

**STATE OF MINNESOTA
DEPARTMENT OF MILITARY AFFAIRS
ADDENDUM NO. 2, DATED MARCH 20, 2025
TO REQUEST FOR PROPOSALS**

**Consultant Services for
Mechanical, Electrical, Fire Suppression and Fire Alarm Upgrade at the
Army Aviation Support Facility (AASF) #1, St. Paul, MN
(Project No. 25125)**

TO ALL PROSPECTIVE RESPONDERS:

In this Addendum, changes to pre-existing Request for Proposal language will use ~~strike-through~~ for deletions and underlining for insertions

A. THE FOLLOWING HAVE BEEN POSTED TO WEBSITE

<http://minnesotanationalguard.ng.mil/requests-for-proposal>

- This Addendum No. 2, dated March 20, 2025

B. THE FOLLOWING CHANGES ARE PERTAINING TO THE REQUEST FOR PROPOSAL:

1. Page 3 of the Request for Proposal preamble is amended as follows:

~~Required specialty design disciplines: RCDD Certified Low Voltage and persons with expertise in aviation and airport design.~~

2. Page 2 of Exhibit A of the Sample Contract is amended as follows:

~~Required specialty design disciplines: RCDD Certified Low Voltage and persons with expertise in aviation and airport design.~~

C. THE FOLLOWING CLARIFICATIONS ARE PERTAINING TO THE REQUEST FOR PROPOSAL:

The following questions were asked of the Request for Proposals dated March 3, 2025. The italicized responses are provided.

1. Are performance-based specifications signed by a licensed professional engineer acceptable for the fire suppression and fire alarm scopes of work as permitted by Minnesota state code?
ANSWER: Yes
2. Does the owner have specific, preferred mechanical system(s) intended for the project?
ANSWER: No, the owner is looking to the design team for their knowledge and expertise in choosing a new HVAC system for the facility.

3. Is the owner open to a geothermal system for the facility as part of the project scope?
ANSWER: No, the owner does not want or have the required space for a geothermal system.
4. Have flow tests been conducted on the city main/hydrant near site to determine available flow & pressure?
ANSWER: No, flow tests will need to be executed by the design team to complete their fire suppression design.
5. Will this project need to be MN B3 Compliant?
ANSWER: No, the project does not need to meet B3.
6. Please confirm that we will be following the Sundown policy regarding foam suppression.
ANSWER: Yes, there will be no fire suppression systems allowed that use AFFF.
7. Is RCDD Certified Low Voltage individual relevant to the scope of this project?
ANSWER: No, a certified RCDD is not required for the scope of this work, therefore an RCDD certified individual is not required to be part of the design team.
8. Is it acceptable to assume that a water storage tank won't be required?
ANSWER: Unable to answer since this will be determined by fire protection design.
9. Can MNDMA provide most recent performance testing of the existing fire suppression system?
ANSWER: No, the building is not currently equipped with a fire suppression system.
10. Has a determination been completed regarding the need for emergency power generator? Does the current power supply meet the firm/reliable supply requirements?
ANSWER: No emergency generator required. The contractor to determine power requirements of the project.
11. Under A. Project Overview of the RFP, the second bid package described has a sentence that reads "for the replacement of the current mechanical and electrical systems that support the facility while making building alterations as needed to accommodate the new mechanical and electrical systems". Is the "replacement of the electrical systems" limited to modifications required to accommodate connections to the new mechanical equipment, or does it go further than that? If it does go further, can you provide further description of the extent of electrical systems replacement that is expected.
ANSWER: The existing building has two separate electrical services conductors, switchboards, etc. serving the building. This project will require the replacement and combining the two electrical services into a single service and miscellaneous electrical work required. Additionally, the project will also include replacement of electrical circuits serving new mechanical system equipment, electrical equipment, and lighting as required. Existing electrical circuitry that is not affected by the HVAC equipment and lighting shall remain.

12. Under A. Project Overview / Project Scope / Electrical: Item 1. Reads “Replace lighting as directed by the owner”. Can you provide further guidance as to the extent of lighting replacement that we should be accounting for? Full lighting replacement? Hangar lighting? Office area lighting? Exterior lighting?
ANSWER: Owner will make a determination on an area by area basis with the emphasis on areas disturbed by other trades.
13. Under A. Project Overview / Project Scope / Required specialty design disciplines: This requires a RCDD certified individual on the project. Can you expand on what services you see this individual providing? And the necessity of this requirement in the RFP? We do not feel it is required for the Fire Alarm or Mass Notification systems design. Is the only data infrastructure design expected to provide data outlets into any new construction, such as a new fire pump room addition? Can this requirement be removed from the RFP?
ANSWER: A certified RCDD is not required for the scope of this work, therefore an RCDD certified individual is not required to be part of the design team.
14. Are mechanical and electrical drawings of the Facility available – original, 1984, and later plans? Are structural and architectural plans also available? Which available plans are available in electronic format? Which ones are in Revit?
ANSWER: Owner has a combination of tif or pdf files of varied projects from 1941, 1985, 1993, 1999, and 2002, with CAD files from the 1993 project. Owner has no Revit model of the building. Successful consultant will be given drawings if desired; however, Consultant is to field verify all items on drawings.
15. Are automatic controls shop drawings by JCI for the existing systems available?
ANSWER: Existing shop drawings for the JCI system are irrelevant, the existing controls system will be replaced in its entirety as part of this new project.
16. Is there any HVAC equipment and materials at the Facility which will not be replaced but will be reused?
ANSWER: No, we do not anticipate any of the facility’s existing HVAC equipment being reused.
17. Is it expected that the basic type of HVAC replacement system will be similar to the existing HVAC systems (but meeting current codes and standards)? Or is it expected that a different type of HVAC system will be provided?
ANSWER: Unable to answer, this will be determined as we progress through the phases of the design process.
18. It is likely that the water service will need to be up-sized. Do you know the size of the existing underground water main at the site? Are outside utility plans available?
ANSWER: Consultant to determine existing utilities.
19. What is the available static municipal water pressure near the hangar?
ANSWER: Flow tests will need to be executed by the design team to complete their fire suppression design.
20. What size municipal water main is running along the street adjacent to the hangar?
ANSWER: Consultant to determine existing utilities.

21. What is the maximum height from floor to bottom of roof at the hangar bay?
ANSWER: This information can be provided, if required to the successful consultant.
22. Are there any hazardous materials storage areas within this building?
ANSWER: There are areas within the building that have flammable liquid cabinets.
23. Is there an existing room anticipated for the location of fire sprinkler controls, or will this be an addition to the building (or is that part of the design team's scope to determine)?
ANSWER: This will be determined as we progress through the phases of the design process.
24. Are there any areas of the Facility which will not be protected by the new fire suppression systems?
ANSWER: No, System to be building wide.
25. Approximately what percentage of the building is anticipated to have new lighting?
ANSWER: This will be determined in part by the requirements of other trades and what percentage of the building will be disturbed. Owner will make a determination on an area by area basis with the emphasis on areas disturbed by other trades.
26. Are architectural drawings (Code plans, ceiling removal/replacement, etc.) required to be in Revit? Or is AutoCAD acceptable for these?
ANSWER: Project shall be completed in Revit.
27. Are digital as-built drawings available for the building and MEP systems (CAD or Revit)?
ANSWER: There are no as-built CAD drawings for any previous project. Consult to field verify all items.
28. Is 3D photo/laser scanning of the building allowed for documenting existing conditions?
ANSWER: Yes
29. Are the existing utility transformers owned by DoMA or Xcel?
ANSWER: The existing utility transformers are not DMA owned; they are utility owned transformers.
30. Are floor plans of the building available to aid in preparation of the proposal?
ANSWER: No
31. Will AutoCad or Revit files of the building be available to the awarded team?
ANSWER: The owner can provide CAD files from a 1993 Energy Conservation Retrofit project and an owner created CAD file of the building floor plan with no Structural or MEP shown. Consult to field verify all items.
32. Will plan review & inspections be run through St. Paul, DLI or Federal AHJ?
ANSWER: State Plan Review will be executed by the MN Department of Labor and Industry (DOLI). Inspections will need to be figured out by the design team based on what the mutual agreement is between MN DOLI and the City of St. Paul.

33. Have there been any prior accessibility upgrades and building code assessments? Are these available?
ANSWER: *A building elevator installation in the past, with no code assessments available.*
34. Article A. Project Overview: Architectural, please clarify "Remove items no longer needed."
ANSWER: *To clarify, "Remove items no longer needed" should be interpreted as consultant to note items that are no longer needed in the building and have them removed as part of project.*
35. Has the Owner retained separate commissioning services? Attachment 3 to Exhibit A, article 3.0.11 references the "State's hired 3rd party envelope commissioning agent."
ANSWER: *No, there is no building envelope upgrades planned.*
36. Is the structural design scope limited to that which is necessary to accommodate mechanical, electrical, and fire protection systems? Or does the structural design scope extend to other deficiencies that are encountered such as catwalks, stairs and railings?
ANSWER: *Structural design scope is limited to work required in RFP.*

D. THE FOLLOWING ADDITIONAL INFORMATION IS HERBY PROVIDED.

1. Attached is the Mandatory Pre-Proposal Meeting Sign In Sheet from March 11, 2025.

-- END OF ADDENDUM NO. 2 --

**THE ADJUTANT GENERAL
DEPARTMENT OF MILITARY AFFAIRS
STATE OF MINNESOTA**

MEETING/CONFERENCE ATTENDANCE RECORD

<u>DATE:</u> March 11, 2025		<u>TIME:</u> 10:00 A.M.
<u>TITLE OF MEETING/CONFERENCE</u> Mandatory Project Site Tour		<u>PROJECT NO. & TITLE:</u> Consultant Services for Mechanical, Electrical, Fire Suppression and Fire Alarm Upgrade at the Army Aviation Support Facility (AASF) #1, St. Paul, MN Project No. 25125
NAME (write legibly)	BUSINESS	TELEPHONE
Russ Ekholm	DMA - FMD	720-666-6073
Bruce Wehms	AASF # 1	651-231-3420
NICK BRULA	AEH SEH	651-440-4261
J/G'S LEE	TRUE NORTH CONSULTING	651-705-1250
James Art	EEA	651-308-1806
Reed Paitich	WOLD AE	612-227-6373
MASON SAVAGE	IMEG	612 612-540-5000
Ray Bouchart	Design Tree	651-408-3859
be Wetternach	KFI	612 8023874
Tim Setala	Pierce PM!	763-537-1311
JONATHAN STERN	MILWAUKEE UNWITTED	651-226-5478
Kelly Plack	LEO ADALY	612 612 359 4635
Adrienne Pulch	Victus Engineering	651 253 4075

MEETING/CONFERENCE ATTENDANCE RECORD

[illegible]