

Pre-Bid Meeting
MHS & MMS Building Management System and Electronic Controls Upgrade
February 13, 2018

Project Engineer:

Bill Gagnon- Yeaton Associates, Inc.

School Board Member:

Kevin Drew

Vendors Present:

Chris Clorite – Control Technologies
John Major – Granite State Automation
Greg Seaver – Control Technologies
Jeff Beaudin – Interstate Electric
Jason Bruggeman – Basix Automation
Sean O'Reilly – Alliance Group
Vince Eugene – Energy Controls of NH
Sam Wiggin – Energy Controls of NH
Joe Eagle – ENE Systems of NH
Chris Roberts – JCI
Lucas Knowles – JCI
Jessica Chames – JCI
Mike Wentworth - Siemens

District Personnel Present:

Bill Cooper – Director of Buildings and Grounds
Janice French – Administrative Assistant to the Superintendent

Summary of Project:

This contract includes Building Management System upgrades to the Milford Middle School and Milford High School.

The contract includes the removal of all existing controls hardware within the Middle School and High School including, but not limited to wall mounted temperature sensors, control valve and damper actuators and pneumatic controls, existing control wiring antiquated sensors and electronic controls.

The contract includes the installation of new control equipment at the Middle School and High School including but not limited to hot water control valve actuators, damper actuators, wall mounted temperature sensors, control wiring piping sensors and switches and airflow sensors and switches.

Existing equipment furnished with unit controllers capable of integration with the new BMS are intended to be re-used and not replaced. The contractor shall work with the Engineer and Owner's representative to fine-tune the sequences presented in the Construction Documents to match the available Input/output capabilities of the existing equipment.

Mr. Cooper opened the meeting at 9:35 am in the SAU Conference Room, and introduced himself to those present.

Housekeeping items:

1. Mr. Cooper sent out a revised Good Faith Statement, the original had a typo.
2. General Requirements section of the RFP, # 21. Mr. Cooper explained that the District would work with the successful the bidder on this, The District has never had to penalize a contractor in any project to date.
3. All Requests for Information will be sent to Bill Cooper at his email address, bcooper@milfordk12.org. All questions and answers will be posted on the District website and will also be sent out to all bidders.
4. Section 25000- page 3, Section F - Contractor Qualifications, Strike "C". Bidders will not be required to have a minimum of ten full time Niagara N4 Certified technicians in employment within a 50-mile radius of the project site.
5. The District would prefer that the work start as soon as possible after School Board approval of the bid. The Administration will present a proposal to the School Board at their March 19, 2018 school board meeting. The project could start as soon as April 2018. The District will negotiate start and end dates with the contractor who is awarded the project.
6. The color of the plenum cable to be used will be purple throughout the entire project both at the Milford High School and Milford Middle School to delineate between IT and mechanical cables.
7. New RTUs in the Middle School will be JCI/York and AAon. New units in the High School will be JCI/York.
8. Sam Mechanical was awarded RTU replacement project and Eckhardt and Johnson was awarded heating pipe replacement. You may need to coordinate your work around or with them as both will be working through the summer.

Questions:

Q. What work needs to be done in the boiler room?

A. Bring four pumps down to two, hot water to the gym and kitchen, replace 3-way valve, and put in frequency drive. 6 rooftop units will be replaced at the high school, and all rooftop units will be replaced at the Middle School.

Q. Are all systems going?

A. Yes, it is the District's goal to have one platform for all schools. Administration wants to be able to look at all systems on a server here at the SAU.

Q. Will we use factory controls?

A. The District expects you to connect and provide the necessary controls. Mr. Cooper will speak to SAM Mechanical to see if a factory rep can assist.

Q. Will it be IP or MSTP throughout the buildings?

A. Our intent is that IP will be used.

Q. We need to know if Cat 5 or 6?

A. Cat 5

Q. Have the rooftop units been purchased?

A. Mr. Cooper will send submittal package to vendors.

Q. Are you ruling out MSTP?

A. MSTP with IP branches to keep the bid competitive. The District will not rule out IP only.

At 10:50 the group walked to the high school library. Mr. Cooper pointed out the different units, air handlers, and condensers on roof. Mr. Cooper stated if anyone needed to return to the building, they could call him for an appointment and he would take them back through. The group walked through the cafeteria and the boiler room.

Q. Do we have any old sequence of operations, controls or blue prints?

A. Mr. Cooper will research this question and get back to the vendors.

Q. Does the RFP reflect the new units that are to be installed?

A. Everything in there is as if the new units have already been installed.

At 10:10 am the group walked to the Middle School, toured the cafeteria, gymnasium, and art rooms.

Q. Sequence of the fan shut down during duct smoke activation.

A. Roof top unit vendor will have to adhere to fire dept. rules and regulations and should insure that unit works properly.

Q. Are all RTUs natural gas?

A. At the High School, yes. At the Middle School when the new units are installed they all will be natural gas. The Mechanical contractor will be installing new gas lines.

Q. Can we run with plenum rated cable?

A. Yes, you can run cable that is Plenum rated.

Q. Which building will be done first?

A. We will work with the contractor on which we need completed first, as it stands now it would make sense to finish the middle school first but that is up to the contractor, as long as all is complete by October 1st, in order to have heat in the buildings.

Q. Is Surface conduit ok?

A. Yes. In certain situations surface mounting is acceptable

Mr. Cooper will look for control sequences and send to all. If contractors need to re-enter the buildings, they can call or email Bill.

Meeting was adjourned at 10:35 am.

Respectfully submitted,

Janice French

Administrative Assistant to the Superintendent