



2025-0038 ITB
HVAC Controls Upgrade
Addendum 002 September 11, 2025

Attention Bidders: The following changes and additions are made to the bid documents.

Clarification: Bids must be submitted in hard copy in a sealed envelope. Electronic submittals will not be accepted. Sealed Bids must be received at WTA, located at 4011 Bakerview Spur, Bellingham, WA 98226, no later than September 23, 2025, at 12:00 PM deadline. Clearly print “Bid number 2025-038 ITB HVAC Controls Upgrade” on the outside of the envelope. Envelopes must clearly state that it is only to be opened by Procurement.

Question 1	Which HVAC unit currently does not have a VFD installed on the exhaust fan, and needs one installed as specified in the ITB? And can a photo of the nameplate for the unit be sent out to potential bidders?
Answer 1	This question was previously answered in Addendum 001. It is being carried forward to this Addendum 002 to reinforce that the drawings showing alternate 001 have been provided as an attachment to Addendum 002.
Question 2	What are the benefits of VFD on MAH-1 and should this be an alternative bid item?
Answer 2	This question was previously answered in Addendum 001. It is being carried forward to this Addendum 002 to reinforce that the drawings showing alternate 001 have been provided as an attachment to Addendum 002.
Question 3	Will the engineer include the following minimum, testable requirements for the supervisory platform (these reflect common Niagara capabilities and market expectations for open access)? Proposed Language: The BAS supervisory platform shall, at minimum: 1. Multi-vendor ecosystem: Be supported by multiple independent system integrators in the region; not restricted to a single manufacturer’s service channel. 2. Licensing & ownership: Perpetual runtime license; Owner is licensee; no subscription required for continued operation. Provide license transfer rights to Owner if service provider changes. 3. Engineering tools access: Deliver full administrator credentials and the native engineering tool to the Owner (e.g., Niagara

	Workbench or equal) so any qualified integrator can edit graphics, logic, databases, alarms, schedules, trends, and drivers. 4. Unlocked deliverables: Provide unlocked station/project databases, graphics source files, custom logic/blocks, driver configurations, and backups at project closeout. 5. Protocol interoperability: Native BACnet/IP client/server with BBMD/Foreign Device support; support for Modbus TCP/RTU and other common drivers without proprietary gateways.
Answer 3	These requirements have incorporated into the specifications and have been provided with this Addendum.
Question 4	Please confirm that the required supervisory software is Tridium Niagara 4.x (Niagara Supervisor with JACE/edge controllers) as the basis of design to meet the open access intent. Our proposed solution is that, added to the Controls spec is “Basis of Design: Tridium Niagara 4.x Framework. Equivalent platforms may be proposed only if they meet all ‘Open Access/Interoperability Minimums’ in RFI 02 and provide the same multi-vendor service ecosystem.”
Answer 4	This question was previously answered in Addendum 001. It is being carried forward to this Addendum 002 to reinforce that the BOD framework showing alternate 001 has been provided as an attachment to Addendum 002.
Question 5	Please confirm whether Tracer Controls, provided and integrated by Trane, will be accepted as an approved substitution/equal to the Niagara 4 framework and Trane as an approved vendor for the BAS Controls Upgrade project. Tracer Controls meet bid requirements, are based on an open BACnet protocol, and utilize the Tracer Synchrony web-based interface—which does not require proprietary software or a dedicated workstation, and can be accessed securely via standard web browsers. Please see attached files for supporting documentation on the interoperability and open basis of Trane Controls.
Answer 5	Controls alternatives will be acceptable if they meet the criteria stated in Question 3. Provide a written statement that illustrates the compliance with this criteria.
Question 6	It is unclear in the project documents if the contractor or the owner will be procuring the commissioning effort for the project. Can you provide clarifications if commissioning is expected to be under the contractor for if the owner will procure commissioning?
Answer 6	Contractor must provide commissioning services for this project.
Question 7	I'm having difficulty finding if I need to present a formal request for an installer/product substitution or if just asking as a Question suffices for the substitution request. Upload a request in a form or somewhere on this portal that I'm not finding? FSI had told me verbally we were an accepted nate, but I understand formalities.
Answer 7	Substitutions will be considered when requested as laid out in “Section 2: Bid Conditions part 1. Request for Clarification, Deviation, or Substitution” on page 13 of the solicitation. Bidders can use the “Question & Answer” section of the Procurement Portal to submit substitution requests.