A. A mandatory informational meeting was held on Friday, February 28, 2018. The sign-in sheet is attached.

B. The proposed milestone schedule on page 6 of the RFP has an incorrect date listed. In the Phase Two Schedule, change Design Confirmation and Validation to November, 2021.

C. The potential interview date identified on Page 7 of the RFP has been moved from Friday, March 13th at 10:00 a.m. to Monday, March 16th from 10:00 a.m. to noon. Please be available during this time if an interview is requested.

D. Questions were received at mandatory meeting and via email. Questions and responses are as follows:

1. Describe the water intrusion in the tunnels. What is the planned correction?
   The selected Consultant will explore this further with help from the campus once hired for the project. We can tell you that water has been noted in the vault under the Gymnasium and the tunnel (between the Boiler Building and Main Building only). This is the extent of the water-proofing planned. Scope is not the extent of the entire tunnel but only to protect new electrical infrastructure.

2. Was the tunnel originally water-proofed?
   Attached to this addendum is a specification section from the original building project that describes water-proofing for the tunnel; so something is existing. We anticipate excavating and area to verify existing conditions and to test any water-proofing membrane and mastic for possible asbestos-containing materials once the project is underway.

3. Is the water a new or recent issue?
   No. Some level of water intrusion has occurred over the last 20 years at least.

4. Is there record of other PCB’s?
   No PCB’s in the existing systems. That has been checked and confirmed.
5. Page 5 of the Pre-Design identifies possible existing issues with the MV cable interconnecting equipment. The report recommends that the campus remove and replace this cable during an upgrade project. If this scope was not able to be included; the Contractor could test existing cabling to ensure none was in imminent danger of failure. The question is if testing interconnecting equipment is included in the project?

At this time, the scope of the project is for the electrical infrastructure service to the East Building only. We acknowledge that testing connections is a good idea and would consider adding this testing at the end of the construction if funds remain in the project.

6. The Pre-Design study recommended an Arc Flash analysis at the West Building. Is any work at the West Building included in the project?

No. This project is limited to the East Building.

7. Is the construction budget in the Pre-Design report the budget that the Owner continues to carry today?

No. The budget has been increased to allow for inflation. However, we look forward to a more current scope definition and budget with the Schematic Design deliverables. This will allow us to ask for the correct amount of construction funds needed, should we get construction funding this spring.

8. Are there any “lessons learned” from the West Building Electrical Upgrade that the campus can share for this project?

The project overall went well. The campus emphasized the need to plan ahead for how the shut-downs impact critical building functions like I.T., refrigeration, etc... and provide back-up generators for use during the shut-downs.

9. Are the shut-downs planned for weekends?

Yes, the campus has planned activities all summer and shut-downs need to occur on the weekends to minimize disruptions.

10. Is there geo-tech information for areas under the tunnels?

Not currently. The owner will order this directly when design starts.

11. Are there existing drawings for use in the project?

The campus is comfortable that they can provide existing drawings to the selected consultant. They were available at the time that TKDA did their pre-design study. If for some reason extensive work were needed to create existing background drawings, that would be an additional service to the contract.

12. Can interested parties schedule a second site visit?

Yes. Please e-mail him ahead of time to schedule.
13. Is an evaluation of the existing generator part of the scope?
   No, but the work in this project will connect to the existing generator. The
generator supplies some lights, clock system and computer networking.

Shawn O’Connor, Physical Plant Director, Riverland Community College