

Addendum #2:

Date: October 12, 2021

RFI Answers regarding RFP for Design/Build Guaranteed Maximum Price for the Student Center, Johnson & Romero Residence Halls project

1. Explain in brief about using existing piping trenches to distribute chilled water.

Existing piping tunnels are detailed on the original contract documents dated 6 October 1959. The selected CMGC may consider direct-buried pre-insulated piping systems with underground site utility verification (including potholing) to maintain the occupied facility's heating system without interruption.

2. Fan coil units: considering the space constraint in dorm rooms, are alternative approaches acceptable to install fan coil units in spaces other than the dorm rooms?

The Program Plan dated August 31, 2021 proposes fan coil units to be located in same space the baseboard fin-tube radiation systems and piping currently occupy. Individual ductless fan coils accommodate the lack of available mechanical systems space, including the extremely limited space above the residence hall corridor ceilings and avoid rated fire resistive wall duct penetrations. Trinidad State College Facilities Management is open to alternate solutions proposed by the CMGC.

3. Do we have any restrictions on placing Fan coil units on the roof? does the roof has weight-bearing capacity?

TSC Facilities Management highly recommends CMGC to secure the services of a structural engineer (experienced with the state code review process) and include resume(s) with past state projects on their statement of qualifications. Besides a structural load capacity investigation, the selected CMGC shall also consider other factors such as clearances to roof edge, freeze protection, and existing roofing systems' warranties.

4. The approach of using Brick vents to supply fresh air into the spaces will have impacts on the energy usage of recirculating FCU'S: can we propose a better approach to improve IAQ?

TSC Facilities Management concurs and is open to alternate solutions proposed by the CMGC. However, it is important to note the dorm rooms are equipped with operable windows and the code required ventilation rate for a dorm room is very low. An alternate solution such as a rooftop DOAS requiring rated vertical chase, rated corridor duct penetrations, and routing ductwork through a limited space may exceed the current budget with no return on investment.

CMGC may consider fan coil chilled and hot water valve lockout when window is open as a more effective solution.

5. With low hanging space, how can we run chilled water piping and Ducting in the ceiling?

As a follow-up to response above regarding fan coils, the referenced Program Plan proposes “furring the wall with closed-cell rigid insulation and housing new piping and fan coil units bringing mechanical heating, cooling and ventilation that will circulate outside air through an exterior brick vent for optimal conditions” and uses the current hydronic piping path. It is recommended CMGC study alternatives to the program plan and present a Basis of Design for TSC Facilities Management and their Project Manager’s review and approval.

6. Can we propose a VRF systems with a Dedicated Outdoor Air Handling System (DOAS) instead of a Chiller?

Again, TSC Facilities Management is open to alternate solutions proposed by the CMGC. However, it is noted the current 1960’s vintage building envelope includes single pane aluminum framed windows with little to no insulation. Additionally, the facility electrical system upgrade currently under design has been planned based on a central plant, not a decentralized HVAC system and the design will require modification for Johnson and Romero Resident Halls if a VRF systems are pursued. Note TSC Facilities Management will require a mock-up review of the first installation of any indoor ductless unit with scrutiny of refrigerant piping concealment.

7. Would Trinidad State College consider moving the RFQ Submittal Date to later next week? October 28 or 29?

TSC Facilities Management has issued Addendum #1 via email dated October 19, 2021 and posted on the Colorado VSS system as well as the TSC projects webpage at <https://trinidadstate.edu/facilities/projects.html> indicating the following changes:

Submittals (Prequalification : Step I) Due **October 28, 2021 2:00pm**

Interview Short List Announced **November 1, 2021**

8. When and how would Phase II of this project be awarded?

TSC Facilities Management and Leadership will pursue multiple avenues to secure funding for Phase II including grants, donor funding and energy performance contracts. The availability and timing of such funding is unknown currently.

9. Do we need to worry about aesthetics for this project?

The aesthetics of this project are important to TSC Facilities Management and Leadership.

10. Is the heating piping suppose to be replaced for this project?

The pipe condition is in deteriorated condition due to years of the heating loop being untreated with corrosion inhibitor. The heating loop piping shall be removed. The referenced Program Plan calls for a 2-pipe system to handle both heating and cooling. Although a 2-pipe system is suggested TSC Facilities Management is open to alternate solutions proposed by the CMGC. Solutions for regulating temperatures between seasonal transitions for occupants given a 2-pipe system are of importance to TSC Facilities Management.