



ADDENDUM NO. 1 - OUTLINE AND SUMMARY INFORMATION

Project Name: Cobleigh Hall – Cold Chambers Clg. Twr. Repl. PPA: 18-2194
Location: Montana State University – Bozeman Date: 2-20-2024
Owner: State of Montana, MSU - Bozeman
Plew Building 6th and Grant, PO Box 172760
Bozeman, Montana 59717-2760

To: *All Plan Holders of Record*

The Plans and Specification prepared by McKinstry dated January 4, 2024 shall be clarified and added as follow. The bidder proposes to perform all the following clarifications or changes. It is understood that the Base Bid shall include any modification of Work or Additional Work that may be required by reason of the following change or clarifications.

The Bidders are to acknowledge the receipt of this Addendum by inserting its number and date into their Bid Forms. Failure to acknowledge may subject the Bidder to disqualification and rejection of the bid. This Addendum forms part of the Contract Documents as if bound therein and modifies them as follows:

1. AMENDMENTS TO THE PROJECT MANUAL

- a. Reference “Time of Completion” on Invitation to Bid sheet. Add the following clarification statements:

“Note that existing system is to be left in place to allow the new tower system to run thru different seasonal changes prior to beginning demolition. The new tower shall be substantially complete by November 15, 2024. Demolition of the existing tower (systems) as indicated on the Construction Documents shall begin no earlier than June 30th, 2025, and demolition completed by October 10th, 2025.”

- b. Specification Section: 230923- Direct Digital Controls for Plumbing and HVAC:

- i. Under subsection 1.08 Qualifications: A. Installer: Add the following:

“Direct Digital Controls work shall be performed by Johnson Controls Inc., contact Brandon Karroll (406) 223-0253.”

2. AMENDMENTS TO THE DRAWINGS

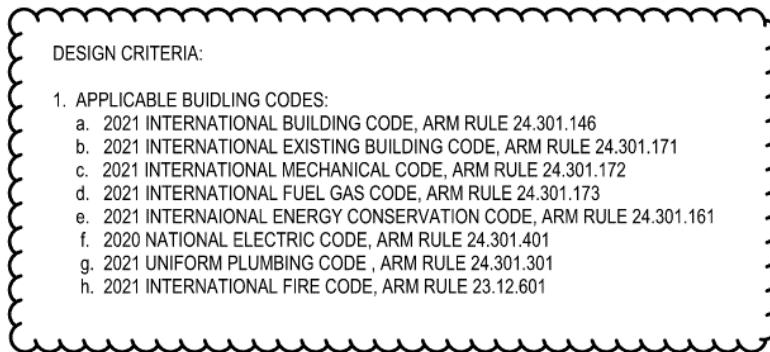
- a. Sheet ED1.1:

- i. Keyed Note 1 refers to the electrical services and equipment serving the cooling tower being removed, the actual cooling tower is to be abandoned in place per the mechanical plans.

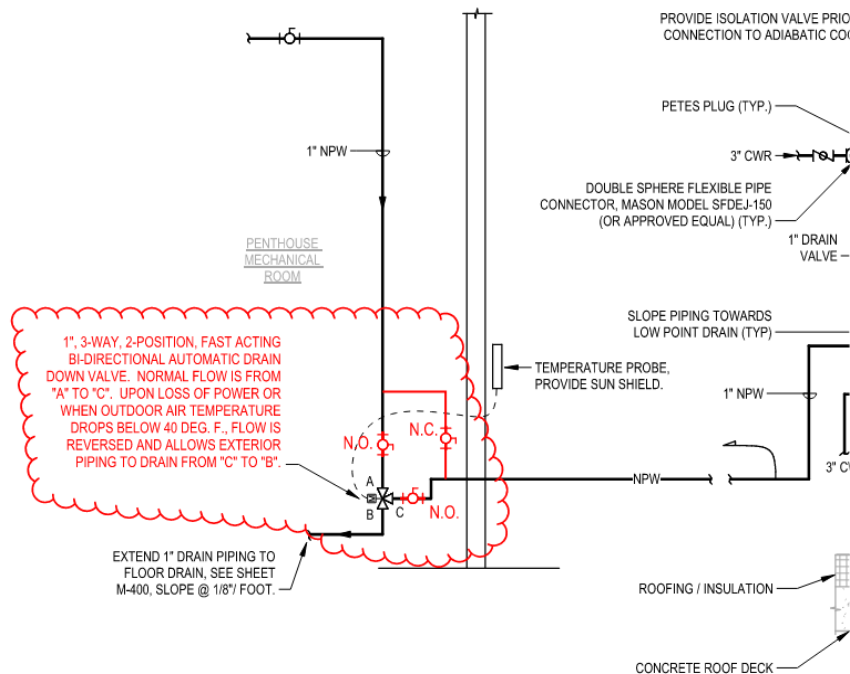
- b. Sheet M-001: Reference General Notes, under the Piping Notes Section add the following to the end of 8B:

“Total System Volume is estimated at 300 gallons.”

c. Sheet M-001: Add the following Code Compliance Criteria:



d. Sheet M-061: Reference Detail “3”, Provide a bypass with isolation ball valves around the automatic drain down valve and revise failure position for automatic drain down valve. See below:



3 ADIABATIC COOLER PIPING DETAIL
SCALE: 12" = 1'-0"

3. PRE-BID MEETING INFORMATION

a. See attached.

4. PRIOR APPROVALS

a. See attached rejected substitution requests.

5. ATTACHMENTS

- a. Pre-bid meeting minutes with attendance list.
- b. Rejected substitution requests.

END OF ADDENDUM

PRE-BID MEETING MINUTES

Project: Cobleigh Hall – Cold Chambers Cooling Tower Replacement (PPA # 18-2194)

From: Todd Cook, Facilities Engineer, Phone 406-994-5480

Date: 2-13-2024

1. Sign in Sheet / introductions – See end of minutes for list of attendees.
2. Availability of Contract Documents – MSU Website.
3. Arrangement of Work:
 - a. Use of building areas for construction. – Roof and Mechanical Penthouse.
 - b. Discussed lay down area in portion of parking lot east of Barnard Hall.
4. Bidding Considerations:
 - a. Plan review fees paid by owner, permit fees paid by contractor – Note: McKinstry has filed the project for plan review.
 - b. Bid opening: Wednesday 2-27-2024, 2PM.
 - c. Bid Security of 10% of Bid for all projects.
 - d. Deadline for Questions and Substitutions 2-16-2024.
 - e. Last Addenda issued by – Tuesday 2-20-2024.
 - f. Performance, labor, and material bond for 100%, for projects over \$25,000.
 - g. State tax of 1% for projects over \$5,000.
 - h. Prevailing wages for projects over \$25,000.
 - i. General liability, Owner protective liability, and property insurance in MSU name.
 - j. Substantial Completion (System Operational) 11-15-2024.
 - k. Liquidated damages of \$100/day.
 - l. Demolition Start/completion (existing system) - See below for additional information.
 - m. Project Meetings. – Monthly Project Meetings are anticipated during construction.
5. Review drawings and technical specifications.
 - a. Noted upcoming Addenda items to be issued:
 - i. Add by-pass arrangement with isolation valves around drain down valve and fail position revised to allow draining of tower upon loss of power.
 - ii. Total system volume of 300 gallons is estimated for the condenser water system.
 - iii. Note that existing system is to be left in place to allow the new tower system to run thru different seasonal changes prior to beginning demolition. Demolition shall begin June 30th, 2025, and completed by October 10th, 2025.
 - iv. Substitution requests have been submitted by Baltimore Air Coil and Nimbus in lieu of the Guntner Adiabatic cooler, they are in review and will be addressed in forthcoming addenda.
6. Open discussion of project and related questions.
 - a. Durations and frequency of shutdowns. It was noted that two shutdowns are anticipated. First would be tying into the existing system in the mechanical penthouse. The second would be during the flush and fill. It was noted complete replacement of the glycol mixture is required. Durations of shutdowns are limited to 4 to 8 hours maximum.

- b. It was noted that the roofing contractor would need to maintain any roof warranty so the contractor must be certified to work on that particular roofing material.

- 7. Project walk-through.
 - a. Crane pick was discussed at length. MSU looking into sidewalk capacity on the west side of Cobleigh Hall to determine feasibility, but at this time the contractor is to assume the crane is to be placed in the parking lot east of Cobleigh/Barnard Hall.
 - b. Following the meeting, McKinstry reviewed the existing building plans, it was noted that it is approximately 80' from finished grade to roof deck where cooling tower is to be set.

Encl: List of Attendees.

COBLEIGH HALL – COLD CHAMBERS COOLING TOWER REPLACEMENT
(PPA No. 18-2194)

PRE-BID MEETING SIGN-IN SHEET (2-13-2024)

NAME	COMPANY	EMAIL	PHONE
Philip Fallon	McKinstry	philipf@mcKinstry.com	(406) 274-2325
TY RICE	CENTRALPH	tyler.rice@centralph.com	(406) 270-7228
Brandon Karroll	JCI	Brandon.Fallon.Karroll@JCI.com	406-223-0253
Scott Hoxring	WPH	shoxring@willplumb.com	406 570 6557
TODD COOK	MSU	TODD.COOK1@MONTANA.EDU	406-580-7900
Dan Bokma	WPH	dbokma@willplumb.com	406-922-5415
Jeff Davis	McK	jeffed@mcKinstry.com	406-579-9058
LADDEAN WELKATRICK	SRL	LADDEANW@MONTANA.EDU	406-994-1648
Donnie Burns	Central	dennie.burns@centralph.com	406-261-9830
Jim W.	Third Element	JimW@3econtractors.com	406 410-1012



SUBSTITUTION REQUEST (PRIOR APPROVAL)

Project Title: _____

PPA No: __ - ____

Location: _____

Owner: MONTANA STATE UNIVERSITY

Bidder (Sub-): _____

This request is submitted for the approval of the Architect. Bidder / Sub-Bidder shall submit one request in accordance with Bidders' Instructions and Information for each proposed substitution. All blanks are to be completed.

The material, system, or equipment defined by this Substitution Request is proposed as a replacement for the material, system, or equipment originally specified and defined as follows:

SECTION PARAGRAPH SPECIFIED MATERIAL, SYSTEM, OR EQUIPMENT

PROPOSED SUBSTITUTION: The material, system, or equipment being proposed is defined as follows:

- What are the differences between the specified material, system, or equipment and the proposed substitution?
• Does the proposed substitution require dimensional changes on the Construction Drawings? (Y/N)
• Does the proposed substitution require changes to the Work of other trades? (Y/N)
• Is the warranty for the proposed substitution comparable with that of the specified product? (Y/N)

By signing and submitting this request, the Bidder / Sub-Bidder represents that the function, appearance, and quality of the proposed substitution are equivalent or superior to the specified material, system, or equipment.

By signing and submitting this request, the Bidder / Sub-Bidder agrees to pay all costs, including architectural and engineering fees, associated with the incorporation of the proposed substitution into the Project.

Long Building Technologies
SUBMITTED BY (BIDDER / SUB-BIDDER)

Jean Sauvagean
AUTHORIZED AGENT

02/12/2024
DATE

Received: 2/09/2025
DATE

Architect's Action: [X] Rejected

[] Rejected - For reasons as follows:

UNIT IS WIDER THAN BASIS OF DESIGN UNIT AND WILL ENCROUCH ON ADJACENT ROOF ACCESS DOOR FROM STAIRTOWER.

[] Approved

[] Approved as noted:

McKinstry
REVIEWED BY (ARCHITECT)

Philip Fallon
AUTHORIZED AGENT

2-16-2024
DATE



SUBSTITUTION REQUEST (PRIOR APPROVAL)

Project Title: _____

PPA No: __ - ____

Location: _____

Owner: MONTANA STATE UNIVERSITY Bidder (Sub-): _____

This request is submitted for the approval of the Architect. Bidder / Sub-Bidder shall submit one request in accordance with Bidders' Instructions and Information for each proposed substitution. All blanks are to be completed.

The material, system, or equipment defined by this Substitution Request is proposed as a replacement for the material, system, or equipment originally specified and defined as follows:

Table with 3 columns: SECTION, PARAGRAPH, SPECIFIED MATERIAL, SYSTEM, OR EQUIPMENT

PROPOSED SUBSTITUTION: The material, system, or equipment being proposed is defined as follows:

- What are the differences between the specified material, system, or equipment and the proposed substitution?
• Does the proposed substitution require dimensional changes on the Construction Drawings? (Y/N)
• Does the proposed substitution require changes to the Work of other trades? (Y/N)
• Is the warranty for the proposed substitution comparable with that of the specified product? (Y/N)

By signing and submitting this request, the Bidder / Sub-Bidder represents that the function, appearance, and quality of the proposed substitution are equivalent or superior to the specified material, system, or equipment.

By signing and submitting this request, the Bidder / Sub-Bidder agrees to pay all costs, including architectural and engineering fees, associated with the incorporation of the proposed substitution into the Project.

S. Conley Sales Eric Palmer 2-9-2024
SUBMITTED BY (BIDDER / SUB-BIDDER) AUTHORIZED AGENT DATE

Received: 2/09/2025
DATE

Architect's Action: [checked] Rejected

[] Rejected - For reasons as follows:
UNIT IS WIDER THAN BASIS OF DESIGN UNIT AND WILL ENCROUCH ON ADJACENT ROOF ACCESS DOOR FROM STAIRTOWER

[] Approved

[] Approved as noted:

McKinstry
REVIEWED BY (ARCHITECT)

Philip Fallon 2-16-2024
AUTHORIZED AGENT DATE