

DODGE COUNTY



REQUEST FOR BIDS

**Replacing 50-ton Capacity Air Conditioning Unit
Physical Facilities, Dodge County, WI**

RFB NUMBER: #20 2024-03

Issued Date: 7/24/2024

RFB Opening

Thursday, August 8, 2024 at 11:00 am

Dodge County Administration Building

Conference Room 1A – First Floor

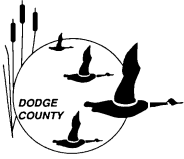
127 E Oak St

Juneau, WI 53039

Submit Sealed RFB's To:

Dodge County Clerk
Administration Building
127 E Oak St.
Juneau, WI 53039
(920) 386-3600

Office Hours: 8:00 am – 4:30 pm Monday through Friday



DODGE COUNTY FINANCE DEPARTMENT

Purchasing Division

127 East Oak Street, Juneau, WI 53039

(920)386-4224

Email: tsteinbach@co.dodge.wi.us

Request for Bids (RFB)

Replacing 50-ton Capacity Air Conditioning Unit

Legal Service Building, Dodge County, WI

RFB #80 2024-03

Dodge County is requesting bids for replacing an existing 50-ton capacity air conditioning unit at the Legal Service Building located at 124 West St. Juneau, WI. The qualified contractor shall be responsible for all electrical work, including 24-volt low voltage connections, removing the existing unit and properly disposing of it, and shall recover and reuse existing R-410A Refrigerant. This project is being supported, in whole or in part, by federal award number RT84E76DK1Z1 awarded to the County of Dodge by the U.S. Department of the Treasury.

Request for bid packets will be available starting July 24, 2024, on the Dodge County website at <https://www.co.dodge.wi.gov/departments/departments-e-m/finance/request-for-proposals-bids> and may also be obtained on DemandStar at: www.demandstar.com. **Sealed bids should be marked “Replace Air Conditioning Unit – Legal Service Building” and must be received in the County Clerk’s Office, Administration Building, 127 E. Oak Street, Juneau, WI by 11:00 a.m. on or before, Thursday, August 8, 2024.**

A **mandatory** pre-bid meeting will be held on August 1, 2024 at 10:00 am, at the Legal Service Building, located at 124 West St., Juneau, WI 53039, meet inside the main entrance. This will be the bidder’s only opportunity to see the project site, the site conditions and to take measurements for this project. **Attendance at the mandatory pre-bid meeting is required in order for a firm’s bid to be considered. Failure to attend will result in the disqualification of the firm’s bid.**

Dodge County encourages the participation of minority, women-owned and disadvantaged business enterprises. Dodge County reserves the right to waive any informalities or technicalities and to reject any and all bids or parts thereof deemed to be unsatisfactory or not in the County’s best interest. Furthermore, Dodge County reserves the right to cancel any order or contract for failure of the successful vendor/contractor to comply with the terms, conditions and specifications of the request and/or contract. Dodge County reserves the right to award this request to the vendor/contractor whose bid is overall the most advantageous to the County in the County’s sole determination.

Trista Steinbach
Purchasing Agent

(Publish July 29, 2024)

I. Request for Bid

Dodge County is requesting bids for replacing an air conditioning unit at the Legal Service Building. The selected contractor is responsible for all electrical work, including 24-volt low voltage connections, removing the existing unit and properly disposing of it, and shall recover and reuse existing R-410A Refrigerant. Dodge County agrees to pay for any additional R-410A Refrigerant that may be necessary for the new unit to operate as designed. Dodge County will be responsible for integrating the controls into their existing Johnson Controls Metasys system.

Job Address: 124 West St., Juneau, WI 53039

Scope of Work

- A. The following manufacturers are approved for use. Alternates may be submitted, but in no case shall bidders propose a York unit.
 - 1. Trane
 - 2. Carrier
 - 3. AAON
 - 4. Daikin

- B. The contractor shall furnish and install air-cooled condensing units as scheduled on the contract documents. The unit(s) shall be installed in accordance with this specification and perform at the specified conditions as scheduled.

- C. House components in 18-gauge galvanized steel frame and panels with weather resistant, baked enamel finish. Units surface shall be tested 500 hours in salt spray test.

- D. Mount controls in weatherproof panel provided with removable panels and/or access doors with quick opening fasteners.

- E. Condensing Coil:
 - 1. Aluminum fins mechanically bonded to seamless copper tubing. Providing subcooling circuit(s). Factory leak test in helium chamber, and vacuum dehydrate. Seal with holding charge of nitrogen.

- F. Fan and Motor:
 - 1. Vertical discharge direct driven propeller type condenser fans with fan guard on discharge. Fans shall be statically and dynamically balanced.
 - 2. Weatherproof motors suitable for outdoor use, with permanently lubricated totally enclosed or open construction motors shall be provided and shall have built in current and thermal overload protection. Motors shall be either sleeve or ball bearing type.

- G. Compressor:
 - 1. Provide two passively manifolded, direct drive scroll compressors with integral centrifugal oil pump. Provide suction gas cooled motor with winding temperature limits and compressor overloads. Provide external high- and low-pressure cutout devices.

- H. Controls:
 - 1. Provide factory-wired condensing units with 24 volt control circuit with internal fusing

and control transformers, contractor pressure lugs and/or terminal block for power wiring. Contractor to provide field installed unit mounted disconnect switch. Nits shall have a single point power connection.

I. Specifications:

1. 50 Ton air cooled condensing unit
2. R-410A Refrigerant
3. 208 volts, 3 phase, 60 hertz
4. 2 Circuits
5. External Disconnect Switch
6. BACNet Control Card
7. Replace insulation on exterior pipes.
8. Warranty and/or extended warranty availability

II. Project Timeline

Substantial installation/completion of the replacement air conditioning unit is required by October 31, 2024.

III. Pre-Bid Meeting

A **mandatory** pre-bid meeting will be held on August 1, 2024 at 10:00 am, at the Legal Service Building, located at 124 West St., Juneau, WI 53039, meet inside the main entrance. This will be the bidder's only opportunity to see the project site, the site conditions and to take measurements for this project. **Attendance at the mandatory pre-bid meeting is required in order for a firm's bid to be considered. Failure to attend will result in the disqualification of the firm's bid.**

IV. Submittal Schedule

Task	Date
RFB Issued	July 24, 2024
Mandatory Pre-Bid Meeting	August 1, 2024 (10:00 am)
Deadline for questions: Questions must be emailed to: tsteinbach@co.dodge.wi.us	August 5, 2024
Final Addendum Issued	August 7, 2024
BID Submission Deadline & Public Opening	August 8, 2024
Review and Recommendation	August 12, 2024
County Board Approval	August 20, 2024
Contract Negotiation / Awarding of Contract	By August 30, 2024

V. Bid Opening

The Bid Opening will take place on Thursday, August 8, 2024, at 11:00 a.m. at the Dodge County Administration Building, Conference Room 1A – First Floor, 127 E Oak St, Juneau, WI 53039

Dodge County reserves the right to request any additional information that it deems necessary during the evaluation process.

VI. Insurance Requirements

Minimum Scope and Limits

- A. Architects, Engineers, Other professionals – Errors & Omissions (Professional Liability) coverage, with a minimum limit of \$1,000,000 per claim, \$2,000,000 annual aggregate. This insurance is to be maintained for at least two years after completion of the project. If the vendor/contractor changes insurance carriers and this policy is provided on a “claims made” basis, the vendor/contractor will secure the appropriate coverage extension to provide coverage to the project for a periods of at least two years following the completion of the project.
- B. Commercial General Liability coverage with limits of no less than the following:
- | | |
|--|-------------|
| 1. General aggregate limit per project
(Other than Products-Completed Operations) | \$2,000,000 |
| 2. Products-Completed Operations Aggregate per project | \$1,000,000 |
| 3. Personal and Advertising Injury Limit | \$1,000,000 |
| 4. Each Occurrence Limit | \$1,000,000 |
| 5. Fire Damage Limit-any one Fire | \$ 50,000 |
| 6. Medical Expense Limit-any one Person | \$ 10,000 |
- C. Automobile Liability coverage with minimum limits of \$1,000,000 combined single limit per accident for bodily injury and property damage, provided on a Symbol 1- Any Auto basis.
- D. Worker’s Compensation and Employers Liability Insurance with sufficient limits to meet underlying Umbrella Liability Insurance requirements.
- E. Umbrella Liability providing coverage at least as broad as the underlying General Liability, Automobile Liability and Employers Liability coverages, with a minimum limit of \$2,000,000 each occurrence and \$2,000,000 annual aggregate, and a maximum self-retention of \$10,000.

Other Requirements

- A. Acceptability of Insurers. Insurance is to be placed with insurers who have a Best’s Insurance Reports rating of no less than A and a Financial Size Category of no less than a Class VI, authorized as an admitted insurance company in the State of Wisconsin.
- B. Certificates of Insurance acceptable to Dodge County shall be submitted prior to commencement of the work. Certificates shall contain a provision that coverage afforded under the policies will not be cancelled until at least 30 days’ prior written notice has been given to Dodge County.
- C. Dodge County, Dodge County’s elected and appointed officials, and Dodge county employees shall be named as additional insureds on all liability policies for liability arising out of project work. Please provide a copy of this endorsement with your certificate of insurance.

VII. General RFB Information

- A. Dodge County requires a high level of service from any vendor/contractor who is looking to do business with the County. Quality, service and price are all critical factors that Dodge County considers when doing business and in continuing business with vendor/contractors. This is especially important when it comes to the requirements of this request. Dissatisfaction due to product or performance may result in Dodge County discontinuing service with a vendor/contractor.
- B. Dodge County is a tax-exempt municipality under Section 77.54(9a) (b), Wis. Stats.
- C. Successful Vendor/contractor(s) shall provide a certificate of insurance, including naming Dodge County, its officers, elected officials and employees as Additional Insureds, upon bid award.
- D. All bids shall be binding for ninety (90) calendar days following the bid opening date unless the vendor/contractor(s), upon the request of the County, agrees to an extension.
- E. Payment for services will be made to successful vendor/contractor(s) contingent upon County's acceptance and approval of all work done and/or products provided or services rendered. Acceptance as herein means acceptance by the County of all work performed or products provided and services rendered, after the department's authorized agent has found it to be in compliance with the specification requirement. Fuel surcharges or surcharges of any kind will not be allowed.
- F. Vendor/contractors may withdraw their bid at any time before the bid due date and time by written request for withdrawal to the Parks Superintendent and by presenting proper identification upon request. **Faxed and emailed bids will be rejected. Late bids will not be accepted.**
- G. Dodge County's Standard Terms and Conditions available at: <https://www.co.dodge.wi.gov/departments/departments-e-m/finance/purchasing-division> are applicable to this request and are hereby made a part of it.
- H. RFB packet, updates and addenda are available on the Dodge County Request for Proposals/Bids website, <https://www.co.dodge.wi.gov/departments/departments-e-m/finance/request-for-proposals-bids>. and may also be obtained on DemandStar at: www.demandstar.com It is the vendor/contractors responsibility to view the RFB document, and check the website for any updates and addenda prior to submitting a bid for this request. Failure to do so in no way obligates the County to issue addendum or other information concerning this request to the vendor/contractor.
- I. No reimbursement will be made by the County for any cost incurred in preparing responses to this solicitation, or for cost incurred before a formal notice to proceed is issued if a contract is awarded.
- J. Dodge County shall be the owners of any, and all of the reports, plans, specifications and documents resulting from this RFB and vendor/contractor shall provide both digital and hard copies of all reports, plans and documents as indicated in this RFB to Owner in a format usable to the County. Awarded vendor/contractor(s) shall also waive any rights to

copyright protection so Owner may reproduce, distribute and use all reports, plans, specifications and documents as it so chooses.

- K. Any bid/response and any, and all supporting materials submitted in conjunction with this request may become a public record, subject to public inspection.
- L. Vendor/contractors responding to this request shall include with the bid a proposed contract covering all the terms, conditions and specifications for the performance of all work for this request. Proposed contract shall incorporate at a minimum the County's terms and conditions and the contract requirements contained herein.
- M. Bidders shall list any consultants or subcontractors that may be used to complete this project.
- N. All questions resulting in further clarification or modification to this (RFB) document will be handled by written addenda. Questions shall be directed to the Purchasing Agent via email to tsteinbach@co.dodge.wi.us. Questions must be asked at least three (3) business days prior to the bid due date. Questions received after this time may not be answered. Any changes as a result of issues raised will be made by written addenda and posted on the Dodge County website at <https://www.co.dodge.wi.gov/departments/departments-e-m/finance/request-for-proposals-bids>, and may also be obtained on DemandStar at: www.demandstar.com. It is the vendor/contractor's responsibility to check the website for addenda prior to submitting your bid. Oral and other interpretations or clarifications will be without legal effect.
- O. Dodge County assumes no responsibility or liability for any error or omission in any part of this RFB or resulting design. Prior to the deadline for questions, a vendor/contractor shall notify Dodge County of any error for any error or omission in any part of this RFB or resulting design. Prior to the deadline for questions, a vendor/contractor shall notify Dodge County of any error, omission, inconsistency or other factor which requires clarification that is discovered while reviewing the documents or preparing a bid. Such notification shall be made in writing to Dodge County Purchasing Agent.
- P. Confidentiality and Security – This document or any portion thereof may not be used for any purpose other than the submission of bids. The successful vendor/contractor must agree to maintain security standards consistent with the confidentiality and security policies of Dodge County and any applicable state or federal laws or regulations. These include strict control of access to secure areas, sensitive data and maintaining confidentiality of information gained while carrying out their contractual obligations. The successful vendor/contractor will be required to ensure that all vendor/contractor's personnel providing services to the County which require access to secure and confidential Dodge County information or facilities, meet the criteria for personal security clearance prescribed by Dodge County. Dodge County reserves the right to deny access to any individual that is not fully compliant with security criteria without disruption to timeline or adjustment to project cost.
- Q. Dodge County reserves the right to require background checks for any employee or subcontractor employee involved in this project from the awarded vendor/contractor(s).
- R. Unpublished information pertaining to Dodge County or its employees obtained by the vendor/contractor as a result of participation in this RFB or resulting contract is confidential

and must not be disclosed without written authorization from Dodge County Corporation Counsel or pursuant to a court order.

- S. INDEMNIFICATION Dodge County requires any contract or agreement to contain an indemnification clause in which vendor/contractor holds harmless Dodge County, its officers, elected officials and employees harmless from and against any and all claims arising from contracts between the vendor/contractor and third parties made to effectuate the purposes of this RFB. Dodge County will not agree to mutual indemnification or to indemnify vendor.
- T. NON-COLLUSIVE STATEMENT Each vendor/contractor, by submitting a response, certifies that it is not a party to any collusive action with Dodge County personnel and/or Vendor/contractors. Each vendor/contractor also certifies that it is not a party to any collusive action with any other party submitting a bid in response to this solicitation.
- U. Dodge County reserves the right to reject any or all bids or parts thereof, to waive any technicality in any bid and accept any bid deemed to be the most advantageous to the County. It is possible that multiple awards may be made through this RFB process.
- V. This request and possible resulting contract shall be interpreted under the laws of the State of Wisconsin. Any disputes or claims that arise under this contract shall be litigated in the Circuit Court of Dodge County, WI.

VIII. Bonds

Bid Bond/Performance Bond: This bid bond should be a 5% Cashier's Check or Certified Check of the total bid. Cashier's Check or Certified Check will be returned after the award process. All projects estimated to cost over \$50,000 will require a 100% Performance and Payment Bond to be attained by the selected contractor prior to commencement of work.

IX. Bid Form

We, the undersigned, propose to replace the existing 50-ton capacity air conditioning unit in accordance with this RFB # 80 2024-03 and specifications hereto at the prices identified for the Primary Bid below.

RFB #80 2024-03

BID Form

Replace Air Conditioning Unit – Legal Service Building

AC Unit Cost: \$ _____

Installation \$ _____

Other: \$ _____

R-410A Refrigerant (if needed) – Price Per Pound \$ _____

Total Cost “Not to Exceed” (Required) \$ _____

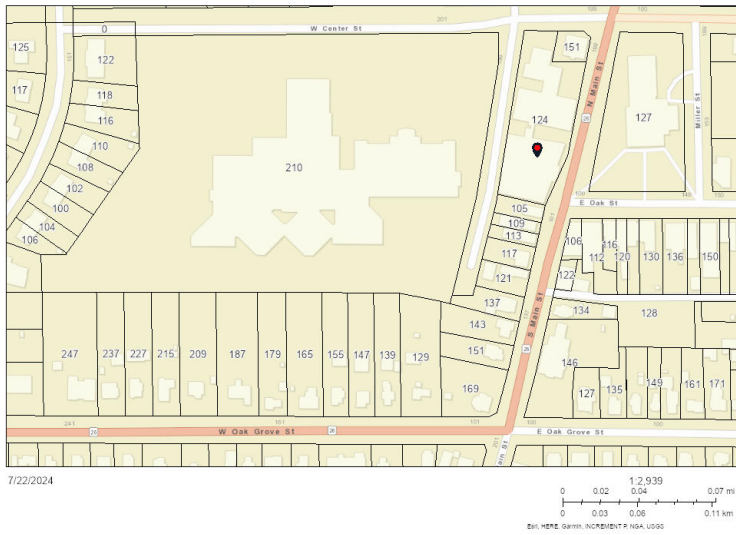
Dodge County reserves the right to award this project, reject any or all bids or parts thereof, to waive any technicality in any bid and accept any bid deemed to be the most advantageous to the County.

X. Location Map

DODGE CO. WI



Legal Services Building - 124 West St - Juneau, WI



XI. Statement of Acknowledgment

Replacing 50-ton Capacity Air Conditioning Unit
Legal Service Building, Dodge County, WI
RFB #80 2024-03

Complete this page and include it with your sealed response to the request.

I have read this Request for Bid (RFB), all the attachments, addenda (if any) and exhibits issued for this project and understand the contents and requirements.

Binding Signatures:

The undersigned vendor/contractor, submitting their bid, hereby declares and agrees to be bound, and to perform the work in accordance with all the terms, conditions and requirements of this Request for Bid, the within and foregoing bid, the contract, the applicable specifications, special provisions, and the schedule of prices as hereby submitted and made part of their bid submission.

Company: _____

Address: _____

Original Signature: _____

Name (Print/Type) _____

Title _____ Date _____

Phone Number: _____ Fax Number: _____

E-mail: _____

XII. Addenda Acknowledgement

I/we hereby acknowledge receipt of the following addenda(s):

Addendum No. _____ Dated: _____

Addendum No. _____ Dated: _____

Addendum No. _____ Dated: _____

Addendum No. _____ Dated: _____

I/we further certify that no agreement has been entered into to prevent competition for said work and that I/we carefully examined the plans, specifications, form of contract and all other contract documents.

I/we further agree to enter into the contract, as provided in the contract documents, under all the terms, conditions and requirements of those documents.

If no addenda were issued, the vendor/contractor shall so indicate and sign this document.

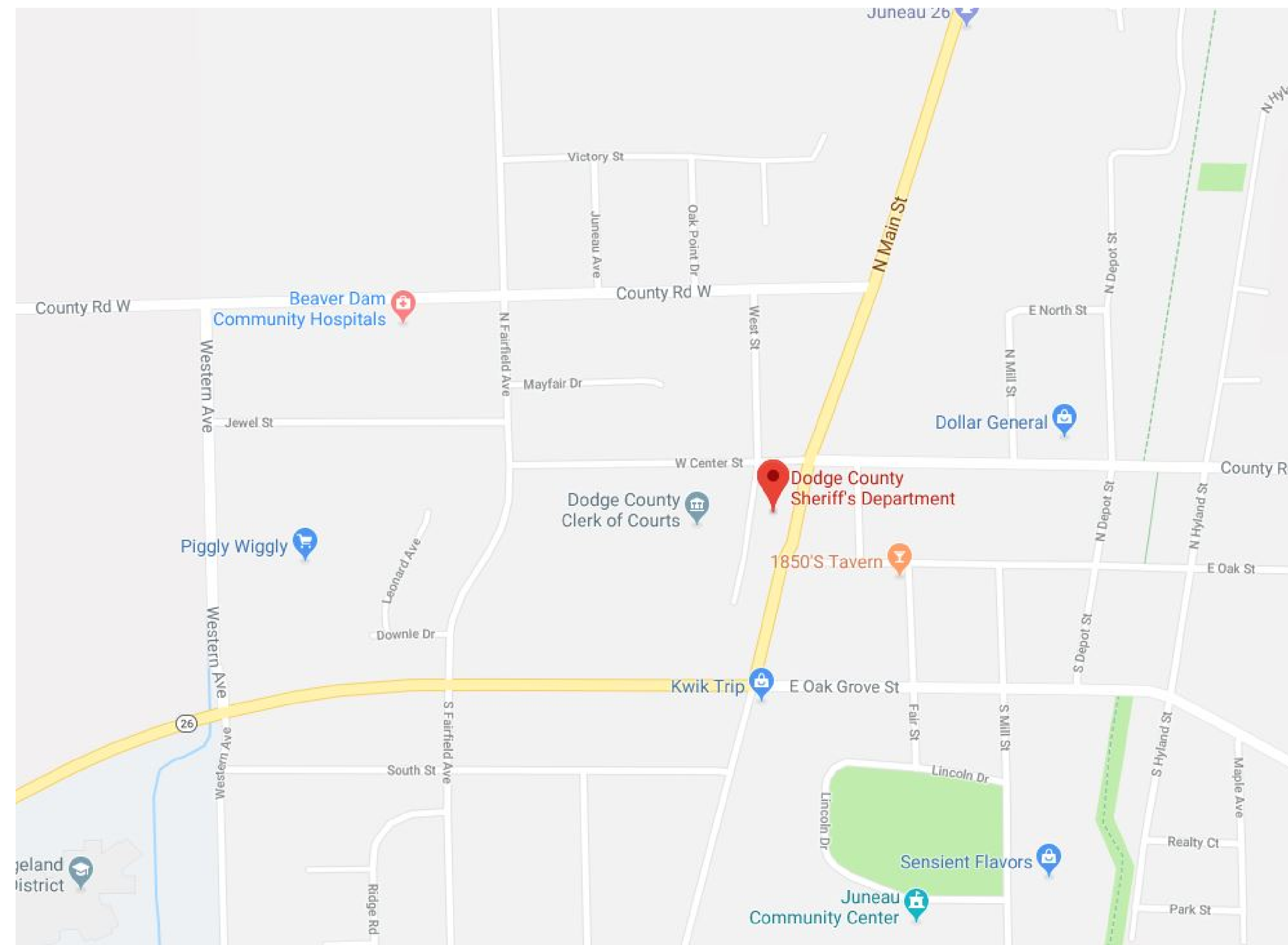
Vendor/Contractor

Representative Signature



DODGE COUNTY SHERIFF DEPARTMENT HVAC UPGRADES JUNEAU, WISCONSIN

Angus Young Architecture | Engineering
Interiors | Landscape
Balance in Creativity
Janesville: 555 South River Street - Janesville, WI 53548 | Ph. 608.756.2326
Madison: 16 North Carroll Street - Madison, WI 53703 | Ph. 608.284.8225
www.angusyoung.com



REGULATORY DATA

PROJECT ADDRESS
105 WEST STREET
JUNEAU, WISCONSIN 54403

BUILDING CODE
2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL MECHANICAL CODE
2017 NATIONAL ELECTRIC CODE

USE AND OCCUPANCY CLASSIFICATION
B BUSINESS / OFFICE

SHEET INDEX

GENERAL
G001 COVER SHEET AND REGULATORY DATA

ARCHITECTURAL
A101 NEW AND DEMOLITION FLOOR PLAN

MECHANICAL
M101 MECHANICAL NEW AND DEMOLITION HVAC PLAN AND NOTES
M301 MECHANICAL SCHEDULES AND DETAILS

ELECTRICAL
E101 ELECTRICAL NEW AND DEMOLITION PLAN AND NOTES

24	20	16	12	08	04
23	19	15	11	07	03
22	18	14	10	06	02
21	17	13	09	05	01

TITLE BLOCK

REGISTRATION STAMP AND SIGNATURE

DETAILS IN THIS SET ARE PLACED ON THE SHEETS AND NUMBERED WITH RESPECT TO THE GRID ABOVE. CONSEQUENTLY, DETAILS ON A GIVEN SHEET MAY OR MAY NOT BE NUMBERED CONSECUTIVELY.

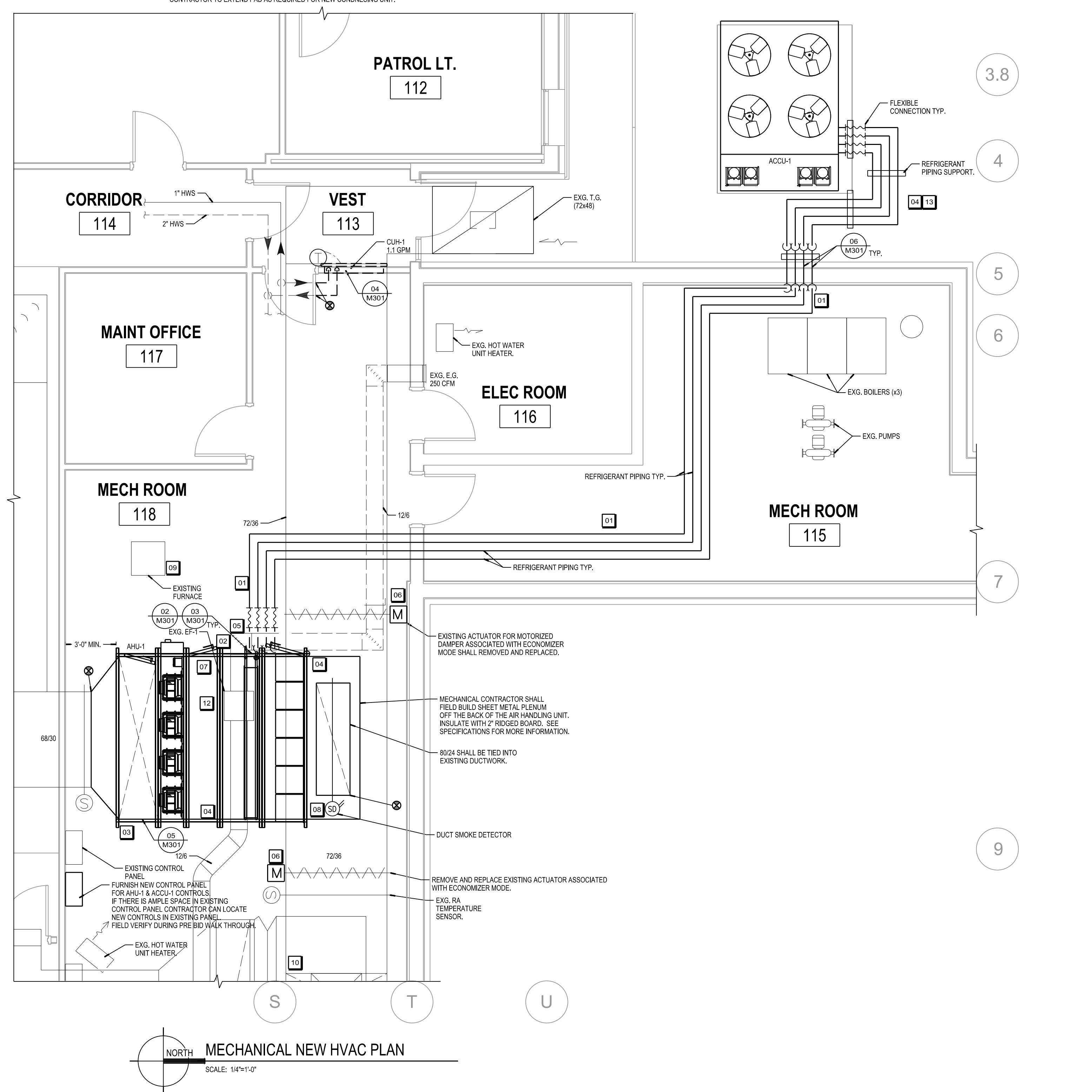
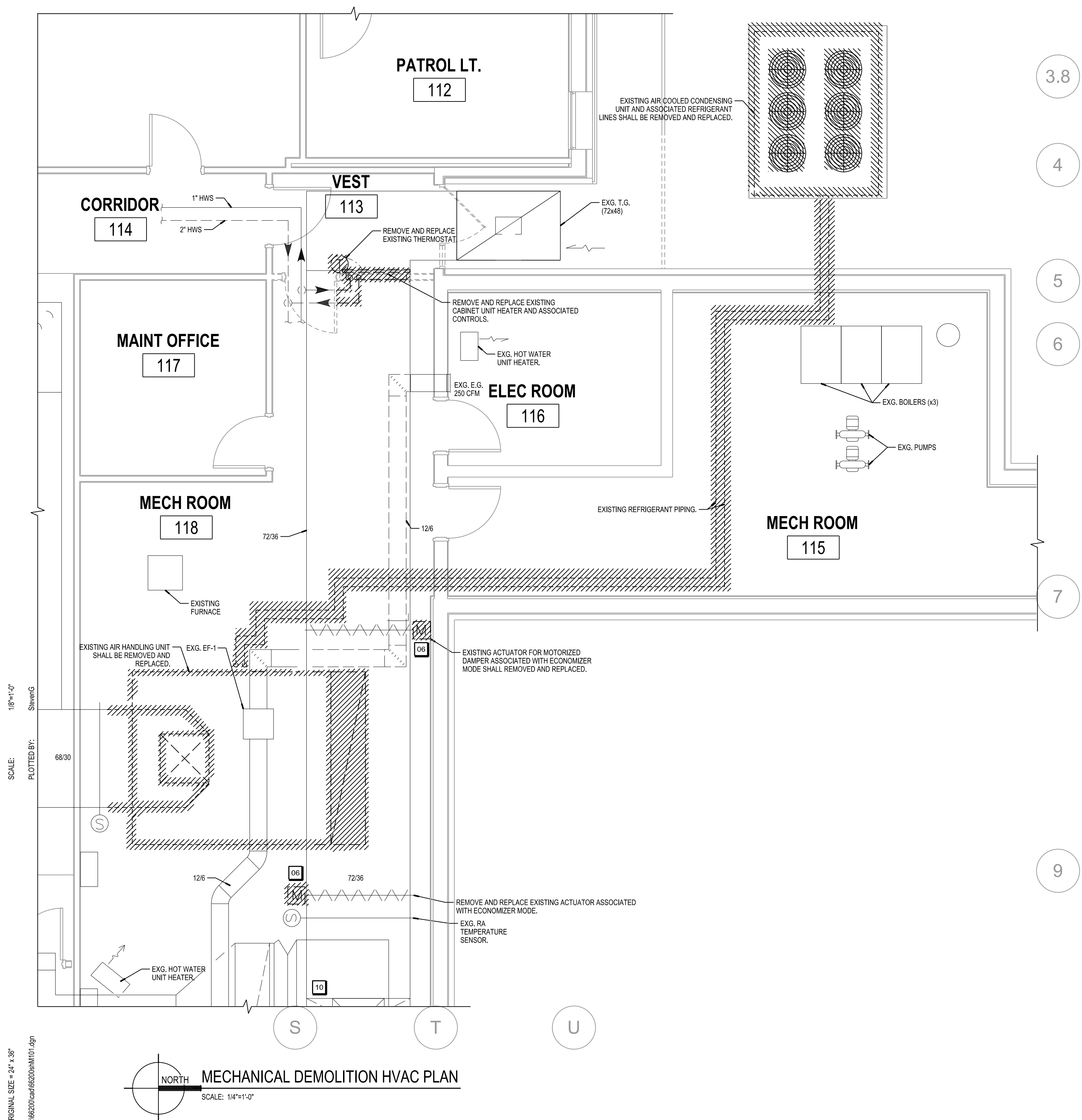
DODGE COUNTY SHERIFF DEPARTMENT HVAC UPGRADES

PROJECT NO. 66200 DRAWN BY AYA
REVIEWED BY SJG APPROVED BY SJG
ISSUANCES REVISIONS
BID / CONSTRUCTION: JANUARY 17, 2019
1/8/2019 7:43:50 AM
Copyright © 2018 Angus-Young Associates, All Rights Reserved

G001

SCALE: 1/16"=1'-0"
PLOTTED BY: SJG

X:\2020\Juneau\66200\G001.dgn



- KEYNOTES**
- 01 REFRIGERANT LINES SHALL BE SIZED PER MANUFACTURERS REQUIREMENTS.
 - 02 ROUTE REFRIGERANT PIPING TO NEW COOLING COIL PER DETAIL 02/M301.
 - 03 THE GENERAL CONTRACTOR SHALL EXTEND EXISTING CONCRETE PAD UNDER NEW NEW UNIT. REFER TO DETAIL 03/M301 FOR INFORMATION RELATED TO CONDENSATE DRAIN.
 - 04 EXISTING CONTROLS ASSOCIATED WITH AHU-1 AND ACCU-1 SHALL BE REMOVED AND REPLACED. REFER TO SPECIFICATION 23.09.00 FOR MORE INFORMATION. DDC CONTROLS SHALL BE TIED INTO EXISTING JOHNSON CONTROLS METASYS SYSTEM.
 - 05 MECHANICAL CONTRACTOR SHALL ROUTE CONDENSATE TO EXISTING FLOOR DRAIN. PROVIDE MIN. 1/8" PER FOOT OF SLOPE.
 - 06 REMOVE AND REPLACE EXISTING ACTUATORS ASSOCIATED WITH EXISTING ECONOMIZER CONTROLS. PROVIDE NEW ELECTRIC ACTUATORS AND TIE INTO DDC SYSTEM.
 - 07 ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL NEW VFD PER SPECIFICATION 26.29.23.
 - 08 ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL NEW DUCT SMOKE DETECTORS. EC SHALL INTERFACE DUCT SMOKE DETECTOR WITH EXISTING JOHNSON FIRE ALARM SYSTEM. THE MECHANICAL CONTRACTOR SHALL INTERLOCK THE DUCT SMOKE DETECTOR WITH THE NEW AIR HANDLING UNIT TO SHUT DOWN EQUIPMENT UPON DETECTION OF SMOKE.
 - 09 THE MECHANICAL CONTRACTOR SHALL REMOVE AND REPLACE THE EXISTING CONDENSATE LINE ASSOCIATED WITH THE EXISTING FURNACE. AS REQUIRED TO INSTALL NEW EQUIPMENT. EXISTING CONDENSATE LINE RUNS FROM CEILING HUNG FURNACE DOWN TO FLOOR DRAIN ADJACENT TO AHU-1. ROUTE NEW CONDENSATE LINE BACK DOWN TO OPEN SITE DRAIN.
 - 10 REMOVE AND REPLACE EXISTING ACTUATORS FOR ECONOMIZER CONTROL. ACTUATOR IS LOCATED IN RELIEF DUCT WITHIN MECHANICAL ROOM. THE MECHANICAL CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION DURING PRE BID WALK THROUGH. PROVIDE NEW ELECTRIC ACTUATOR AND TIE INTO DDC SYSTEM.
 - 11 REMOVE AND REPLACE EXISTING HOT WATER CABINET UNIT HEATER. THE MECHANICAL CONTRACTOR SHALL COORDINATE WITH GC TO DETERMINE HOW FAR UP THE WALL THE HOT WATER PIPING NEEDS TO BE REPLACED TO INSTALL THE NEW AIR HANDLING UNIT (AHU-1).
 - 12 DEPENDING ON FINAL AIR HANDLING UNIT SELECTION, THE MECHANICAL CONTRACTOR SHALL DISASSEMBLE AND RESEMBLE SECTIONS OF THE AIR HANDLING UNIT TO FIT IT IN THE MECHANICAL ROOM.
 - 13 MAINTAIN MANUFACTURERS REQUIRED CLEARANCES AROUND ACCU-1 AND COORDINATE WITH GENERAL CONTRACTOR TO EXTEND PAD AS REQUIRED FOR NEW CONDENSING UNIT.
- GENERAL NOTES**
1. DODGE COUNTY RESERVES THE RIGHT OF FIRST REFUSAL IN OWNERSHIP OF ANY EQUIPMENT ITEMS TO BE REMOVED FROM THE BUILDING SITE.
 2. PORTIONS OF THE BUILDING WILL REMAIN OCCUPIED AND IN USE DURING THE RENOVATION PROCESS. SCHEDULE THE WORK TO MINIMIZE DISRUPTION AND COORDINATE ANY NECESSARY DISRUPTIONS WITH THE OWNER.
 3. THE INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM THE ORIGINAL CONSTRUCTION DRAWING WHERE AVAILABLE, AND FROM LIMITED FIELD REVIEW OF THE BUILDING AND SYSTEMS. PRIOR TO BIDDING, EACH CONTRACTOR SHALL INVESTIGATE THE EXISTING SYSTEM TO THE EXTENT NECESSARY TO ACCURATELY DETERMINE THE EXACT EXTENT OF THE REQUIRED WORK.
 4. THE CONTRACTOR'S BID PRICE SHALL INCLUDE THE RESOLUTION OF MINOR DISCREPANCIES AT NO COST TO THE OWNER. PRIOR TO THE START OF THE RENOVATION THE CONTRACTOR SHALL RE-VERIFY ALL EXISTING MECHANICAL SYSTEMS AND SYSTEM COMPONENTS AND REPORT ANY SIGNIFICANT DISCREPANCIES FOUND TO THE AE FOR RESOLUTION. ANY CONTROLLED EQUIPMENT OR COMPONENTS NOT NOTED IN THE PLANS OR SPECS BUT FOUND PRIOR TO OR DURING COMPLETION OF THE NEW WORK SHALL ALSO BE REPORTED TO THE AE.
 5. THE CONTRACTOR SHALL FIELD VERIFY ACTUAL LOCATION AND SIZE OF EXISTING PIPING, VALVES, EQUIPMENT AND CONTROLS. IN THE SELECTION OF CONTROL VALVES, THE CONTRACTOR SHALL VERIFY THE NECESSARY FLOW RATES AND SELECT THE VALVES ACCORDINGLY. EXISTING CONSTRUCTION DRAWINGS ARE AVAILABLE FOR THE BUILDING.
 6. CONTRACTOR SHALL PROTECT ALL WALLS, CEILINGS, FLOORS, LIGHTS AND OTHER FINISHED SURFACES. IF DAMAGED CONTRACTOR SHALL REPAIR OR REPLACE TO MATCH EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE OWNER. VERIFY LOCATIONS OF AND PROTECT EXISTING INTERIOR ELECTRICAL AND MECHANICAL UTILITIES AND SERVICES.
 7. ALL MATERIALS AND EQUIPMENT REMOVED AND NOT RE-USED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE. THE OWNER RESERVES THE RIGHT TO SALVAGE PARTS FROM ANY MECHANICAL EQUIPMENT BEFORE REMOVAL FROM THE SITE.
 8. IF ANY MATERIAL IS ENCOUNTERED WHICH IS SUSPECTED TO CONTAIN ASBESTOS MATERIAL IT SHALL BE REPORTED IMMEDIATELY TO THE OWNER.
 9. UNLESS NOTED OTHERWISE, IT IS INTENDED THAT EXISTING UNIT SHUTOFF AND BALANCE VALVES AND EXISTING STRAINERS WILL REMAIN IN PLACE. ANY EXISTING VALVES THAT LEAK OR DO NOT PROPERLY ISOLATE THE EQUIPMENT SHALL BE REPORTED TO THE AE FOR CONSIDERATION FOR REPLACEMENT.
 10. ANY MECHANICAL EQUIPMENT FOUND TO BE NON-FUNCTIONAL OR IN NEED OF REPAIR OR MAINTENANCE WORK SHALL BE REPORTED TO THE AE AND THE OWNER.
 11. THE CONTROLS CONTRACTOR SHALL BE RESPONSIBLE TO IDENTIFY THE LOCATIONS AND SOURCES OF POWER FOR ALL NEW ELECTRIC/ELECTRONIC CONTROLS. IT IS ALSO THE RESPONSIBILITY OF THE CONTROLS CONTRACTOR TO INSTALL ALL POWER WIRING, WHETHER 120 VOLT OR 24 VOLT, THAT IS REQUIRED FOR THE OPERATION OF ACTUATORS, CONTROL VALVES OR OTHER EQUIPMENT RELATED TO THIS PROJECT. COORDINATE WITH THE OWNER FOR LOCATIONS IN EXISTING ELECTRICAL PANELS THAT MAY HAVE SPARE CIRCUITS TO PROVIDE POWER TO NEW MAIN TEMPERATURE CONTROL PANELS.
 12. ALL CONTROL AND POWER WIRING IN OCCUPIED AREAS SHALL BE ROUTED INSIDE EXISTING WALL UNLESS EXPRESSLY APPROVED BY THE AE PRIOR TO INSTALLATION WHERE EXTERNAL WIRING IS APPROVED. INSTALL WIRING IN WRETHOLD USE OF WRETHOLD, WHERE APPROVED, SHALL BE AT NO ADDITIONAL COST TO THE OWNER.
 13. REPLACE/REPAIR ALL PIPE AND DUCT INSULATION THAT IS REMOVED OR DAMAGED BY THE WORK OF THIS CONTRACT. TO MATCH EXISTING CONDITIONS.

SCALE: 1/8"=1'-0"
 PLOTTED BY: Shweng
 6830
 ORIGINAL SIZE: 24" x 36"
 X:\2020\06\16\20200616M101.dgn