

Samuel Page
County Executive



Jennifer Keating
Acting Director of Administration

Renee Schumacher
Director of Procurement

September 7, 2019

ADDENDUM TWO (2)

ISSUED BY THE DIRECTOR OF PROCUREMENT, ST. LOUIS COUNTY

To: All Bidders

From: St. Louis County, Patricia Reuter

Subject:

**INVITATION FOR BID NUMBER: 2019-08-866-PR
AFFTON REPLACE CONDENSING UNIT
DEPARTMENT OF PARKS**

Addendum

Included in this Addendum are the following documents:

- PreBid Meeting Signed-In Sheet
- PreBid Meeting Notes
- Existing HVAC controls drawings
- Existing HVAC sequence of operations

Bidder must acknowledge acceptance of this Addendum by signing and returning with the bid.

ACCEPTED AND ACKNOWLEDGED

Authorized Signature for Company Name

Date:

**AFFTON COMMUNITY CENTER
9801 MACKENZIE ROAD
ST LOUIS, MO 63123-5424**

- 01 OF 06 INDEX**
- 02 OF 06 LOCAL AREA NETWORK**
- 03 OF 06 GYM AIR HANDLER UNIT**
- 04 OF 06 BOILER CONTROL**
- 05 OF 06 ROOF TOP UNIT CONTROL**
- 06 OF 06 FAN COIL UNITS (TYPICAL OF 8)**

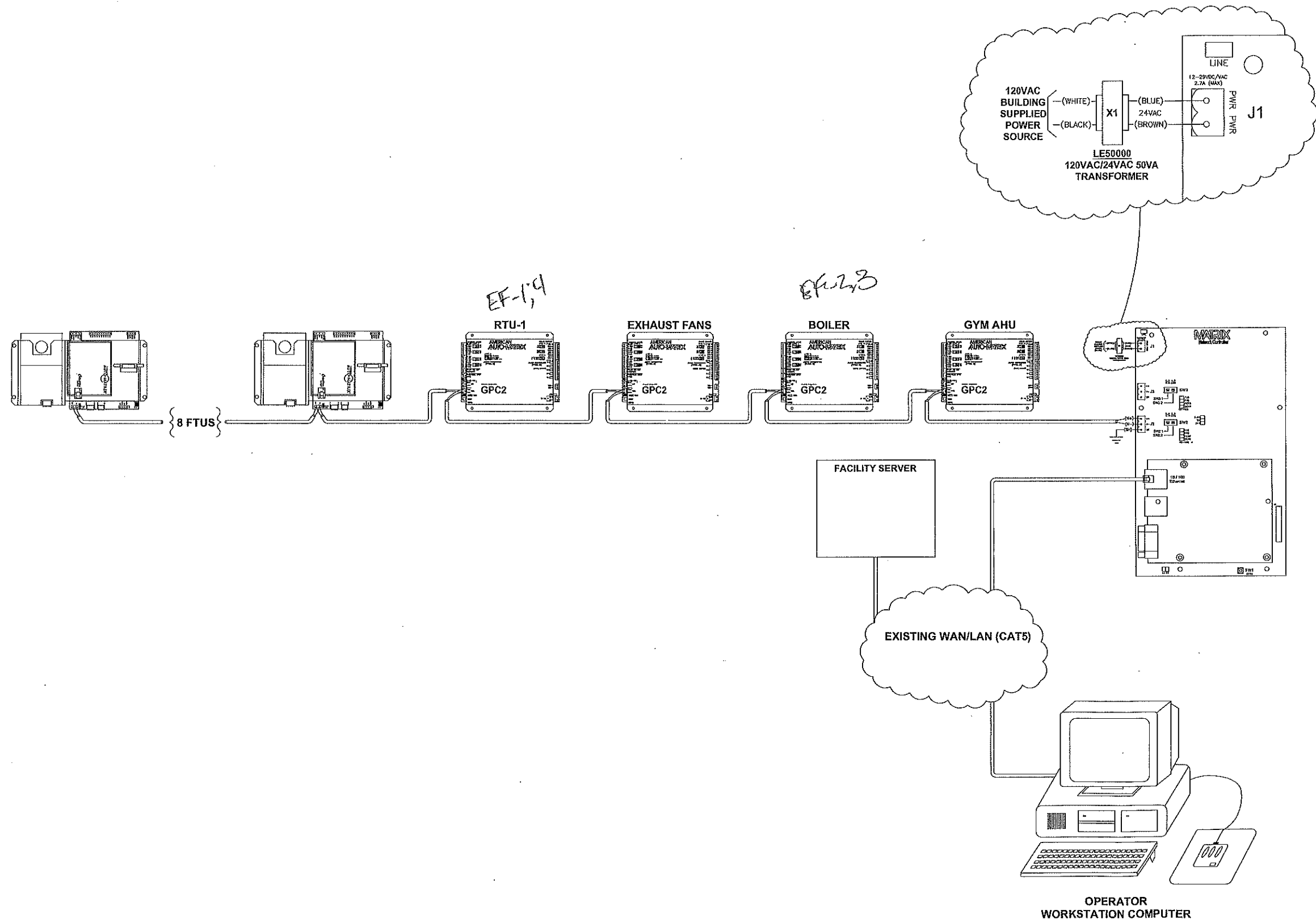
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**AFFTON COMMUNITY CENTER
9801 MACKENZIE ROAD
ST LOUIS, MO 63123-5424**

REVISIONS:
AMERICAN AUTO-MATRIX
PROJECT NUMBER: J10E7114
DRWN BY: JLG
ENGR: BJS
CHKD: TEF
DATE: 02/08/10
AS-BUILT DATE: 05/03/10
SHEET: 01 of 06
PAGE NAME: INDEX
DRAWING FILENAME: PA

Plot Date: Monday, May 17, 2010



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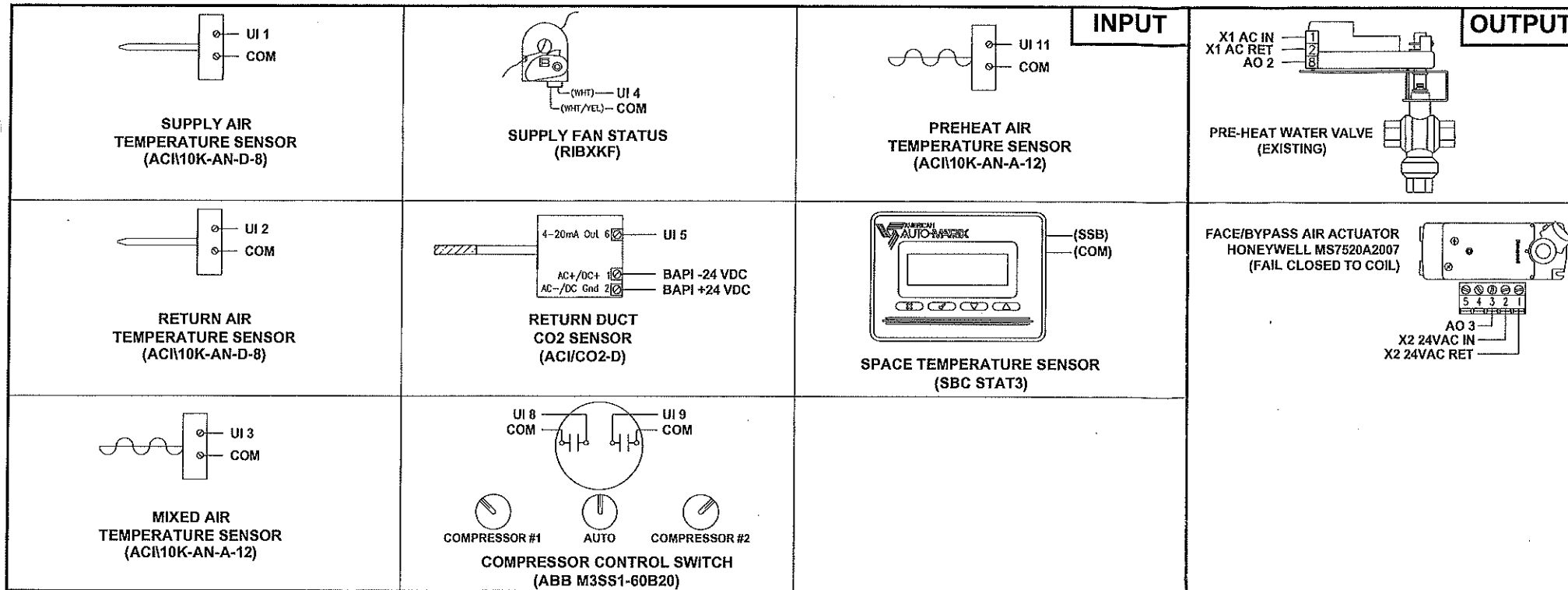
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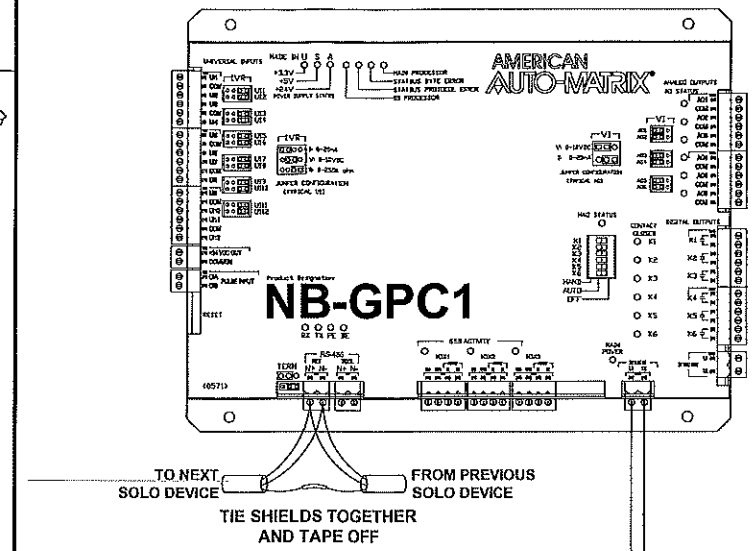
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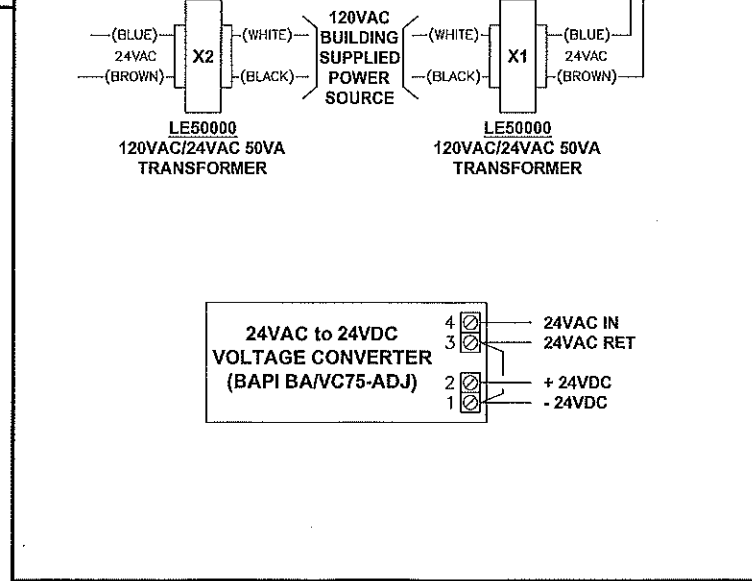
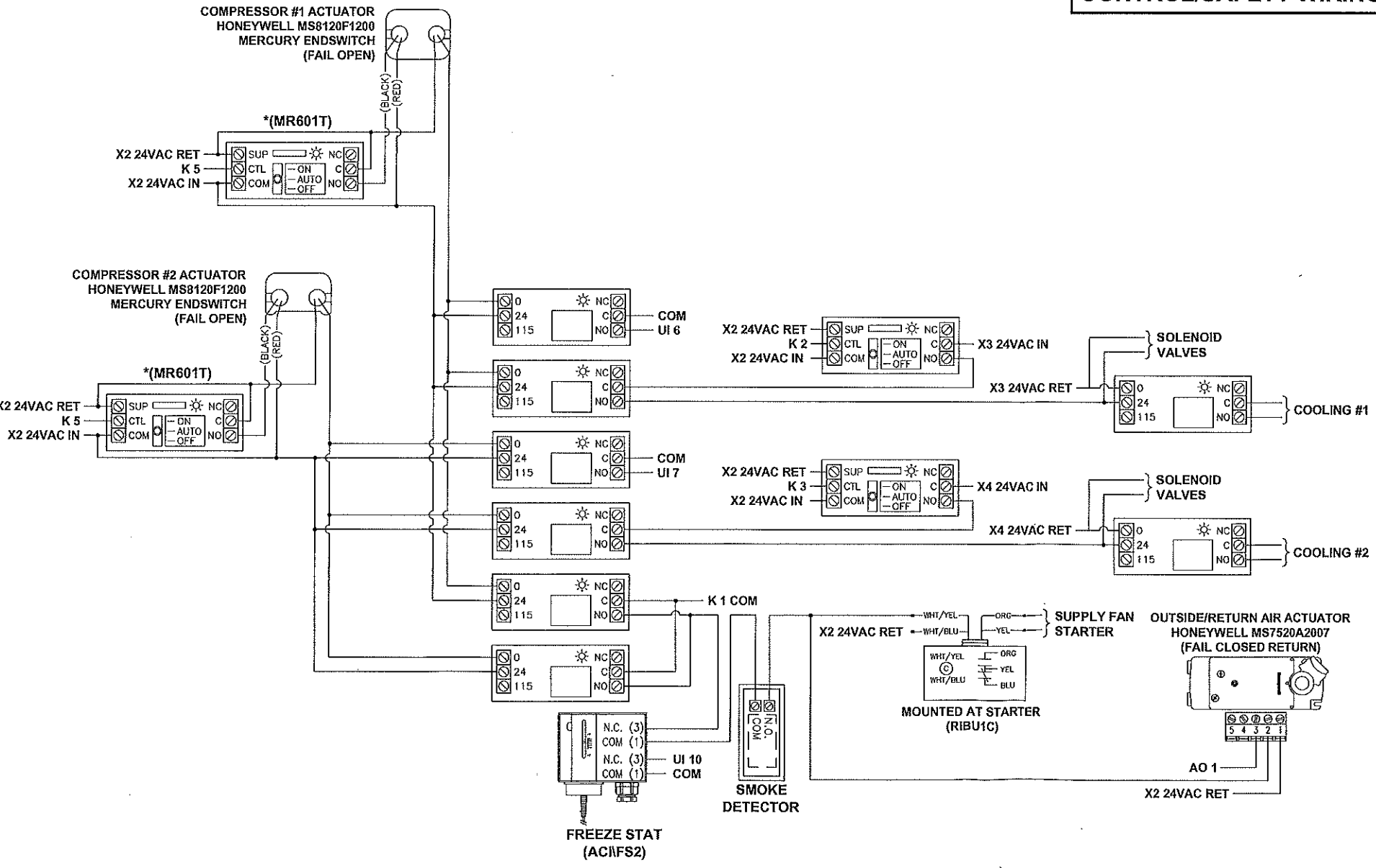
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GYM AIR HANDLER UNIT



CONTROL/SAFETY WIRING



UI1.	SUPPLY AIR TEMPERATURE	K1.	SUPPLY FAN START/STOP
UI2.	RETURN AIR TEMPERATURE	K2.	COMPRESSOR 1 ENABLE
UI3.	MIXED AIR TEMPERATURE	K3.	COMPRESSOR 2 ENABLE
UI4.	SUPPLY FAN STATUS	K4.	COMPRESSOR 1 DAMPER (FAIL OPEN)
UI5.	RETURN AIR CO2 SENSOR	K5.	COMPRESSOR 2 DAMPER (FAIL OPEN)
UI6.	COMPRESSOR 1 DAMPER END SWITCH	K6.	SPARE
UI7.	COMPRESSOR 1 SWITCH INPUT	AO1.	OA DAMPER ACTUATOR (FAIL CLOSED)
UI8.	COMPRESSOR 2 SWITCH INPUT	AO2.	PREHEAT VALVE ACTUATOR
UI9.	FREEZE STAT	AO3.	PREHEAT FACE & BYPASS DAMPER
UI10.	SPARE	AO4.	SPARE
UI11.	SPARE	AO5.	SPARE
UI12.	SPARE	AO6.	SPARE
SBUS.	SPARE		

- ### GENERAL WIRING NOTES
- ETHERNET 100MBPS (CAT 6) HIGH SPEED LAN HORIZONTAL UNSHIELDED TWISTED FOUR PAIR (UTP) COMMUNICATIONS PLENUM CABLE. CONDUCTOR SHALL BE 24 AWG SOLID BARE COPPER AND SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF ANSI / ICEA S-80-661. MINIMUM DIMENSIONS AND MAXIMUM STRAND LENGTH SHALL BE IN ACCORDANCE WITH UL 444. CONDUCTOR SHALL ALSO CONFORM TO SOLID ANNEALED COPPER WIRE IN ACCORDANCE WITH ASTM B 3 BELDEN # SQ1701A PLENUM RATED OR EQUAL.
 - EIA-485 COMMUNICATIONS BUS WIRING. BELDON #8760 NON-PLENUM OR #88760 PLENUM OR EQUAL.
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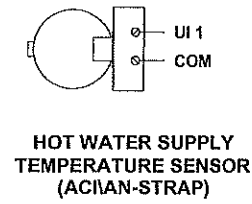
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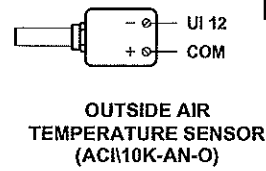
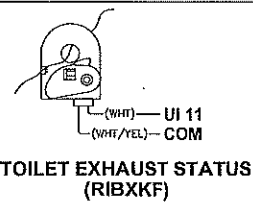
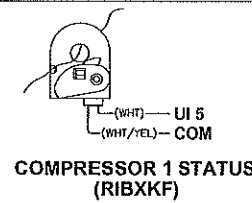
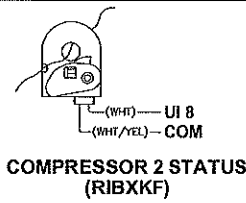
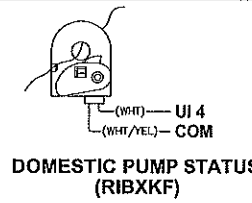
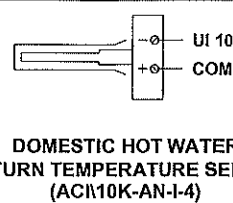
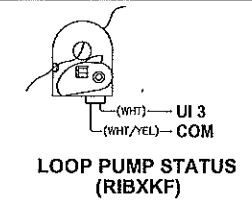
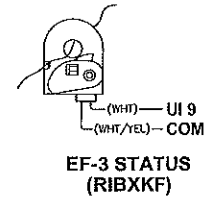
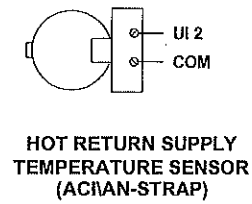
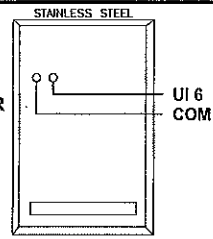
REVISIONS:

AMERICAN AUTO-MATRIX
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J10E7114
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JLG
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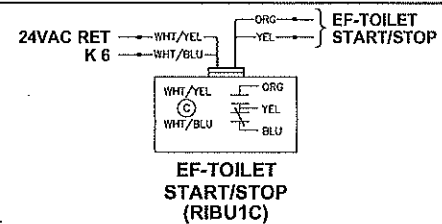
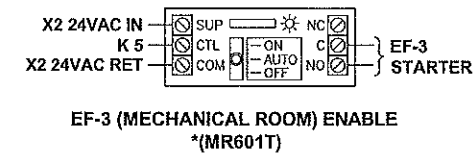
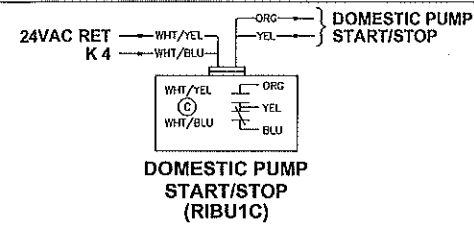
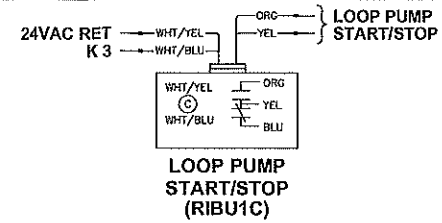


EF-3 MECH ROOM AIR TEMPERATURE SENSOR (ACI10K-AN-SP)

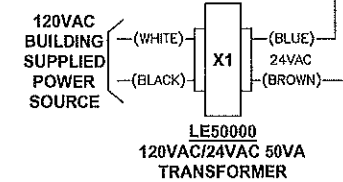
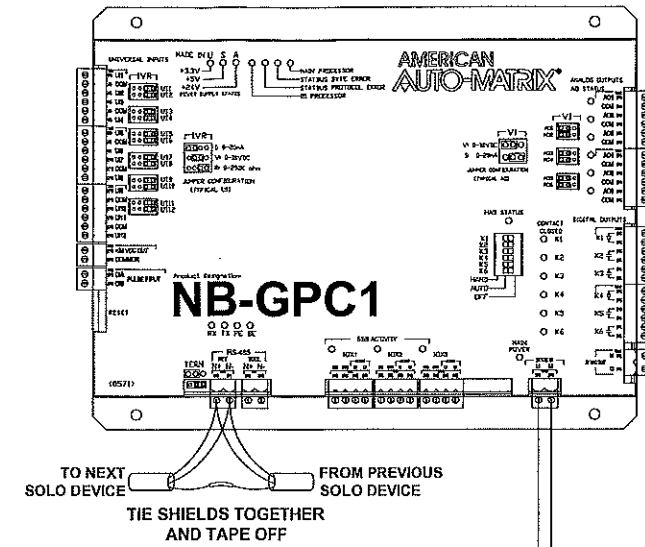


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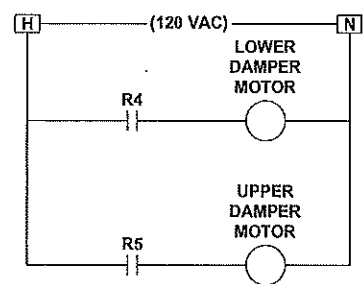
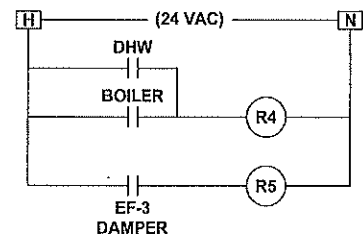
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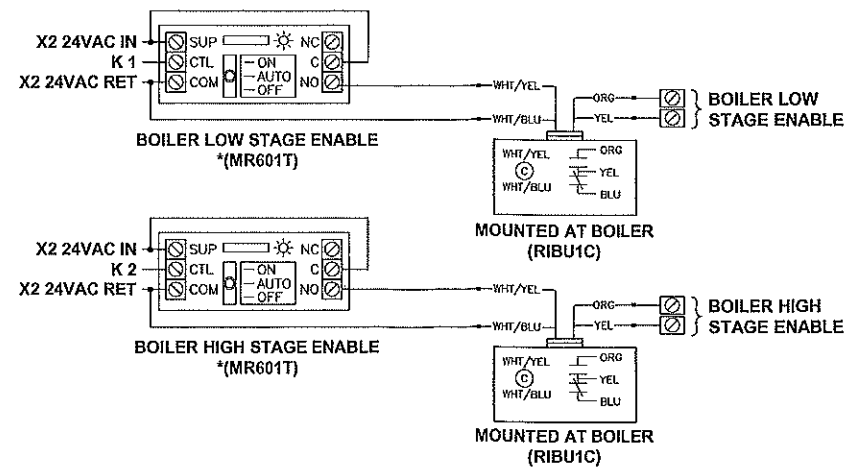
BOILER CONTROL



HARD WIRED POINTS



CONTROL/SAFETY WIRING



*MR RELAYS MOUNTED IN CONTROL PANEL

UI1.	HOT WATER SUPPLY TEMPERATURE	K1.	BOILER LOW STAGE ENABLE
UI2.	HOT WATER RETURN TEMPERATURE	K2.	BOILER HIGH STAGE ENABLE
UI3.	LOOP PUMP STATUS	K3.	LOOP PUMP START/STOP
UI4.	DOMESTIC PUMP STATUS	K4.	DOMESTIC PUMP START/STOP
UI5.	COMBUSTION AIR DAMPER END SWITCH	K5.	EF-3 START/STOP (MECH ROOM)
UI6.	EF-3 SPACE TEMPERATURE (MECH ROOM)	K6.	EF-TOILET
UI7.	COMPRESSOR 1 STATUS	AO1.	COMBUSTION AIR DAMPER (FAIL CLOSED)
UI8.	COMPRESSOR 2 STATUS	AO2.	FRESH AIR DAMPER (FAIL CLOSED)
UI9.	EF-3 STATUS (MECH ROOM)	AO3.	SPARE
UI10.	DOMESTIC HW RETURN TEMPERATURE	AO4.	SPARE
UI11.	TOILET EXHAUST STATUS	AO5.	SPARE
UI12.	OUTSIDE AIR TEMPERATURE	AO6.	SPARE
SBUS.	SPARE		

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REVISIONS:

AMERICAN AUTO-MATRIX

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JLG

ENGR:
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CHKD:
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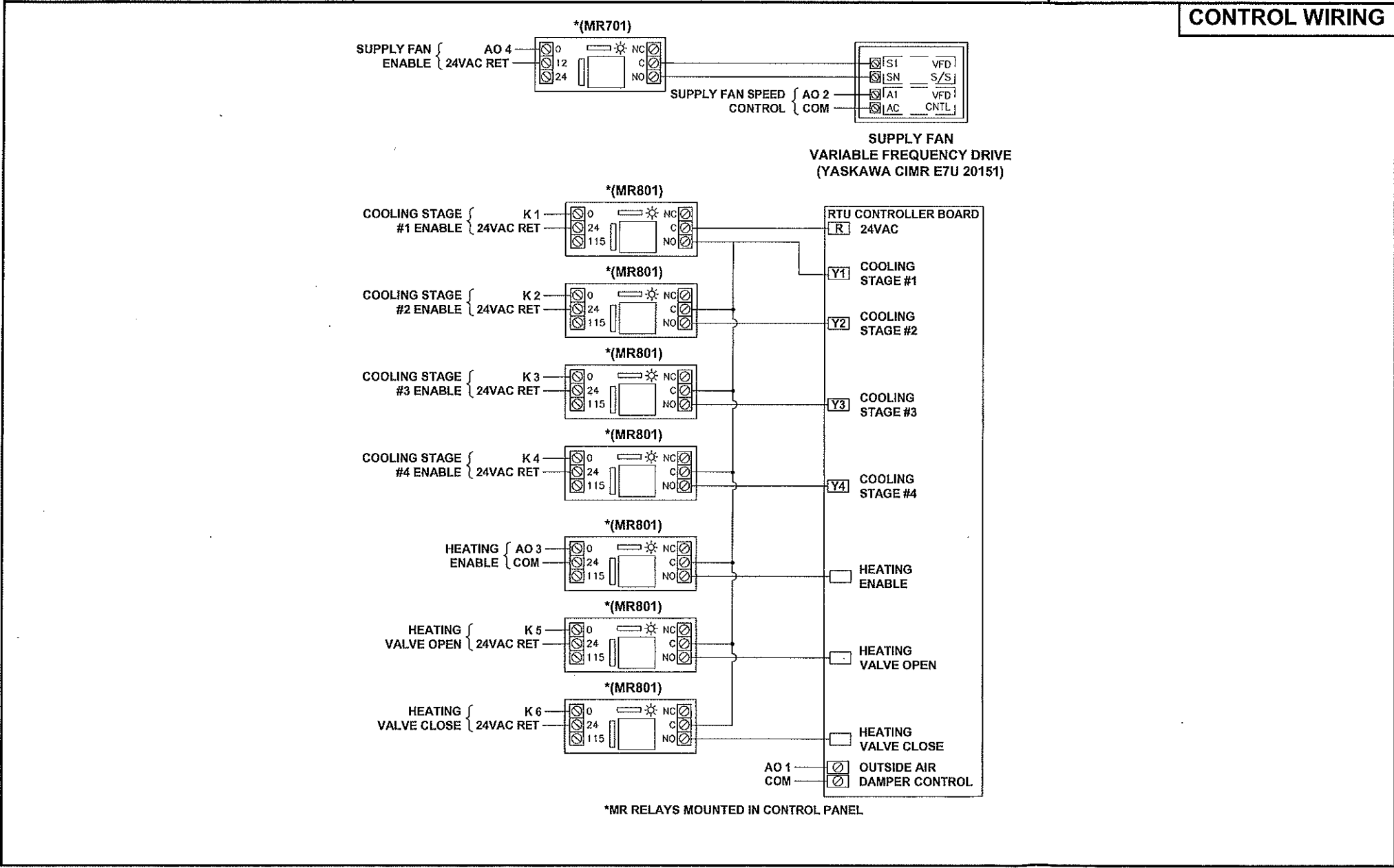
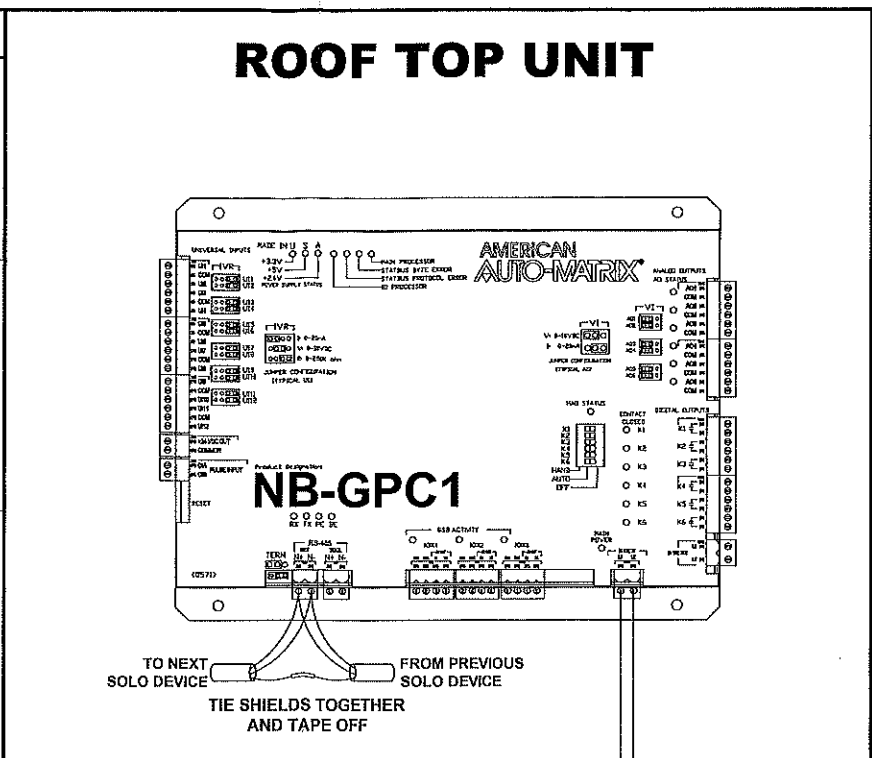
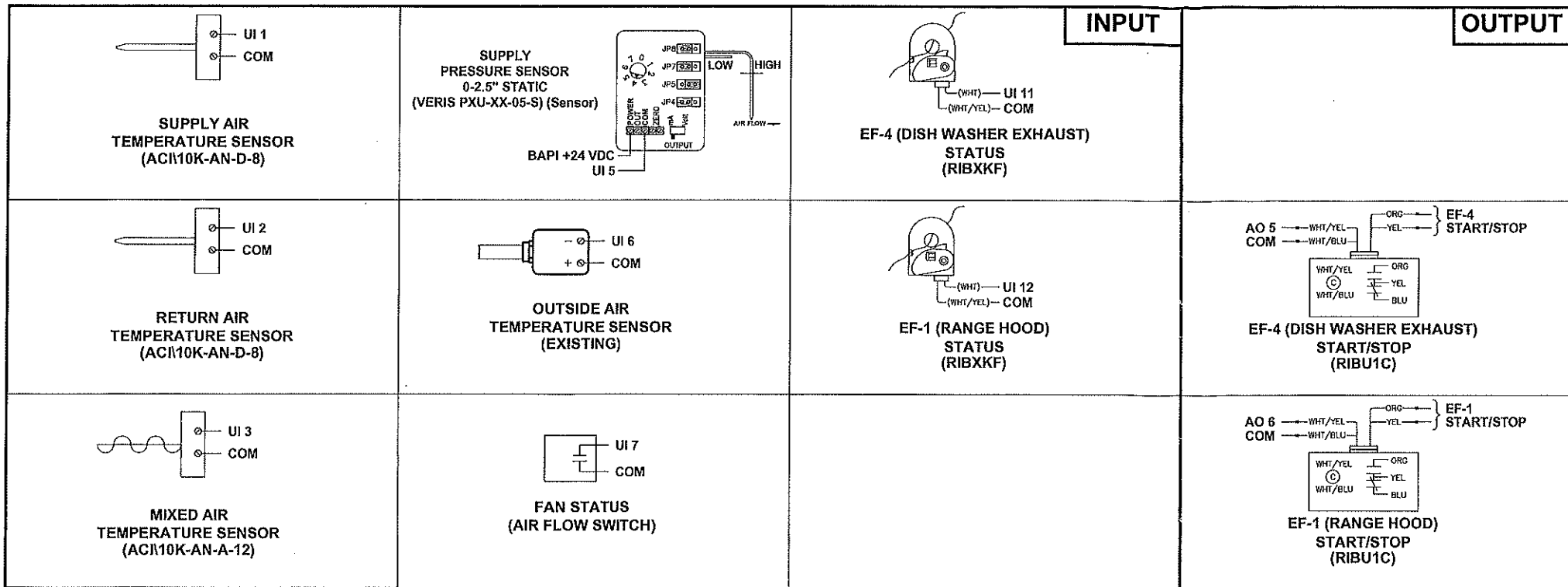
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04 of 06

PAGE NAME:
BOILER CONTROL

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GENERAL WIRING NOTES			
UI1.	SUPPLY AIR TEMPERATURE	K1.	COOL STAGE 1 ENABLE
UI2.	RETURN AIR TEMPERATURE	K2.	COOL STAGE 2 ENABLE
UI3.	MIXED AIR TEMPERATURE	K3.	COOL STAGE 3 ENABLE
UI4.	SPARE	K4.	COOL STAGE 4 ENABLE
UI5.	DUCT STATIC PRESSURE	K5.	HEAT VALVE OPEN
UI6.	OUTDOOR AIR TEMPERATURE	K6.	HEAT VALVE CLOSE
UI7.	FAN STATUS (EXISTING AIR FLOW SWITCH)		
UI8.	SPARE	AO1.	OA DAMPER ACTUATOR
UI9.	SPARE	AO2.	VFD SPEED CONTROL
UI10.	SPARE	AO3.	HEAT ENABLE
UI11.	EF-4 (DISH WASHER EXHAUST) STATUS	AO4.	SUPPLY FAN ENABLE
UI12.	EF-1 (RANGE HOOD) STATUS	AO5.	EF-4 (DISH WASHER EXHAUST) ENABLE
SBUS.	SPARE	AO6.	EF-1 (RANGE HOOD) ENABLE

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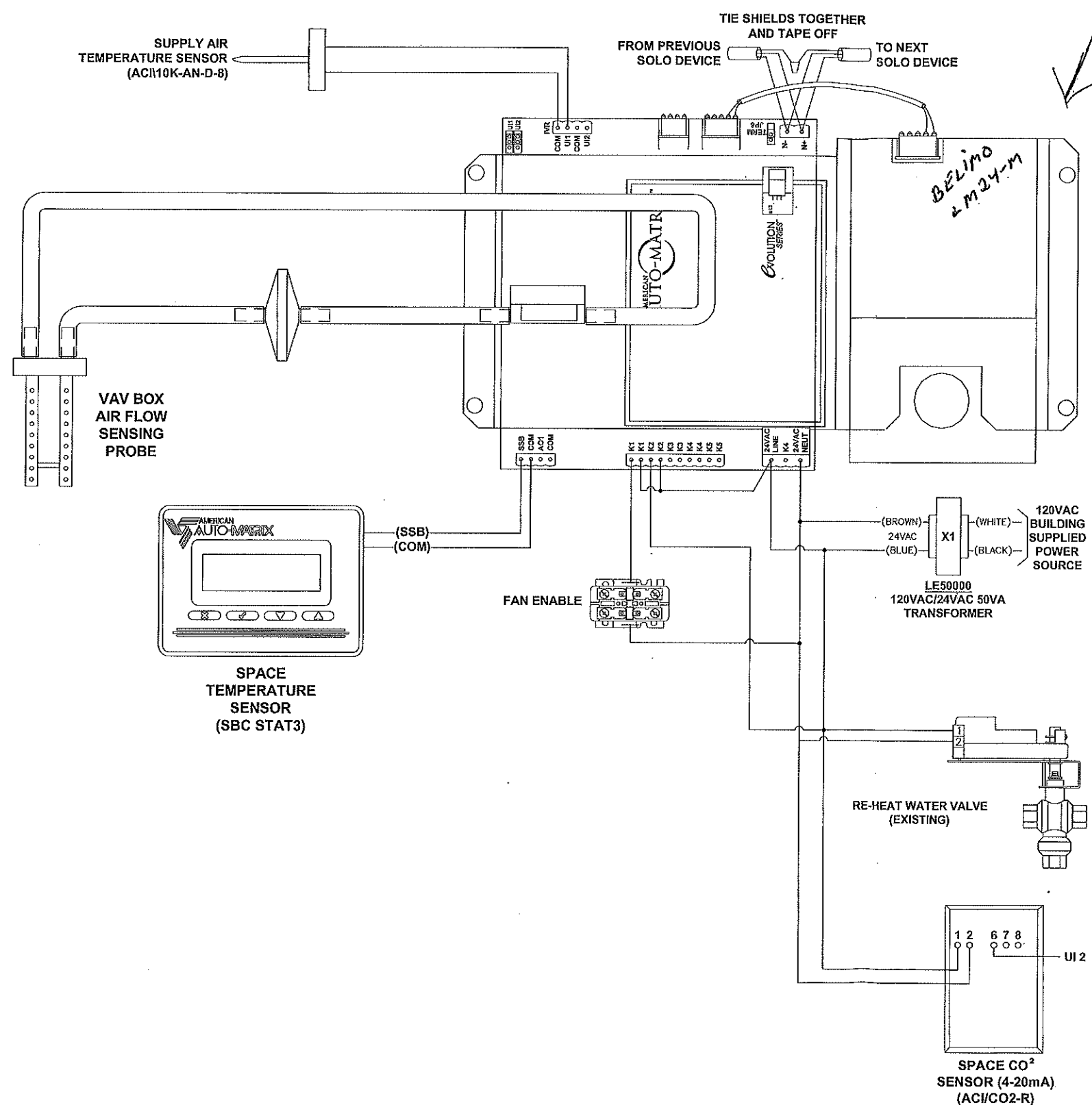
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PAGE NAME: VFD RTU	DRAWING FILENAME: BAS-05

Plot Date: Monday, May 17, 2010

FTU REHEAT BOXES SBC-VAV Ta



UI1.	SUPPLY AIR TEMPERATURE	K1.	SUPPLY FAN ENABLE
UI2.	SPACE CO ² SENSOR	K2.	RE-HEAT WATER VALVE (EXISTING)
SBUS.	SPACE TEMPERATURE SENSOR	K3.	SPARE
		K4.	SPARE
		K5.	SPARE
		AO1.	SPARE

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05/03/10

SHEET:

06 of 06

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BAS-06

Affton Community Center

Sequence of Operations

A. Fan Terminal Units:

Run Conditions – Scheduled. The unit shall run according to a user-definable time schedule in the following modes:

Occupied Mode: The unit shall modulate the damper open on a call for cooling, not to exceed the maximum cooling cfm setpoint, A 72° (adj.) until the cooling setpoint is satisfied. At that time, the unit shall modulate the damper to the minimum cooling cfm setpoint (adj.) On a call for heating, the unit fan shall start and the hot water valve actuator shall open until the heating setpoint, 70° (adj.) is satisfied.

Unoccupied Mode: The fan terminal units shall operate in the heating mode to maintain the night setback temperature setpoint of 65° (adj.).

CO2 Mode, per zone: The fan terminal unit primary air damper shall open and provide outside air (fresh air) whenever the CO2 maximum setpoint of 900 ppm (adj.) is reached. The roof top unit shall provide fresh air by opening the outdoor air damper. Any of the (8) zone CO2 sensors can enable the roof top unit to start and provide fresh air to flush the space.

B. Roof Top Unit

Run Conditions – Scheduled. The unit shall run according to a user-definable time schedule in the following modes:

Occupied Mode:

If the unit is in the occupied mode, and above 55° outside air temperature (adj.) the supply fan shall run continuously and maintain the duct static pressure setpoint of 1" wc (adj.) and maintain the supply air temperature setpoint of 55° (adj.).

If the unit is in the occupied mode, and below 55° outside air temperature (adj.) the supply fan shall be off and the primary air dampers for the fan terminal units shall be closed.

If the space temperature in any zone rises above the night setup temperature setpoint of 78° (adj.), the unit shall start and run to provide the supply air temperature setpoint of 55° (adj.) until the zone temperature setpoint is satisfied.

CO2 Mode: When the CO2 level is above the setpoint of 900 ppm (adj.), the terminal primary air will modulate open and the RTU supply air fan will turn on and maintain static pressure under VFD control. If after 30 minutes, the CO2 level

is still above the setpoint, the RTU's outdoor air damper will modulate open but not enable natural gas heater.

Question – (what about during very cold weather? If the OAT is below 20 degrees F for example, this could cause some concerns, please review and we'll discuss)

C. Gymnasium Air Handling Unit:

Run Conditions – Scheduled. The unit shall run according to a user-definable time schedule in the following modes:

Occupied Mode:

The supply fan shall run at a constant volume at (10,500 cfm) to maintain space temperature setpoint (72° cooling and 70° heating, adj.)

Unoccupied Mode:

The supply fan shall operate at a constant volume at (10,500 cfm) to maintain setup and setback temperatures (setup temperature of 78° and setback temperature of 65°, adj.) The heating and cooling system shall engage and operate in accordance with occupied programming during this mode until the temperatures are reached.

Cooling Mode: The compressors shall run on a demand for cooling to maintain 55° supply air temperature. The compressors are segregated between the upper and lower coil and shall be enabled to run when the appropriate isolation damper is in the open position. The compressors are scheduled to operate in a lead/lag mode and alternate positions based on time (30 days, adj.). If the outdoor air temperature is below 55° (adj.) the compressor lockout shall engage and the outdoor air damper shall modulate open to maintain the supply air temperature setpoint of 55° (adj.)

Heating Mode: The hot water valve shall modulate open on a call for heating and continue in this mode until the space temperature setpoint of 70° (adj.) is satisfied.

Safeties: The isolation dampers are equipped with end switches and until the appropriate damper (damper 1 for compressor 1, damper 2 for compressor 2) are in the full open position, the compressors will not be enabled to run. Upon a positive signal from the appropriate end switch, the compressor shall run to maintain the supply air temperature setpoint (55° adj.).

Freeze Stat: The freeze stat shall disable the fan from operating upon activation. An alarm shall be dispatched to the operator workstation computer. A manual reset switch is present and must be pressed in order to return the freeze stat and fan circuit to normal operating conditions.

Manual Compressor Switch: The system is equipped with a manual compressor selection switch. There are three modes to select from, Compressor 1, Compressor

2 and Automatic. In automatic mode, the compressors shall operate based on lead/lag programming and are dependant upon isolation damper end switch contact in order to be enabled to operate. In Compressor 1 mode, only compressor 1 shall be enabled to operate. Compressor 1, in this mode, shall not be enabled to operate until the isolation damper for compressor 1 is activated. Compressor 2, in this mode, shall not be enabled to operate until the isolation damper for compressor 2 is enabled.

Upon a power loss, the isolation dampers shall fail open and an alarm shall be dispatched to the operator workstation computer.

While the compressor switch is in either Compressor 1 or Compressor 2 mode, the automatic function of the compressor lead/lag shall be disabled and the unit will be restricted to operations in the selected mode. The switch must be returned to automatic mode to re-engage the lead/lag mode.

In any of the three switch selections, the compressors shall operate to maintain the supply air temperature setpoint of 55° (adj.)

CO2: If the CO2 levels in the return air duct exceed the CO2 setpoint of 900 ppm (adj.) the outdoor air damper shall modulate open and flush the area with fresh air until the CO2 levels fall below the setpoint.

D. Main Mechanical Room System:

Run Conditions – Scheduled. The unit shall run according to a user-definable time schedule in the following modes:

Boiler: The unit shall run if the hot water loop pump is operating, during occupied modes and if the outdoor air temperature is below 55° (adj.) and the heating lockout setpoint is not enabled. If these criteril are satisfied, the boiler shall be enabled to operate and maintain loop supply water temperature based on outdoor air reset calculations (adj.) The combustion air damper shall open on a call for boiler operations.

Domestic Hot Water: The domestic hot water pump shall operate and the domestic hot water return temperature shall be monitored. If the building is occupied and the return water temperature is below the setpoint, the pump shall operate. If the building in unoccupied, the domestic hot water pump shall be shut off. If the domestic water return temperature exceeds setpoint, the domestic hot water pump shall be shut off.

Exhaust Fan: The exhaust fan for the mechanical room shall operate when the space temperature exceeds the setpoint (85° adj.). The exhaust fan outdoor air damper shall open during these times.



PRE BID MEETING

Project Name: Affton – Replace Condensing Unit / IFB 2019-08-866-PR

Meeting Location: Affton Community Center

Project #: PB813

Meeting Date: August 27, 2019

Item Discussed:

- A. Condensing Units (1 EA): Daikin Applied (RCS062D) or Approved Equal.
- a. Startup for this equipment to be performed during the first quarter of the year 2020 or weather permitting. Contractor to coordinate closely with the STL County’s project manager.
 - b. Included is tying new Condensing Unit into exist ductwork.
 - c. Included is coordination with HVAC controls vendor / contractor.
 - d. Included in this contract is “Testing & Balancing” for the Arena area only.
 - e. Electrical (all electrical work associated with this scope of work)
 - i. High voltage and low voltage.

Alternate Pricing:

- a. Please provide alternate pricing to replace the evaporator coils at the AHU. Specs attached.
 - i. Top Coil: \$ _____
 - ii. Bottom Coil: \$ _____
- b. Please provide alternate pricing to re-insulate existing condensing unit piping at the exterior. Specs attached.
 - i. Reinsulate exterior piping: \$ _____

B. Project Requirements

- a. M/WBE goals: 24% MBE / 9.5% WBE

C. Bid due date: September 17, 2019 at 2pm.

D. Contractor Questions / Answers

1. Will a drain pan be required? (**No**)
2. Will a electrical disconnect be required? (**No**)
3. Are there drawings/ diagrams of existing HVAC controls system? (**Yes, will be issued in next addendum.**)
4. Are all grilles in the Arena required to be tested? (**Yes**)

Saint Louis COUNTY PARKS

Project Name: Aftton: Replace Condensing Unit / IFB-2019-08-866-PR

Name	Organization	Email	Phone
Forsys Kurogaki	STL Park & Rec	fkurogaki@stlouisco.com	314 276 6887
Ernie Zimmerman	Aftton Rec		314-303-2632
Christine Michel	ANT Mechanic	cmjmechcd@gmail.com	314-351-1562
Brian Schumaker	IFS	BRIAN@INTFS.COM	314-210-6052
Joe Hattler	IFS	jhattler@intfs.com	314-401-2785
Joe Backer	ALBERTA INC	Joe.alberta@stlouisco.com	314-383-2780
Tosi Mackery	St Louis Co Parks	T.Mackery@stlouisco.com	314-615-0157

AFFIDAVIT OF COMPLIANCE WITH ST. LOUIS COUNTY CHARTER SECTION 12.020

I, _____, _____ of
(Name) (Title)

_____, am authorized to make this affidavit, and
(Company Name)

by doing so, I attest that the Company, which is a

() sole proprietorship () partnership () joint venture () limited liability company

() corporation, incorporated under laws of State of _____,

is in compliance with the following representations:

1. Said Company has not made a campaign contribution to a candidate for elective office authorized by the St. Louis County Charter (County Executive, County Councilmember, County Prosecutor, or County Assessor) within 90 days of issuance of this solicitation (hereinafter "prohibited contribution"); and
2. Said Company shall not make a prohibited contribution within 90 days after award of the contract from this solicitation; and
3. If Company makes a prohibited contribution within 90 days of award of the contract from this solicitation, then said Company is disqualified from entering into such contract with St. Louis County; and
4. If Company makes a prohibited contribution within 90 days of award of the contract from this solicitation and executes such contract with St. Louis County, said contract shall be deemed void; and
5. Said Company will comply with all applicable laws, ordinances, rules and regulations governing the conduct of business in St. Louis County and the State of Missouri.

I, the Affiant, acknowledge that I am signing this Affidavit as a free act and deed of the Company and not under duress.

Affiant Signature

Subscribed and sworn to before me, a notary public, in _____, _____,
this ____ day of _____, 20___. County State

Notary Public

My commission expires: _____

ST. LOUIS COUNTY CHARTER

Section 12.020. No candidate committee for a person who is a candidate for an elective office authorized by this Charter shall accept a campaign contribution from any person who, or entity that, is competing or submitting an application for any St. Louis County contract beginning ninety (90) days before any solicitation or request for proposals issued and ending ninety (90) days after the corresponding contract has been awarded; if any candidate committee accepts such a prohibited contribution, the person or entity making the offending contribution shall be disqualified from entering into such a contract with the County and, if any such prohibited contract has been executed, it shall be deemed void.

(General election of 11-6-18)