RFB-463 / ADDENDUM NO. 2

Pre-Bid Scope Audit

Parking Garage Elevator Replacement

Fairmont State University | Fairmont, WV

Tower Engineering, Pittsburgh, PA | Williamson Shriver Architects, Charleston, WV

Bid full replacement. Addendum Q6 rejects modernization. Keep pit devices in Alternate #1; resolve the five RFIs before bid close.

01 Financial recap

Bid package	Labor hours	Material	Labor cost	Package total
BASE BID	103.55	$4,562.75	$8,486.25	**$13,049.00**
ALTERNATE #1	48.70	$2,559.50	$3,652.50	**$6,212.00**
COMBINED	**152.25**	**$7,122.25**	**$12,138.75**	**$19,261.00**

Direct cost baseline. Labor: $75/hr standard; Base includes 8 fire alarm technician hours at $165/hr.

02 Package scope

BASE Elevators 1 & 2; selective demolition; 6"x6"x48" machine room trough; Feeder 1 from EMDP (3#1 & 1#8G in 1-1/2"C, Riser 3/E-001r); (2) 100A fused and (2) 30A cab disconnects; CU-1 30A feed and NEMA 3R switch; SFC-1 hookup (208V, 1A); ATS pre-signal (4-#12 in 3/4" EMT); fire alarm recall and 8 technician hours.

ALT #1 Elevator 3; (1) 100A fused and (1) 30A cab disconnect; all pit devices (9 G01 lights, 3 GFI on circuit 17, pit entry switch, 3 SP receptacles); CU-2 30A feed and disconnect; SFC-2 hookup; sump pump final power connection. Pump equipment purchase is excluded pending RFI-01.

03 Equipment and drawing symbology

Tag	Equipment	Qty	Allocation	Reference	Audit check
G01	1x4 vaportite LED; gasketed; 4,000 lm, 50W	**9**	Alt #1	E-001r / E-101r	3 per shaft
G02	4-ft LED strip; diffuse lens; 45W	**2**	Base	E-001r / E-101r	Machine room
GFI	20A, 125V GFCI receptacle; in-use cover	**4**	1 Base / 3 Alt	2/E-101r	Circuits 17 / 24
SP	20A, 125V sump pump receptacle; RP 28,30,32	**3**	Alt #1	2/E-101r	Pit floor
$	20A, 120/277V single-pole wall switch	**2**	1 Base / 1 Alt	2/E-101r	Machine rm / pit
100A DS	100A, 3P, 600V fused disconnect; NEMA 1	**3**	2 Base / 1 Alt	Notes 7 / 13	Riser 3
30A DS	30A, 1P, 120V non-fused disconnect; NEMA 1	**3**	2 Base / 1 Alt	Notes 6 / 14	Cab feeds
30/2/20	30A, 2P, 240V fused disconnect; NEMA 3R	**2**	1 Base / 1 Alt	H-101r Note 3	CU pad
CZ [X]	Addressable control zone module; primary / secondary recall	**2**	Base	Coded Note 1	**RFI-05 allowance**

Quantities in EA. Alt = Alternate #1. [X] = existing to remain; CZ quantity is a pricing allowance.

RFB-463 / PRE-BID DECISIONS

Five RFIs Before Bid Close

Confirm trade boundaries, panel assignments and controller interfaces. Carry the documented allowances until responses are issued.

RFI-01 Sump pump purchase boundary

Finding E-101r shows 3 SP receptacles on RP 28,30,32. H-101r lists a Liberty ELV290 Oil-Tector pump (115V, 3/4 HP) and NEMA 4X control panel under HC / HVAC scope; purchase responsibility is unclear.

Carried Alt #1 includes 3 SP receptacles (line 2.7) and final power hookup (5.5). The $1,250 pump purchase is excluded from Electrical.

Confirm HVAC furnishes the pump and control panel; Electrical provides branch power and final connection only.

SCOPE CONFLICT | E-101r / H-101r

RFI-02 Alternate feeder breaker omitted

Finding Coded Note 12 lists only a new 20A/1P breaker. Panel RP schedules CU-2 / SFC-2 on a 30A/2P circuit in spaces 33,35; that breaker is omitted from the note.

Carried Alt #1 includes one 30A/2P Eaton bolt-on breaker as an RFI contingency (line 4.6).

Confirm Furnish one new 30A/2P breaker in RP spaces 33,35 under Alternate #1.

SCOPE CONFLICT | E-101r Note 12 / Panel RP

RFI-03 Base breaker spaces assigned twice

Finding Coded Note 5 requires two 30A/2P Base breakers, but Panel RP assigns both CU-1 and SFC-1 to the same pole spaces, 29,31.

Carried Base includes two 30A/2P breakers (line 4.4). The final circuit arrangement remains unresolved.

Confirm Provide a dedicated SFC-1 breaker location, or confirm that SFC-1 is sub-fed from the CU-1 circuit.

SCOPE CONFLICT | E-101r Note 5 / Panel RP

RFI-04 Keep every pit device in Alternate #1

Finding Coded Note 11 places all electrical pit devices in Alternate #1. Note 5 breaker descriptions do not distinguish pit feeds from general branch circuits.

Carried Alt #1 includes all pit lighting (SW-PIT, 9 G01), 3 GFI and 3 SP receptacles, with associated pit branch work.

Confirm Retain this allocation for pit devices and feeds so a Base-only award excludes the associated pit labor.

BID ALLOCATION | E-101r Notes 11 / 5

RFI-05 Fire alarm interface compatibility

Finding Coded Note 1 retains existing CZ modules for primary recall, secondary recall and the fireman's hat signal. Compatibility with the replacement traction controller is unconfirmed.

Carried Base includes 2 new addressable modules as an RFI allowance (line 7.1), plus 8 hours of certified fire alarm programming.

Confirm Existing CZ modules can serve the new controller, or identify the replacement modules and required programming.

CLARIFICATION | E-101r Note 1 / E-001r Detail 2

Before submitting the bid

Update workbook column I with distributor quotes. **Verify** the $75/hr standard labor rate against applicable wage requirements. **Transfer** Base $13,049.00 and Alt #1 $6,212.00 to the official bid form; combined baseline $19,261.00.

Independent estimating QA. Final pricing and proposal submission remain the contractor's responsibility. Grid Precon is not the contractor or Engineer of Record.