September 19, 2016

ADDENDUM NO. 1

FOR

PHASE 17 RESIDENTIAL SOUND INSULATION PROGRAM, Bid Package 1
CHICAGO O’HARE INTERNATIONAL AIRPORT

Specification Number 193751
CDA Project Number OH8057.13-17

For which bids are scheduled to be opened in the office of the Chief Procurement Officer, Room 103, City Hall, 121 North LaSalle Street, Chicago, Illinois 60602, at 11:00 a.m., September 20, 2016.

The following additions and/or revisions are incorporated into the Contract Documents as noted. All other provisions and requirements as originally set forth remain in force and are binding. Any additional work required by this Addendum shall conform to the applicable provisions of the original Contract Documents.


REVISIONS TO CONTRACT DOCUMENTS
NOTICE OF ADDITIONS/REVISIONS

PART ONE OF THREE

1) Bid Opening Date has been extended to October 5, 2016, 11:00 a.m., Central time.

2) The existing Section 8, Ordering Procedures, paragraph C.3 is deleted in its entirety and replaced with the following “Contractor must begin construction in the Homes no earlier than day 125 of the contract and no later than day 150 of the contract and continue until all homes are complete.”

PART THREE OF THREE

The existing Specification Section 26 28 16 Enclosed Switches and Circuit Breakers is deleted in its entirety and replaced with the attached specification Section 26 28 16 Enclosed Switches and Circuit Breakers.

BIDDERS QUESTIONS

Question 1: I just received the bid invitation for the Phase 17 Residential Sound Insulation Program Bid Packages 1 and 2. Previously in the buying plan they were listed as phase 17A, 17B and 17C-1. Does this invitation reflect 17A and 17B?
Response: At this time O'Hare Phase 17 is being advertised as Bid Packages 1 and 2. This includes the homes that were originally in the buying plan for O'Hare Phase 17A, 17B and 17C-1.

Question 2: It is understood that the necessary electrical permits will be obtained for the proposed electrical work and that these permit fees will be reimbursed by RSIP. As you are aware, it is not uncommon for the homeowner to not be available or provide access for the final inspection with the City inspector. Scheduling of the inspection is requested during construction dates for the home, but unfortunately the City of Chicago is not always able to accommodate the contractor’s request. Please indicate how the contractor will be compensated for multiple or return appointments for permit inspection?

Response: The cost of all electrical inspections is incidental work to the electrical “R” line item costs. The permit costs are included in the line item V, Allowance for Permits. The utility costs are included in the line item X, Allowance for Commonwealth Edison or Other Utility Fees.

Question 3: Please clarify the measurement requirements as referenced in “UNIT PRICING” P4 – Split Ductless Systems (cooling). It states that multiple circuits installed in a common raceway will be measured to the furthest evaporator from the condenser when there are multiple evaporators. Will the raceways that tee off the common raceway that feed the other evaporators be included in the total measurement for conduit installation?

Response: No, the questioned raceways are incidental.

Question 4: Utility Fee Allowance is referenced in Section X. It states that ComEd utility fees will be reimbursed. Can you please clarify if RSIP will provide the coordination between ComEd and the homeowners whose homes will require additional connections by ComEd?

Response: RSIP will provide the scheduling between ComEd and the homeowners whose homes will require additional connections by ComEd. The Contractor is responsible for informing RSIP which homes require scheduling between ComEd and the homeowners.

Question 5: In past projects, after a home has been closed, there have been situations when the contractor has been notified by RSIP that a particular piece of HVAC equipment is not functioning because of a power loss. If it is determined at the time of the service that the issue has to do with a failure of the HVAC equipment itself and not a power issue, will the contractor be reimbursed in the form of electrician hours (R16) “used to cover work items without line item?”

Response: No, any failure of the HVAC equipment on the contract is a warranty issue as per Part Two, Article VI, Quality of the Workmanship, G. Warranties.

Question 6: The cost of a service panel installation or service upgrade includes “relocating the service panel up to 6 feet”. We have 2 related questions
a. The relocation of a panel(s) is not very common. In order to reduce costs to the program, can the relocation of the panel be excluded from the upgrade or panel installation line items? In the event that the panel needs to be relocated, then the contractor could be compensated through Line Item R9.

b. The cost to relocate a panel is very similar whether the move is 2 feet or 10 feet. Consequently, can R9 be modified to include any relocation of a panel (no matter the distance).

Response: No, Unit Prices R.2.a and R.2.b will remain unchanged as calling for the relocation of the panel within 6\(^\text{f} \) of the existing location as incidental and included in the work.

Question 7: The specifications (26.28.16) calls for fused disconnects for the outdoor HVAC equipment. The City of Chicago and NEC (National Electrical Code) only requires a means of disconnect that is within sight and readily accessible. A non-fused disconnect switch would be satisfactory since the breaker in the service panel provides the required protection of this equipment. The redundancy of the fused disconnect requirement leads to unnecessary service calls that turn out to be blown fuses, typically issues with the HVAC equipment and not the responsibility of the electrical contractor. Fuses are consumable products like light bulbs and are not included with warranty work. If it is determined that the fuse(s) are blown, will the contractor be reimbursed in the form of electrician hours (R16) “used to cover work items without line item?” Can the requirement of a fused disconnect be deleted? Doing so will benefit home owners in that they will not have to deal with these types of service disruptions and/or maintain these fuses.

Response: See revised Specification Section 26 28 10. The requirement of a fused disconnect is deleted.

Question 8: Bid documents require that construction starts no later than day 125 of the contract. Then at least 4 houses per day must be completed which means 115 days of starts. Adding 14 days to complete the houses would mean the contract would be in 254 days. The bid documents allow for 308 days. Starting by Day 125 can be challenging due to the submittal process and the time to procure material (particularly around the holidays). Would the city consider eliminating the language regarding mandatory construction start date; or in the alternative change it to Day 175. This would still give plenty of time to complete the contract by Day 308.

Response: See modification to Section 8, Ordering Procedures in this addendum.
“Contractor must begin construction in the Homes no earlier than day 125 of the contract and no later than day 150 of the contract and continue until all homes are complete.”

Question 9: What fire-protection rating (20-minute, 45-minute, or 60-minute) should we figure for the fiberglass doors used in Line Items I.3.b, c and d.

Response: The fire rated door requirements are stated in Specification Section 08 16 13-2.7. Provide core specified or core as needed to provide 20 minute fire protection rating or as required by local code.
Question 10: Payment on our recently completed contracts was much slower than on previous contracts. Some payments were in excess of 90 days. If the City can make a guarantee of monthly progress payments within 45 or 60 days, we could provide more competitive pricing. Can such a guarantee be considered?

*Response: No, City cannot guarantee payment schedule.*

Question 11: On the recently completed projects, we experienced a significant decrease in contract amount, due in part to the fact that the number of homes on two contracts decreased from 400 to roughly 360. Since this is a unit price contract, our field overhead (largely fixed) and profit must be allocated to the bid line items. When the contract value decreases, our fixed field overhead costs and profit are diminished significantly. The only lump sum line item in the contract to offset fluctuations in the value of the work is “Mobilization,” which is 3%. Could this line item be increased to buffer our exposure to large fluctuations in contract value?

*Response: The estimated quantity of homes for this contract is 330. The quantity of homes may fluctuate up or down depending on homeowner participation. “Mobilization” of 3% will remain.*

END OF ADDENDUM NO. 1
September 19, 2016

ADDENDUM NO. 1

FOR

PHASE 17 RESIDENTIAL SOUND INSULATION PROGRAM, Bid Package 2
CHICAGO O’HARE INTERNATIONAL AIRPORT

Specification Number 194373
CDA Project Number OH8057.13-17

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Response: The estimated quantity of homes for this contract is 330. The quantity of homes may fluctuate up or down depending on homeowner participation. “Mobilization” of 3% will remain.

END OF ADDENDUM NO. 1
SECTION 26 28 16 - ENCLOSED SWITCHES AND CIRCUIT BREAKERS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. All work under this Section is subject to the requirements of the Contract Documents.

   1. PART ONE OF THREE - INSTRUCTIONS AND EXECUTION DOCUMENTS.
   2. PART TWO OF THREE - GENERAL CONDITIONS.
   3. PART THREE OF THREE - TECHNICAL SPECIFICATIONS.

1.2 SUMMARY

A. Section Includes:
   1. Non-Fusible switches.
   2. Disconnect switches.

B. Related Sections:
   2. Section 23 54 00 “Furnaces” for description of furnaces.

1.3 SUBMITTALS, GENERAL

A. Make all Submittals in accordance with Section 01 33 00 “Submittal Procedures” and “PART TWO OF THREE - GENERAL CONDITIONS,” Article XI: SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES.

1.4 ACTION SUBMITTALS

A. Product Data: For each type of enclosed switch, circuit breaker, accessory, and component indicated.

B. Shop Drawings: For enclosed switches and circuit breakers. Include plans, details, and attachments to other work.

1.5 QUALITY ASSURANCE

A. Electrical Components, Devices, and Accessories: Listed and labeled by a qualified testing agency, and marked for intended location and application.

B. Comply with NFPA 70 as applicable.

C. Comply with the City of Chicago Building Code as applicable.
1.6 WARRANTIES

A. Manufacturer’s Warranty: Provide the manufacturer’s standard written warranty against defects in materials and workmanship. Do not void manufacturer’s warranty by installation practices unacceptable to the manufacturer.

B. Contractor’s Warranty: The Contractor is responsible for the complete installation of the new safety switches in a manner that will preserve the manufacturer’s warranty. The Contractor will submit a written and signed warranty, in which Contractor agrees to repair or replace the safety switches and associated installation materials that are defective in materials or workmanship related to installation of the safety switches for a period of one (1) year from the Date of Final Completion of the Home.

1. Any corrective work to maintain the performance in this warranty will be carried out by the Contractor at no cost to the Homeowner, Commissioner or their Representatives.
2. Warranty period: One (1) year from Final Completion of the Home.

C. Homeowner’s Responsibility: Parts and labor to repair and/or replace items damaged by abuse, negligence, accident, Act of God, or normal wear and tear after acceptance of the Work by the Commissioner, will be the responsibility of the Homeowner.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

1. Eaton Electrical Inc.; Cutler-Hammer Business Unit.
3. Square D; a brand of Schneider Electric.

2.2 NON-FUSIBLE SWITCHES

A. Provide wiring for air-cooling and refrigeration equipment in accordance with Article 440-11 of the National Electrical Code and the City of Chicago Building Code. Provide disconnecting means in accordance with manufacturer's installation instruction at each Condensing Unit.

B. Type GD, General Duty, Single Throw, 240-V ac: UL E2875 and NEMA 3R, horsepower rated, lockable handle with capability to accept two padlocks, and interlocked with cover in closed position.

1. 30 A with lug terminal types:
   a. Cutler-Hammer: DG221URB.
   b. General Electric: TGN3321R.
   c. Square D Co.: DU321RB.

2. 60 A with lug terminal types:
   a. Cutler-Hammer: DG222URB.
   b. General Electric: TG3322R.
   c. Square D Co.: DU332RB.

C. Accessories:
1. Equipment Ground Kit: Internally mounted and labeled for copper and aluminum ground conductors.
2. Factory-installed Neutral Kit: Internally mounted; insulated, capable of being grounded and bonded; labeled for copper and aluminum neutral conductors.

2.3 DISCONNECT SWITCHES

A. Provide toggle disconnect switch for each newly installed or existing furnace or air handling units, that are modified for Project.

B. Manufacturers of general purpose, indoor type, disconnecting means: (Re-established existing furnace circuit). Provide product by one of the following:

1. Hubbel.
2. Leviton.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Install individual wall-mounted switches and circuit breakers with tops at uniform height.

B. Comply with NECA 1.

3.2 CLEANING

A. Keep work area and the adjacent areas clear and free of all debris, unused materials and equipment, and leave Work in a condition acceptable to the Commissioner.

END OF SECTION 26 28 16