



## Department of Procurement Services

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160 South Hollywood Street · Room 126 · Memphis, TN 38112 · (901) 416-5376

February 15, 2021

RE: Addendum #3: IFB#02192021 – **Winchester ES HVAC Replacement**

Dear Bidders:

This Addendum forms a part of the Contract Documents and modifies the Plans and Specifications dated February 1, 2021. The Contractor shall acknowledge receipt of this Addendum on the Bid Form. Failure to do so may subject the Bidder to disqualification.

### **Item #1**

**Revised Specifications**—Please see revisions to the following sections for Specification #238146 – Water-Sourced Unitary Heat Pumps.

Section 2.2.A. Manufacturers: **Add**, “4. Magic Aire” as an acceptable manufacturer.

Section 2.2.D.4 Fan Motors: **Replace**, “permanent split capacitor” with “permanent split capacitor (PSC) or electronically commutated motors (ECM).”

Section 2.2.H.5.b. Compressor: **Delete**, “Use of a variable frequency drive to operate compressor is prohibited.

Section 2.2.H.5. Compressor: **Add**, “f. Variable speed.”

Section 2.2.H.8. Refrigerant Metering Device: **Replace**, “Thermal-expansion valve” with “Thermal-expansion valve or electronic-expansion valve.”

### **Item #2**

**Revised Drawings**—Please see revisions to Drawing M601.

Drawing M601, Refer to schedule SELF-CONTAINED WATER SOURCE HEAT PUMPS.

- Note number 5: **Replace** “2 STAGE” with “2 STAGE or VARIABLE-SPEED”
- Note number 13: **Delete** note
- Note number 18: **Delete** note

### **Item #3**

**Additional Notes**–Please see below for additional notes for the above reference project.

As outlined in the drawings and specifications, a reminder:

- A field-grade laptop shall be provided by the Contractor and must be preloaded with all the manufacturer's service tools, have a modern operating system.
- The BACnet controller provided by the manufacturer must be compatible and function with current technology and not be obsolete.
- The Contractor shall be responsible to ensure that the manufacturer provides Owner Training for any and all equipment and its components.
- The contractor shall furnish and install any components not supplied by the manufacturer for a complete system installation.

### **Item #4**

**Questions & Responses**–Please see below for questions and responses for the above reference project.

#### **Question #1**

Part 2.2.A. Manufacturers: There are currently three approved manufacturers listed. Neither Carrier nor Trane manufacture a self-contained water-source heat pump unit ventilator, and so Daikin would be the only approved manufacturer. Would it be allowable for Magic Aire to be added to the specification as an approved manufacturer? Right now, Magic Aire and Daikin are the only two companies that manufacture self-contained water-source heat pump unit ventilators.

#### **Response #1**

See Item #1 under Revised Specifications in this addendum for response to questions #1.

#### **Question #2**

Part 2.2.D.4. Fan Motors: Would it be allowable to add electronically commutated motors (ECM) to this part of the specification, in addition to the permanent split capacitor (PSC) motors that are currently allowed. Daikin is the only manufacturer that uses PSC motors in self-contained water-source heat pump unit ventilators. Magic Aire uses ECMs, which are more energy-efficient than PSC motors. ECMs also generate less heat while operating than PSC motors.

## Response #2

See Item #1 under Revised Specifications in this addendum for response to questions #2.

## Question #3

Part 2.2.H.5.b. Compressor: Would it be allowable to add variable-speed compressors to this part of the specification, in addition to the two-stage compressors that are currently allowed. This would require deletion of the sentence, “Use of a variable frequency drive to operate compressor is prohibited.” Daikin is the only manufacturer that uses two-stage compressors in self-contained water-source heat pump unit ventilators. Magic Aire uses variable-speed compressors, which are more energy-efficient than two-stage compressors. Variable-speed compressors also have a lower operating sound level than two-stage compressors and are more effective at controlling humidity in the space, which are both very important in a learning environment for children.

## Response #3

See Item #1 under Revised Specifications in this addendum for response to questions #3.

## Question #4

Part 2.2.H.8. Refrigerant Metering Device: Would it be allowable to add electronic expansion valves to this part of the specification, in addition to the thermal expansion valves that are currently allowed. Daikin is the only manufacturer that uses thermal expansion valves in self-contained water-source heat pump unit ventilators. Magic Aire uses electronic expansion valves, which increase the efficiency and allow for better control of the units.

## Response #4

See Item #1 under Revised Specifications in this addendum for response to questions #4.

Question #5

What is the MWBE Utilization percentage on the Winchester ES project? Page 3 of the IFB on website is blank.

Response #5

Please reference Appendix I which is found at the end of this IFB document for the utilization rate for this project. The MWBE utilization rate is 17.8%.

Question #6

Does the tile flooring or the glue for the tile under the units in the classrooms contain asbestos?

Response #6

An asbestos document was provided which specified the areas of concern.

Question #7

If the new units does not fit the exact footprint of the old units, will you require that the contractor match the existing tile and match the wall paint.

Response #7

The contractor will need to fix and repair anything removed or damaged during construction and match to existing. This is in the drawings.

Question #8

If On drawing M101 note (E) says demolish sub ceiling as needed. Will the owner be liable for replacing demolished ceiling?

Response #8

The sub ceiling is one area asbestos was identified.

Question #9

Spec section 230130.52-EXISTING HVAC AIR DISTRIBUTION SYSTEM CLEANING does not include a lot of detail about what has to be done to existing ductwork/equipment. Can you have A/E elaborate what is required, as this could be a large item?

Response #9

It's written on the notes in the drawings as well as the specs but the requirement is exactly what it says, all existing duct that is not being replaced is to be cleaned.

Thank you,

Procurement Services