



Planning, Design & Construction

1420 Austin Bluffs Parkway  
Colorado Springs, CO 80918

March 5th, 2024

ADVERTISEMENT FOR BID

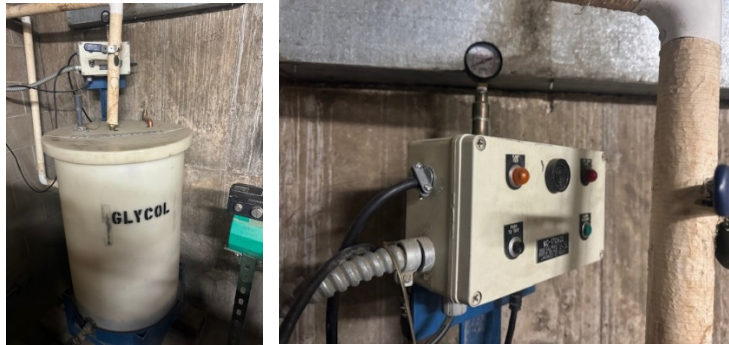
Keystone House Boiler Replacement

Addendum #3: Questions and Answers

1) Request Glycol Feeder Specs

a) Provide equal to SF100-HP Axiom System Feeder Pressure Pal. The existing tank is approximately 50 gallons.

i)



2) Where should we plan for connection points for Natural Gas?

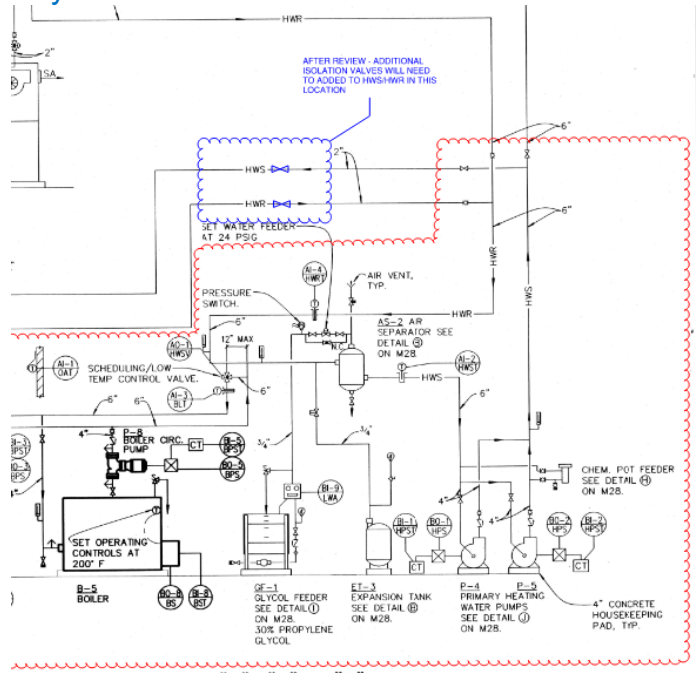
a) At the nearest isolation valves within the mechanical room.

i)

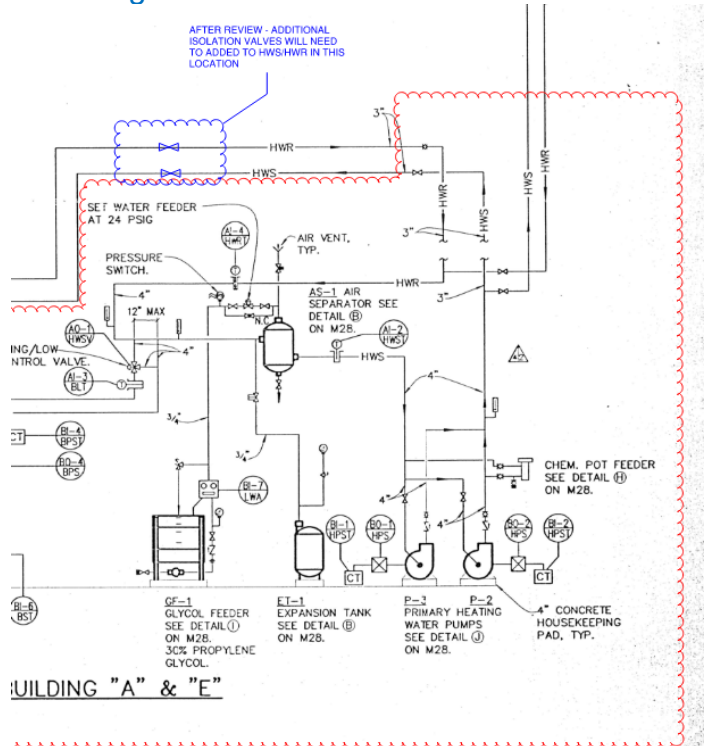


- 3) Where are the valves/scope ending? (For both jobs, but specifically the Lodge, there were not Iso valves in the Mechanical rooms)
- a) Provide valves in locations shown below.

i) Keystone House



ii) The Lodge



- 4) Domestic Water schematics and as-built drawings
  - a) As-built drawings are unavailable. We've provided the only available documentation.
- 5) Can you define "Existing Loads"? Does the current system meet those loads?
  - a) Yes, the current system meets the loads. The new systems must at minimum meet the output load capacity of the existing system.
- 6) More clarification on "UCCS standards" for "highest possible efficiency"
  - a) In this case 'highest possible efficiency' means high-efficient condensing boilers.
- 7) Will we need to supply Material storage and dumpsters?
  - a) Monarch House has a loading dock available for dumpster location near Keystone House (no lift). Image provided below.



- i)
- b) The Lodge has a loading dock available for dumpster location at the loading dock (no lift). Image provided below.



- i)
- c) The contractor will be responsible for all job materials left onsite prior to the job completion. Large items can be temporarily stored at UCCS Cybersecurity (3650 N. Nevada Ave) if coordinated in advance. If warehouse space is provided, UCCS is not liable if parts go missing and/or are stolen. The contractor will need to provide the necessary means of transporting materials to and from the buildings. No forklifts are available. Daily waste removal can be to a dumpster

you provide at your cost (locations shown above). The contractor will be required to pay for parking spaces necessary for dumpsters if no other accommodation is possible. No personal vehicles allowed at loading docks, only marked vehicles during loading.

#### Parking Rates

Summer (June 10 – Aug. 2) \$140 per space

Weekly (June 10- Aug 2.) 17.50 per space

Daily \$12.50 per space

- 8) Do we cover Engineering? Is there a need for Permit drawings?
  - a) Engineering design is not required for like-to-like equipment replacement. Existing equipment capacity is sufficient for building needs. New equipment to have equal capacity. Permit drawings are not required.
- 9) Does the EF on the flue need to be removed?
  - a) Yes. Two (2) each Enerflex RSV 315 Chimney fans and associated electrical conduits and fittings to the nearest common junction box will need to be removed from the existing vent.
- 10) Request Specs for the flue?
  - a) The new flue should be per the new boiler manufacturer requirements. It is anticipated the existing flue 28" clear diameter vertical to the roof will be used.
- 11) Is there a need for modeling on this project?
  - a) No.
- 12) Preferred TAB contractor?
  - a) No preferred TAB contractor, NEBB Certified.
- 13) Will the awarded contractor be responsible for Engineered Drawings?
  - a) Engineering design is not required for like-to-like equipment replacement.
- 14) Will the awarded contractor be responsible for obtaining a PPRBD Mechanical permit, if the shaft for the flue has to be removed for the new boiler flue Architectural drawing may be needed too.
  - a) No, permits are not required. It is anticipated the existing flue 28" clear diameter vertical to the roof will be used.
- 15) What is the current glycol content?
  - a) Lodge = 28%, Keystone = 29%
- 16) The reference drawings have a note of set operating controls at 200 degrees on the boilers. Will the existing heat transfer equipment in the buildings work properly with operating temperatures of 140-160 degrees?
  - a) No issues are anticipated with the operating capacities of the new boilers.

- 17) Can we do a site walk with our preferred subcontractors?  
a) Yes, contact [pdc@uccs.edu](mailto:pdc@uccs.edu) to schedule appointments.
- 18) Is the intent to replace the pneumatic mixing valves with electronic valves or is the system is being converted to variable flow? If variable, is the intent to remove the old valves or just block them open?  
a) The intent of the new systems is to become a primary/ secondary decoupled system with the existing pneumatic mixing valve removed.
- 19) Can we set roll off dumpsters on campus for the demo period?  
a) Yes, please refer to question #7.
- 20) 30% glycol is called for in the proposal.  
a) Does the system currently have 30% glycol are we to capture and reuse or do we need to put in new glycol?  
i) Yes, the system has 28%/ 29% glycol and this glycol must be captured and reused. Once captured and reused it must be filtered prior to re-entering the system.  
b) What is the total system volume we need to know this to be able to price this.  
i) New additional glycol needed to reach 30% will be owner provided.

END OF ADDENDUM