

Arthur Hall Boiler Plant Upgrade Addenda 3

- 1) Void Addenda 1
- 2) Void Addenda 2
- 3) Please acknowledge in your proposal that you have received all three addenda
- 4) Please see new schedule below.

Activity	Expected Delivery:
Mandatory Pre-Bid Site Visit	January 20, 2026
Questions Submitted	January 26, 2026
Questions Answered	January 29, 2026
Proposal Due	February 10, 2026
Award Contract	February 24, 2026
Schematic Design	June 19, 2026
Design Development	September 18, 2026
Final Design Construction Documents	December 18, 2026
Complete bidding and recommend contractor	TBD
Start Construction	TBD
Substantial Completion	TBD
Commissioning	TBD
All Project Close Out	TBD

- 5) The 8 buildings that are supported by the existing system are:
 - a. Martinetti
 - b. Dibden
 - c. Dewey
 - d. Bentley
 - e. Governors
 - f. Willey Library and Learning Commons
 - g. Stearns
 - h. Arthur
- 6) Change the date under **SUBMISSION REQUIREMENTS** to February 10, 2026-
- 7) Please strike #1 under **GENERAL CONDITIONS** from the RFP language. This is not a federally funded project, and that language does not apply.

8) Please strike the following language under **CONFIDENTIALITY:**

“Information provided to NPS U.S. DHHS, or required by NPS to be on file with the grantee, is considered to be a public record and subject to disclosure under the Freedom of Information Act (5 U.S.C. 552) unless determined to be exempt and not to be disclosed under that statute. “

This is not a federally funded project, and that language does not apply.

9) Questions and Answers attached

10) Sign In sheet attached

(The remainder of this page is intentionally blank)

Arthur Q & A

Question	Answer
1. General – Specific systems and equipment are not defined for the commissioning scope.	
a. Should electrical associated with new or modified mechanical systems be included?	All MEP components are to be commissioned
b. Should new or modified fuel delivery systems be included?	All MEP components are to be commissioned
2. A)(2) Scope requires attendance at “bi-weekly design phase” and “weekly construction phase” meetings “as required”. Please confirm the intent it to allow attendance when necessary and not at every meeting.	The prime vendor is expected at every meeting. Sub-consultants will be as required.
3. B)(2) We recommend reviewing the design drawings at each, substantial milestone. For this project, we recommend the following reviews. Please confirm these for scoping purposes. Post-SD, DD, Bid, Final CDs.	Agreed
4. E)(1) Please confirm the CxP is also required to write the functional test scripts.	Yes
5. G)(1) Please confirm the intent of the noted training. Typically, manufacturers will provide training on their equipment including O&M practices and basics of operation. Is the intention that the CxP provide supplemental training on overall system principals and operation?	The intent is for the prime vendor to provide this deliverable. What scopes they determine to be part of their subconsultants work is not ours to decide. . Your interpretation of the language to include overall system principals and operation as part of the training is correct.
6. G)(3) Please confirm whether the intent is that the CxP verify that the necessary documentation, such as accurate as-builts and controls documentation, provided by others is in place, or is the intent that the CxP develop the SOP with input from others as necessary?	The intent is for the prime vendor to provide this deliverable. What scopes they determine to be part of their subconsultants work is not ours to decide.
7. Since the CxP is providing proposals to design engineers, are the noted requirements in 1), 2) and 3) still required?	The prime vendor is to respond to the submission requirements. It would be in all firms best interest to highlight commissioning activates in how they respond as it is a very important aspect of the work.

<p>8. Based on a conversation during the pre-bid site visit, the projects deliverable schedule may be adjusted. Can this be confirmed?</p>	<p>Schedule has been adjusted. See addenda</p>
<p>9. Will the existing controls, controls system (pneumatic and/or electric) remain in place, or is a complete BAS system upgrade requested?</p>	<p>The following is extracted directly from the RFP: "This project is intended to review all aspects of the heating system including distribution to, but not through the various buildings. It is anticipated that the overall desire for improvements will exceed the available budget. A large component of this work will be to identify the various elements of the scope that will impact the project goals listed above. That scope should then be estimated and evaluated through a calculatable means against the identified goals to improve efficiency, enhance reliability, reduced energy usage, decrease maintenance, reduce our deferred maintenance, and lower the operational costs of the system to select a total scope of work to be incorporated into the final Construction Documents" The controls are an aspect of the heating system.</p>
<p>10. Under General Services line f., it is noted to provide a detailed plan for integration with existing infrastructure, including the potential need for asbestos abatement. Has there been a survey of these buildings to determine if asbestos is present? If so, could you share that report?</p>	<p>There are no asbestos survey at this time. Some asbestos is likely to be encountered at some point in this project.</p>
<p>11. Under Design Development line e) (2), it is noted that supplemental utility services may be needed to support normal operations while the work is being performed. Is the intent to provide only supplemental heating or will the need also include domestic hot water for laundry, bathrooms, and kitchen areas in any/all buildings affected?</p>	<p>If the work ends up disrupting any utility services in a building while it is occupied this project will need to include the design of supplemental utilities to ensure that the building can function as normal.</p>
<p>12. Service 6) Commissioning indicates independent third-party comprehensive commissioning services are desired. Is it correct that this work and associated contract would be separate from the primary consultant and directly through the Owner?</p>	<p>Incorrect. The prime vendor is to include independent 3rd party commission services. If the prime contractor has their own commissioning division they will not be considered an independent 3rd party.</p>

13. What is the boiler plant shut-down duration and approximate dates?	May 1 to September 15
14. Is there any Buy America, Build American Act (BABAA) requirements?	No
15. What is the approximate pounds of steam per year or fuel consumed?	We have collected the fuel usage information for two years. The average number of gallons used per heating season was 114,000
16. Does Arthur launder serve only this building?	Yes

Keith Demoura	Dubois & King	kdemoura@dubois-king.com
John MacLean	I.M. Consulting	jmaclean@imconsulting.com
Chris Wilkins	RFS/Solas O'Brien	chwilkins@AFSengineering.com
Walker Calderwood	CX Associates	walker@cx-associates.com