



Addendum No. 2

Delaware Health & Social Services
Public Health Laboratory
Fire Alarm System Replacement
OMB/DFM/DHSS Contract No: MC3505000025

Tt Project No. 200-26912-17001

Addendum No. 2
to
Drawings and Project Manual
November 6, 2017

To: ALL BIDDERS

This ADDENDUM forms a part of the BIDDING AND CONTRACT DOCUMENTS and modifies the following documents:

Original DRAWINGS dated October 25, 2017,
PROJECT MANUAL dated October 25, 2017 and

Acknowledge receipt of the ADDENDUM in the space provided on the FORM OF PROPOSAL

This ADDENDUM consists of six (6) pages and the following:

1.0 CHANGES TO PROJECT MANUAL

A. Spec Section 28 31 11; Digital, Addressable Fire-Alarm System

1. Article 2.6; Manual Fire-Alarm Boxes: Paragraph B:
 - a. Subparagraph 3: **DELETE** "or wrench-operated."
 - b. **DELETE** Subparagraphs 4 & 5 in their entirety.
2. Article 2.24; System Printer
 - a. **DELETE** Article in its entirety.

2.0 CHANGES TO DRAWINGS

A. Sheet FA001

1. **ADD**; Note #18 as follows:

“Prime Contractor shall engage the services of a registered Fire Suppression Contractor to replace all existing Sprinkler System Flow and Tamper Switches.”

B. Sheet FA103

1. 1/FA103; Fire Alarm Riser Diagram

a. **ADD** Flow and Tamper Switches for:

1. Mechanical Penthouse.
2. Warehouse.
3. Training Room.

C. Sheet FA104

1. A/FA104; Penthouse/Attic Plan – New Work

- a. **PROVIDE** four (4) magnetic release devices; two (2) each in the Attic Area doors along column lines 4 and 8.
- b. **PROVIDE** door Closers for all four (4) doors at column lines 4 and 8.

D. Sheet FA601

1. 1/FA601; Fire Alarm Riser Diagram

a. **ADD** Flow and Tamper Switches for:

1. Mechanical Penthouse.
2. Warehouse.
3. Training Room.

b. **CHANGE** Existing FS (light) to Dark (new).

3.0 REQUEST FOR INFORMATION (RFI)/REQUEST FOR CLARIFICATIONS:

A. Power Plus Electrical Contracting, Inc. email dated 10/30/17:

Question 1: Is an annunciator required in the main lobby next to the fire alarm panel?

Response: No, a separate annunciator is not required provided that a graphic annunciator is included in the Fire Alarm Control Panel is specified.

Question 2: If an annunciator is required is it a graphics annunciator?

Response: A graphic annunciator must be part of the Fire Alarm Control Panel specified as the Basis of Design.

Question 3: I do not see any door holders on the prints, are there any door holders?

Response: **PROVIDE** four (4) magnetic release devices; two (2) each in Attic area doors. **PROVIDE** door closers for all four (4) doors.

Question 4: Is a printer required on the system. If so what location in the buildings the printer being located?

Response: No, the printer has been deleted.

Question 5: Are pull stations required to have protective stopper covers installed over them?

Response: No; protective covers have been deleted.

Question 6: Does the gas valve have an electric shut off if the CO detector activates?

Response: No, not required.

B. Questions from Walkthrough on 10/31/17:

Question 1: What is the Occupancy Rating of the building? The FA vendors thought this would have been listed on the drawings.

Response: The building occupancy rating is Business.

Question 2: A Voice evacuation system is listed but no speakers are shown, the FA vendors stated that this was not required.

Response: The Owner specifically requested that a Voice Evacuation be provided. Reuse the existing speakers.

Question 3: Is the Printer required and if yes where is it to be located?

Response: No, the printer has been deleted.

Question 4: The FA vendors stated that Alarm monitoring for DHSS was by DEMA.

Response: Assure that the facility Alarm Monitoring is connected and operational and all points of contact are verified with the facility staff.

Question 5: The steel beams in the Boiler Rm, Electric Rm and Storage room may require a device in each bay. They measured the areas follows; the beams are 16" deep; floor to steel deck 134in (11'2"), floor to bottom of the steel beam 118in (9'10"). This would amount to 3 devices in the electric room, 3 devices in the storage room and 8 devices in the boiler room.

Response: **PROVIDE** fixed 190 deg. heat detectors one (1) in each steel beam space and two (2) monitor modules for the Boiler Room and adjacent Electric Control room. Provide heat detectors one (1) in each steel beam space for the Mechanical room in the Boiler Room area.

Question 6: The Boiler Room will require conventional fixed heat detectors and an addressable module due to the heat from the boilers?

Response: **PROVIDE** fixed 190 deg. heat detectors one (1) in each steel beam space and two (2) monitor modules for the Boiler room and adjacent Electric Control room. Provide heat detectors one (1) in each steel beam space for the Mechanical room in the boiler room area.

Question 7: Sprinkler Tamper and Flow Switches are not shown on the drawings beyond the Riser area in the boiler room however the Facility escort noted that there are (3) three additional areas with sprinkler controls; 2 in the penthouse, 1 in the warehouse and 1 in the training room.

Response: Flow and Tamper switches are shown in the Boiler Room at the Sprinkler Riser. **PROVIDE** monitoring of all additional remote Flow and Tamper switches in the mechanical penthouse, warehouse and training room. Inoperable Sprinkler System components such as Flow Switches shall be replaced and charged to the allowance with prior cost documentation.

- Question 8:** Will Beam detectors be allowed in the Mechanical Penthouse.
- Response:** Yes, Beam Detectors are acceptable with accessible test switches.
- Question 9:** The 4 Magnetic release devices located on the attic doors are not shown on the drawings. They are not currently active and the doors would require some type of door closer as well to make them shut during an alarm? Will these be required to be connected? The doors do not have springs or closers to hold them closed, will Magnetic release devices and closers be required?
- Response:** Provide four (4) magnetic release devices two (2) in each Attic area. Provide door closers for all four doors.
- Question 10:** The 4 dampers located in the attics are not shown on the drawings, are they to be connected to the FA system?
- Response:** No. The Attic damper operate via a thermal link and do not require monitoring.
- Question 11:** Attic heat detectors are not shown on the drawings, will any be required?
- Response:** Yes. Provide heat detectors per code in the four (4) attic spaces.
- Question 12:** The warehouse will require 2 detectors due to the large beam dividing the ceiling.
- Response:** Arrange the four (4) detectors as shown so each steel beam space for the warehouse is protected.
- Question 13:** Will Ceiling mounted A/V devices be allowed in lieu of wall mounted devices where possible?
- Response:** Yes.
- Question 14:** The building has several electric magnetic Security Door locks. Will the security doors require a connection to the new Fire Alarm System?
- Response:** Yes. All Security Doors will require an interface connected to the facility Security system to unlock the doors during an alarm event. The Facilities Security Vendor shall make all connections to the existing Security equipment. This work shall be applied to the allowance during construction with prior cost documentation.
- Question 15:** Is the allowance \$25,000.00 to support cables and \$25,000.00 contingency for a total of \$50,000.00.
- Response:** No. The total allowance for this installation work is only \$25,000.00

C. Diamond Electric's email dated 11/1/17:

- Question 1:** Please confirm that Fire Alarm MC cable is acceptable in all areas of the building.
- Response:** EMT is required to 10 ft. AFF if exposed and/or in the mechanical and storage rooms, type MC Fire Alarm Cable may be used above 10 ft. in these locations. Rigid Metal Conduit is required in wet locations and for physical protection. Open wiring may be Plenum rated and may be installed above ceilings, in attic spaces and concealed within walls
- Question 2:** Please confirm that plenum rated Fire Alarm cable is acceptable exposed in the attic space.
- Response:** Open wiring or Plenum rated wiring and may be installed above ceilings, in attic spaces and concealed within walls.

Question 3: Please confirm that all work associated with specification Section 21 13 13 Wet Sprinkler System; shall or shall not be included in our Bid.

Response: Flow and Tamper switches are shown in the Boiler Room at the Sprinkler Riser. **PROVIDE** monitoring of all additional remote Flow and Tamper switches in the mechanical penthouse, warehouse and training room. Inoperable Sprinkler System components such as Flow Switches shall be replaced and charged to the allowance with prior cost documentation.

Question 4: Please confirm that Allowance No. 1 and drawing FA-001, Electrical General Note No. 8, should not be considered as one Allowance.

Response: The total allowance for this installation work is \$25,000.00

D. Anaconda Protective Concept, Inc's email dated 11/1/17:

Question 1: A voice system is not required.

Response: Voice evacuation is specified, reuse the existing speakers.

Question 2: The attic heat detectors, we can remove the heats in the large area and install an addressable smoke beam detector. The beam detector is good for 328 feet. A test switch will need to be installed at a reasonable height for the beam detector for testing.

Response: Yes. Provide heat detectors per code in the (4) attic spaces.

Question 3: There are 5 waterflow switches.

Response: Flow and Tamper switches are shown in the Boiler Room at the Sprinkler Riser. **PROVIDE** monitoring of all additional remote Flow and Tamper switches in the mechanical penthouse, warehouse and training room. Inoperable Sprinkler System components such as Flow Switches shall be replaced and charged to the allowance with prior cost documentation.

Question 4: A heat detector will need to be installed in each beam pocket throughout the boiler room, electric room, storage room and warehouse area.

Response: **PROVIDE** fixed 190 deg. heat detectors one (1) in each steel beam space and two (2) monitor modules for the Boiler room and adjacent Electric Control room. Provide heat detectors one (1) in each steel beam space for the Mechanical room in the boiler room area.

Question 5: The heat detectors in the boiler area and electric room shall be conventional heats monitored with an addressable monitor module rated for class A wiring. Wiring for heats shall be Class A wiring. Each room shall be separated and installed with different monitor module for separate annunciation at the FACP.

Response: **PROVIDE** fixed 190 deg. heat detectors one (1) in each steel beam space and two (2) monitor modules for the Boiler room and adjacent Electric Control room. Provide heat detectors one (1) in each steel beam space for the Mechanical room in the boiler room area.

Question 6: The attic heat detectors, we can remove the heats in the large area and install an addressable smoke beam detector. The beam detector is good for 328 feet. A test switch will need to be installed at a reasonable height for the beam detector for testing.

Response: Yes. **PROVIDE** heat detectors per code in the (4) attic spaces.

- Question 7:** Door holders - let me know what you want to do with door holders. Should the existing remain and interface the new system. I only noticed them in the attic area. I did not see any other doors in the facility that had door holders.
- Response:** Will these be required to be connected? The doors do not have springs or closers to hold them closed, will Magnetic release devices and closers be required?
- Question 8:** Security Maglock release interface. There is a power supply on the other side of the wall behind the FACP that has fire alarm release for door holders. I am unaware of any remote power supplies in the field or if releasing is interfaced through remote relays. Advantech will need to be called for interfacing of the new system to the card access system. If certain doors are interfaced separately an addressable relay will need to be provided for each door that is not part of the power supply for general shutdown.
- Response:** Yes. All Security Doors will require an interface connected to the facility Security system to unlock the doors during an alarm event. The Facilities Security Vendor shall make all connections to the existing Security equipment. This work shall be applied to the allowance during construction with prior cost documentation.
- Question 9:** The only classification I can determine the building may be is business. No special requirements needed for fire protection.
- Response:** The building occupancy rating is Business.

END OF ADDENDUM 02

Attachments: