

## **HBF HVAC AURA/GEMINI HILO BASE FACILITY RENOVATION CONSTRUCTION SERVICES – N79679C**

Bid cost received exceed project funds by a significant amount. To match cost to available funds, Gemini has deleted several requirements from the original scope of work and identified a few deduct alternates for consideration. Gemini ask Bidders to revise their Bid Proposal considering the change in requirements, new deduct alternates and the overall need to reduce project cost.

Only Bidders who previously submitted proposals are eligible to submit revised bid proposals.

Only Bidders who previously submitted proposals are eligible to submit revised bid proposals.

For the revised bids, Bidders are asked to provide:

- Revised Project Cost
- Revised Milestone Payment Schedule
- Revised Project Schedule/Plan
- Revised Itemized Cost Breakdown
- Deduct Alternate Cost
- Bidder Suggested Deduct Alternates

The below narrative summarizes the requirement changes and deduct alternates. Where appropriate, the Bid Drawings have been revised, clouded and labeled Rev 1 to document the requirement changes.

### **HBF Requirement Changes:**

- Requirement Change 1:** Delete the construction of utility pad extension for ACCU-1. Owner shall provide necessary extension to utility pad.
- Requirement Change 2:** Delete the construction of utility pad extension for ACCU-2, 3, & 5 (North Pad). Owner shall provide necessary extension to utility pad and associated landscaping/fencing.
- Requirement Change 3:** Delete the construction of utility pad extension for ACCU-2, 3, & 5 (South Pad). Owner shall provide necessary new utility pad and associated landscaping/fencing.
- Requirement Change 4:** Delete the installation of power meters on all ACCU.
- Requirement Change 5:** Delete the VAV additions shown for AHU-2 including 3 VAV boxes and associated modulating valves and static pressure sensor. Configure the system instead as a constant air volume system.
- Requirement Change 6:** Remove requirement for 3<sup>rd</sup> party corrosion coating on ACCU coils as long as manufacturer provides a suitable corrosion coating.
- Requirement Change 7:** Homeruns and disconnect switches from existing ACCUs and AHUs no longer need to be demoed.

### **HBF Deduct Alternates:**

**Deduct Alternate 1:** Substitute AAON equipment for lower cost alternative equipment proposed by Bidder. Owner has preference for maximum efficiency at a reasonable cost. Compressor would not be required to have digital scrolls as compared to the AAON equipment. Possible manufacturers would be Rheem, York, or TempMaster.

### **HBF Add Alternates:**

**Add Alternate #1:** Unit AHU-3 will be VAV unit (base scope it will be CAV unit)

**Add Alternate #2:** Provide unit controllers with ability for future connection to a DDC system. Unit controller will be programmable.

**Add Alternate #3:** Provide AHU-2 with (3) ea Cable Operated Dampers (COD)

### **HBF Scope Clarifications:**

1. Contractor is responsible for providing a complete functioning system in accordance with the contract documents including the purchase of all equipment.
2. Contractor is responsible for testing and balancing air flows to within +/- 10% of indicated flow rates.
3. Demo of homeruns, disconnect switches, and control wiring/conduit has been removed for several pieces of equipment. Many new homeruns, disconnect switches, and control wiring/conduit have also been removed, by reusing the existing branch circuits when possible
4. AHU-1, ACCU-1, AHU-2, AHU-3, AHU-5, AHU-6, AHU-7 will reuse the existing branch circuits and disconnect switches. ACCU-2, ACCU-3, ACCU-5 will reuse the existing branch circuits

### **HBF DRAWING CHANGES:**

#### **M001:**

Original Add Alternates #1 and #2 (DDC system) were removed

#### **M202:**

Owner shall provide necessary extension to utility pad.

#### **M203:**

Owner shall provide necessary extension to utility pad.

Delete the VAV additions shown for AHU-2 including 3 VAV boxes and associated modulating valves and static pressure sensor. Configure the system instead as constant air volume system.

Install manual volume dampers with cable extensions for the labs shown. Provide a rod extension that allows remote manual adjustment and wall mounted panels in the room.

#### **M205:**

Owner shall provide new utility pad.

#### **M501:**

Owner shall provide utility pad modifications/additions.

**M601:**

Contractor to supply AHUs and ACCUs

AHU-2 and AHU-3 to be CAV unit

Supply fan need not be ECM motor

Contractor to select AHU and ACCU manufacturer. Refer to Deduct alternates

**M610:**

DDC points for AHU-2 will be similar to CAV units (1,4A,4B,5,6,7)

Power monitoring for ACCUs deleted from project

**M611:**

DDC architecture removed. DDC is not required for this project

**M612:**

System schematic for AHU-2 will be similar to CAV units (1,4A,4B,5,6,7)

1/M612 depicts base scope for AHU-3 (CAV)

2/M612 depicts add alternate #1 for AHU-3 (VAV)

SOO updated

**M613:**

System schematic for AHU-2 will be similar to CAV units (1,4A,4B,5,6,7)

SOO updated

**E102:**

The demo of homeruns and disconnect switches for existing AHUs has been removed. The demo of the homerun for the existing ACCU has been removed.

**E103:**

The demo of the homeruns for the existing ACCUs has been removed.

**E104:**

The demo of homeruns and disconnect switches for circuits G-14 and G-26 has been removed.

**E105:**

The demo of the homerun and disconnect switch for the existing AHU (circuit F-2) has been removed.

**E106:**

The demo of homeruns and disconnect switches for existing AHU (circuit G-8) has been removed.

**E202:**

The new homerun and disconnect switch for AHU-1 has been removed. The new homerun for ACCU-1 has been removed. Existing homeruns will be used.

**E203:**

The new homerun and disconnect switch for AHU-1 has been removed; use existing disc switch and homerun. The new homerun for ACCU-2, ACCU-3, and ACCU-5 have been removed. Existing homerun will be used. Branch circuit for VAV's has been removed.

**E204:**

The new homerun and disconnect switch for AHU-5 and AHU-3 have been removed. Existing homeruns and switches will be used. Circuit numbers for homeruns have been changed.

**E205:**

The new homerun and disconnect switch for AHU-6 has been removed. Existing homerun and switch will be used.

**E206:**

The new homerun and disconnect switch for AHU-7 has been removed. Existing homerun and switch will be used.

**E401:**

The one-line diagram has been updated to show the changes on the power plans.

**E601:**

The panel schedules have been updated to show the changes. Notes have been added describing work. Some circuits have changed to allow homerun reuse. VAV's removed from panel U.