

## ADDENDUM NO. 1 - OUTLINE AND SUMMARY INFORMATION

|               |                                                                                                                                              |          |                   |
|---------------|----------------------------------------------------------------------------------------------------------------------------------------------|----------|-------------------|
| Project Name: | <u>Miller Dining Auxiliaries Offices HVAC Upgrades</u>                                                                                       | PPA No.: | <u>24-1099</u>    |
| Location:     | <u>Montana State University - Bozeman</u>                                                                                                    | Date:    | <u>11/20/2025</u> |
| Owner:        | <u>State of Montana, MSU – Bozeman</u><br><u>Plew Building 6<sup>th</sup> and Grand, PO Box 172760</u><br><u>Bozeman, Montana 59717-2760</u> |          |                   |

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To: All Plan Holders of Record

*The Plans and Specification prepared by Morrison-Maierle dated 10/20/2025 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. Specifications: No amendments.

2. AMENDMENTS TO THE DRAWINGS

- a. Sheet: M0.4 – MECHANICAL CONTROLS
  - i. Edited WATER SOURCE HEAT PUMP W/ AUX HEATER – SINGLE ZONE DDC Schedule. Heat pump shall serve as first-stage heating and auxiliary heater shall serve as second-stage heating. Auxiliary heater hot water valve (V-HC) shall open when space temperature (T-SP2) drops below space temperature setpoint by 3°F (ADJ.)

3. AMENDMENTS TO EQUIPMENT INFORMATION

- a. No amendments.

4. PRE-BID MEETING INFORMATION

- a. See pre-bid meeting notes attachment
- b. Materials tested for asbestos came back negative.
- c. Note that the asbestos report is in project manual, Contractor is to notify Owner if affecting any materials that have not been tested.

- d. Heat pump condenser water valves shall be provided with heat pump and installed/wired by T.C. per controls diagram on sheet M0.4.

5. PRIOR APPROVALS

- a. Specification 233113 – Metal Ducts: OMNI Duct – approved
- b. Specification 238146 – Water to Air Heat Pumps: WaterFurnace – approved

6. ATTACHMENTS

- a. Pre-bid meeting notes
- b. Pre-bid meeting attendance list
- c. Sheet M0.4 – MECHANICAL CONTROLS

# PRE-BID MEETING NOTES

Project Name: Miller Dining Auxiliaries Offices HVAC Upgrades

PPA #: 24-1099

Meeting By: Roz Kinney

Date: 11/04/2025

1. Attendees: see attached sign-in sheet
  - a. MSU Project Manager
    - i. Todd Cook (Facilities Engineer)
    - ii. Roz Kinney (Facilities Engineer)
  - b. Consultant: Morrison Maierle Inc.
    - i. Daniel Tanascu (Mechanical Engineer)
    - ii. Joe Hughs (Mechanical Engineer)
    - iii. Caiden Crawford (Electrical Engineer)
  - c. MSU facilities tradesmen:
    - i. Neil Jorgensen (Refrigeration Foreman)
  - d. Client: MSU Auxiliaries
    - i. Mike Kosevich – Building Manager (Director of Culinary Services)
    - ii. Jeff Bondy (Director of Student Housing)
    - iii. Brandon Monteleone (Associate Director of Student Housing)
2. Arrangement of Work
  - a. Occupants will be out of construction area: May 11<sup>th</sup> – July 31<sup>st</sup>. Work that will substantially affect occupants and use of remodel areas to be performed during this time.
  - b. Heat pump lead time estimate is 10 weeks
  - c. Laydown area: Outside space and indoor space available per drawings
3. Bidding Considerations
  - a. Bid opening date and time: Tuesday December 2<sup>nd</sup>, 2025 at 2:00 PM
  - b. Deadline for substitution and addenda: November 25, 2025
  - c. Plan to post addendum for pre-bid meeting the week prior due to Thanksgiving Holiday.
  - d. Completion of project: September 30<sup>th</sup>, 2026
  - e. Plan review fees and permit fees paid by Owner.
  - f. Bid Security of 10% of bid for all projects.
  - g. Performance, labor, and material bonds for 100% for all project over \$150,000.
  - h. State tax of 1% for project over \$50,000.
  - i. Prevailing wages for projects over \$25,000.
  - j. General liability, Owner protective liability, and property insurance in MSU name.
  - k. Liquidated damages: actual damages may be assessed pursuant to the General Conditions.
  - l. Project meetings bi-weekly during construction.
4. Review drawings and technical specifications

- a. Summary of scope: this project is to demolish the failed VRF heat pump system that previously served Miller Dining auxiliary spaces and replace the system with ducted water-to-air heat pumps.
- 5. Notes from meeting
  - a. Materials tested for asbestos came back negative.
  - b. Note that the asbestos report is in project manual, Contractor is to notify Owner if affecting any materials that have not been tested.
  - c. Test and balance system twice: once prior to demo and again after project completion.
  - d. Heat pump condenser water valves shall be provided with heat pump and installed/wired by T.C. per controls diagram on sheet M0.4.

|   | Name               | Company Name and Address         | Phone        | Email                          |
|---|--------------------|----------------------------------|--------------|--------------------------------|
| 1 | Dan Bokma          | Williams Plumbing                | 406-922-5415 | dbokma@willplumb.com           |
| 2 | Ben Hommen         | 3 <sup>rd</sup> Element          | 406-451-3363 | benh@3econtractors.com         |
| 3 | Ken Kunda          | Air Controls                     | 406-220-5429 | KKunda@bozemanaircontrols.com  |
| 4 | Cole Clevenger     | Air Controls                     |              | ColeC@BozemanAirControls.com   |
| 5 | Brandon Monteleone | MSU Housing                      | 405-717-7159 | brandon.monteleone@montana.edu |
| 6 | Mike Kasevich      | MSU Culinary                     | 994-6463     | mikasevich@montana.edu         |
| 7 | LEVI PREVOST       | HASELDEN MONTANA<br>CONSTRUCTORS | 333-8823     | LEVPREVOST@HASELDEN.COM        |
| 8 | JEFF BONDY         | MSU                              | 994-2661     | jbondy@montana.edu             |
| 9 | Brandon Karroll    | JCI                              | 223-0253     | Brandon.Fillon.Karroll@jci.com |

|    | Name                             | Company Name and Address | Phone           | Email                               |
|----|----------------------------------|--------------------------|-----------------|-------------------------------------|
| 10 | Neil Jorgensen                   | MSU Refr                 | 994-1811        | neiljorgensen@montana.edu           |
| 11 | Todd Cook                        | MSU ENG.                 | 994-5480        | Todd.cook1@MONTANA.EDU              |
| 12 | Roz Kinney                       | MSU Facilities           | 425<br>309-8681 | rozlyn.kinney@montana.edu           |
| 13 | Joe H. Tanas<br>TANAS<br>CANDLER | MMI                      |                 | jhughes@m-m.net<br>dtanascu@m-m.net |
| 14 |                                  |                          |                 | ccrawford@m-m.net                   |
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DDC POINTS GENERAL NOTES, LEGEND, ABBREVIATIONS

DDC GENERAL NOTES:

GENERAL

- REFER TO SPEC. SECTION 230900 HVAC CONTROLS FOR MORE INFORMATION.
- CONTRACTOR REQUIRED TO PROVIDE ALL LOW AND LINE VOLTAGE WIRING FOR A COMPLETE AND FUNCTIONAL SYSTEM.

BUILDING SCHEDULE

- BUILDING SCHEDULE DICTATES OCCUPIED AND UNOCCUPIED PERIODS OF THE BUILDING.
- COORDINATE WITH OWNER TO DETERMINE BUILDING SCHEDULE.
- BUILDING TO ENTER OCCUPIED PERIOD PRIOR TO BUILDING OCCUPIED TIMES TO ENSURE BUILDING IS AT OCCUPIED TEMPERATURE SETPOINT WHEN OCCUPANTS ARRIVE.

SPACE TEMPERATURE CONTROL

- EACH SPACE WITH TEMPERATURE CONTROL SHALL HAVE AN OCCUPIED TEMPERATURE SETPOINT (ADJ.) AND UNOCCUPIED HIGH / LOW LIMIT TEMPERATURE SETPOINTS (ADJ.)
- HVAC EQUIPMENT TO CONDITION EACH SPACE TO TEMPERATURE SETPOINT DURING OCCUPIED PERIODS.
- HVAC EQUIPMENT SHALL ALLOW THE SPACE TEMPERATURE TO FLOAT BETWEEN HIGH AND LOW LIMIT TEMPERATURE SETPOINTS (ADJ.) DURING UNOCCUPIED PERIODS
- EACH SPACE WITH TEMPERATURE CONTROL SHALL HAVE A BUILDING SCHEDULE MANUAL OVERRIDE SWITCH THAT PLACES THE SPACE TEMPERATURE INTO OCCUPIED TEMPERATURE SETPOINT (ADJ.) AND SERVING HVAC EQUIPMENT INTO OCCUPIED MODE

TEMPERATURE CONTROL PANELS

- SEE PLANS FOR LOCATIONS. COORDINATE NEW OR ADDITIONAL TEMPERATURE CONTROL PANEL LOCATIONS WITH ENGINEER.
- ALL TEMPERATURE CONTROL PANELS ARE TO BE BACKED UP WITH UPS BATTERY BACKUP.

TEMPERATURE SENSORS

- SEE PLANS FOR LOCATIONS.
- PROVIDE SENSOR TYPE AS SHOWN ON PLANS. IN SOME CASES PROVIDE A NON-ADJUSTABLE, BLANK, WALL PLATE TEMPERATURE SENSOR AND IN SOME CASES PROVIDE AN ADJUSTABLE SENSOR WITH DISPLAY. REGARDLESS OF WHAT TYPE IS SPECIFIED, RUN ENOUGH CONDUCTORS TO BE ABLE TO USE THE ADJUSTABLE WITH DISPLAY VERSION IN ALL LOCATIONS IN CASE IT IS DESIRED AT A LATER DATE TO SWITCH.

DEFINITIONS

| HARDWARE POINTS |    |              |               | SOFTWARE POINTS |              |            |          |       |       |         |
|-----------------|----|--------------|---------------|-----------------|--------------|------------|----------|-------|-------|---------|
| AI              | AO | BI           | BO            | AV              | BV           | ADJ        | SCH      | TRD   | ALM   | DISP    |
| ANALOG INPUT    |    | BINARY INPUT | BINARY OUTPUT | ANALOG VALUE    | BINARY VALUE | ADJUSTABLE | SCHEDULE | TREND | ALARM | DISPLAY |
| ANALOG OUTPUT   |    |              |               |                 |              |            |          |       |       |         |
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