is located on the roof inside the mechanical room. See included panel location plan below. Answered by RSCCD 1/30/25</p>			

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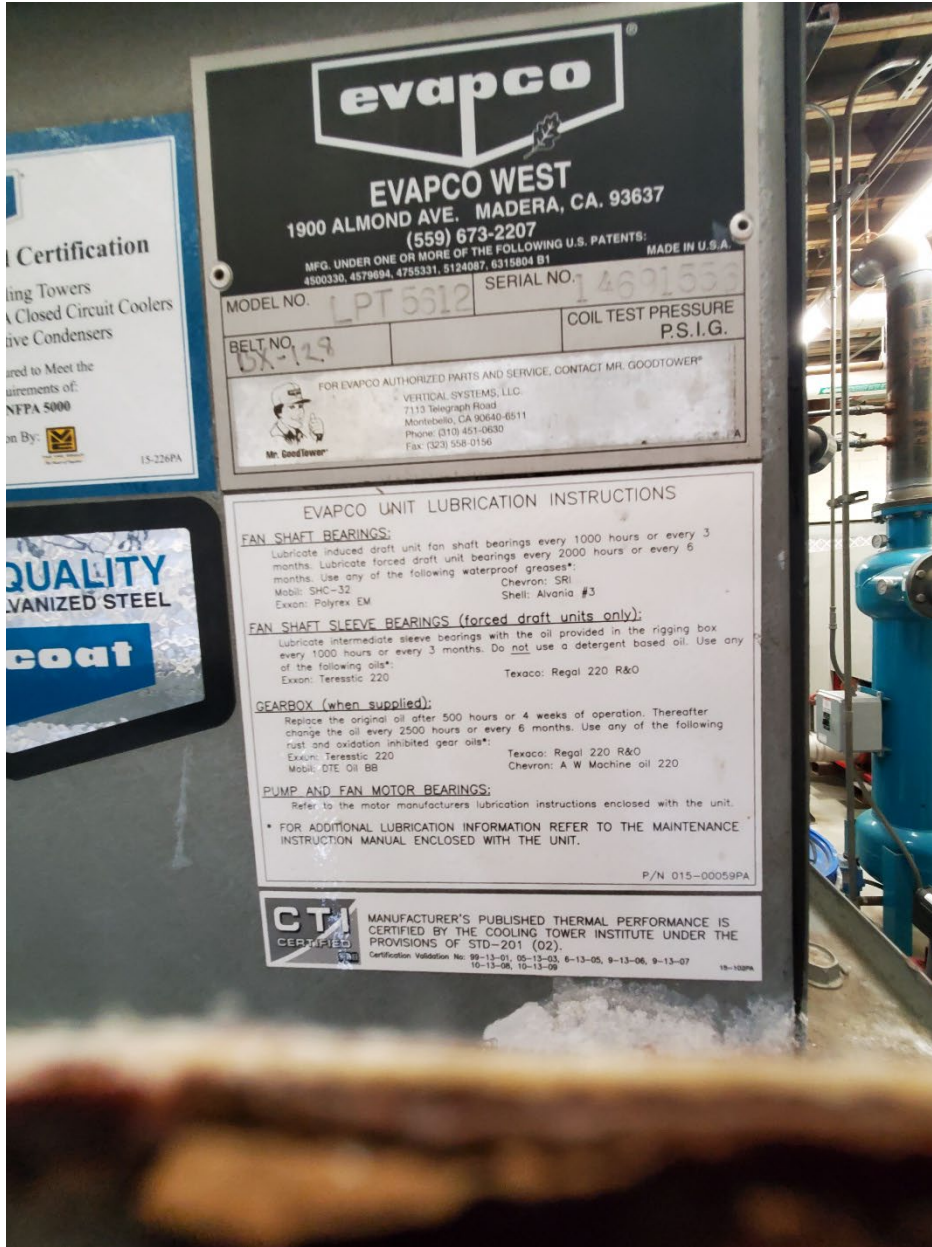
END OF DOCUMENT

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PROJECT NAME:	VAV Valve Replacements Project at District Operations Center		
PROJECT NUMBER:	2929	BID NUMBER:	1470
<b>EMAIL TO: facilitiesbid@rsccd.edu</b>			
DATE:	01/20/2025		
FROM:	Allison Mechanical Inc.	EMAIL:	pgreene@allison1.net
SPEC SECTION:		DRAWING NUMBER:	
<b>REQUESTED CLARIFICATION:</b>			
Please provide make, model, and serial number of existing cooling tower.			
<b>RESPONSE TO CLARIFICATION:</b>			
<p style="text-align: center;"><b>See attached photo #1 with make, model, and serial number of the Evapco Cooling tower.</b></p> <p style="text-align: center;"><b>Answered by RSCCD 01/30/25</b></p>			

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END OF DOCUMENT



Certification  
ling Towers  
Closed Circuit Coolers  
ive Condensers  
red to Meet the  
irements of:  
NFPA 5000  
on By:

QUALITY  
GALVANIZED STEEL  
coat

**evapco**  
**EVAPCO WEST**  
1900 ALMOND AVE. MADERA, CA. 93637  
(559) 673-2207  
MFG. UNDER ONE OR MORE OF THE FOLLOWING U.S. PATENTS: 4500330, 4579094, 4785331, 5124087, 6315804 B1  
MADE IN U.S.A.  
MODEL NO. LPT 5512 SERIAL NO. 14691553  
BELT NO. BX-129 COIL TEST PRESSURE P.S.I.G.  
FOR EVAPCO AUTHORIZED PARTS AND SERVICE, CONTACT MR. GOODTOWER\*  
Mr. GoodTower  
VERTICAL SYSTEMS, LLC  
7113 Telegraph Road  
Montebello, CA 93640-6511  
Phone: (818) 451-0630  
Fax: (823) 558-0156

**EVAPCO UNIT LUBRICATION INSTRUCTIONS**

**FAN SHAFT BEARINGS:**  
Lubricate induced draft unit fan shaft bearings every 1000 hours or every 3 months. Lubricate forced draft unit bearings every 2000 hours or every 6 months. Use any of the following waterproof greases\*:  
Mobil: SHC-32  
Exxon: Polyrex EM  
Chevron: SRI  
Shell: Alvania #3

**FAN SHAFT SLEEVE BEARINGS (forced draft units only):**  
Lubricate intermediate sleeve bearings with the oil provided in the rigging box every 1000 hours or every 3 months. Do not use a detergent based oil. Use any of the following oils\*:  
Exxon: Teresstic 220  
Texaco: Regal 220 R&O

**GEARBOX (when supplied):**  
Replace the original oil after 500 hours or 4 weeks of operation. Thereafter change the oil every 2500 hours or every 6 months. Use any of the following rust and oxidation inhibited gear oils\*:  
Exxon: Teresstic 220  
Mobil: DTE Oil 68  
Texaco: Regal 220 R&O  
Chevron: A W Machine oil 220

**PUMP AND FAN MOTOR BEARINGS:**  
Refer to the motor manufacturers lubrication instructions enclosed with the unit.

\* FOR ADDITIONAL LUBRICATION INFORMATION REFER TO THE MAINTENANCE INSTRUCTION MANUAL ENCLOSED WITH THE UNIT.

P/N 015-00059PA

**CTI**  
CERTIFIED  
MANUFACTURER'S PUBLISHED THERMAL PERFORMANCE IS CERTIFIED BY THE COOLING TOWER INSTITUTE UNDER THE PROVISIONS OF STD-201 (02).  
Certification Validation No: 89-13-01, 05-13-03, 6-13-05, 9-13-06, 9-13-07, 10-13-08, 10-13-09  
18-1028

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PROJECT NUMBER:	2929	BID NUMBER:	1470
<b>EMAIL TO: facilitiesbid@rsccd.edu</b>			
DATE:	01/20/2025		
FROM:	Allison Mechanical Inc.	EMAIL:	pgreene@allison1.net
SPEC SECTION:		DRAWING NUMBER:	
<b>REQUESTED CLARIFICATION:</b>			
<p>"4.1 Overflow Drain Line... Provide and install a1/4" PVC drain line...."  Please confirm overflow drain line is to be 1/4"</p>			
<b>RESPONSE TO CLARIFICATION:</b>			
<p style="text-align: center;"><b>The overflow drain line shall be 1/2".</b></p> <p style="text-align: center;"><b>Answered by RSCCD 01/30/25</b></p>			

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