



Sunman-Dearborn Community Schools  
BP#1 - Early Mechanical

# ADDENDUM 1

# General Narrative

Date: 8/5/24



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# **Sunman-Dearborn Community Schools – BP#1**

## **Early Mechanical**

### **ADDENDUM #1**

### **August 5, 2024**

This Addendum is hereby made a part of the Drawings and Specifications on the subject work as though originally included therein. The following amendments, additions, and/or corrections shall govern this work.

#### **General**

- 1) All contractors **MUST BE** prequalified to submit a bid on this project. Reach out to Maxwell Construction if you are unsure if you are pre-qualified.
  - a. A substitution request must be submitted for any TAB Contractor that is not listed as an approved vendor in the 22/230593 Testing and Balancing Spec
- 2) All substitution requests and questions must be submitted to [chudepohl@maxwellbuilds.com](mailto:chudepohl@maxwellbuilds.com) by Friday 8/9/24.
- 3) See attached Pre-Bid Sign-in Sheet for a list of the Pre-Bid meeting attendees.
- 4) See attached Pre-Bid Meeting Notes for general notes from the meeting.
- 5) ZH Commissioning (ZHCx) has been added to the project team and will serve as the commissioning provider on this project, confirming that all work meets the owner's requirements, satisfies the basis of design, and systems function as designed by the Engineer of Record. ZHCx is contracted with Sunman Dearborn Community School Corporation as a 3<sup>rd</sup> party independent commissioning firm. Cooperation from the Mechanical Contractor and its subcontractors will be instrumental in ensuring that equipment is installed and operates as designed. Contractors must provide necessary support throughout the process as identified in the added Commissioning Specifications which are attached in Addendum #1.

#### **Questions and Answers**

- 1) **Q:** At the pre-bid it was mentioned that refrigerant from the ACCU's is to be reclaimed and turned over to Owner. Please confirm if existing refrigerant in ACCU's is to be reclaimed or discarded.
  - i. **A:** Contractor to be responsible for capturing and reclaiming the existing refrigerant from ACCU's that are being replaced. (Refer to Primary Engineering Note #1B)

- 2) **Q:** As mentioned during the walk through and somewhat in Spec Section 003113, are isolation valves to be added to all the existing hydronic lines that feed existing unit ventilators that are being replaced?
  - i. **A:** Correct. Isolation Valves are to be added at branch lines that are to be demo'd so that lines can be demo'd for UV replacement throughout the school year rather than needing to drain down the system for each phase. (Refer to Primary Engineering Note #1A)
- 3) **Q:** V1 Spec Section 01 12 00 Page 256: states "Disregard Note on Controls Responsibility Chart showing that rough-in of thermostats is the responsibility of the Electrical Contractor. This is the responsibility of the Controls Contractor" while while V2 Spec Section 23 09 00 1.3 - E reads that EC contractor to rough-in thermostat boxes. Which is correct?
  - i. **A:** V1 Spec Section 01 12 00 is correct. Controls Contractor to be responsible for roughing in all thermostat boxes and supplying blank covers for existing thermostats that are being abandoned.
- 4) **Q:** Where is the information for the Storage Tank at BES found.
  - i. **A:** Refer to the GWH Schedule for ST-1 Tank Model Number: RGA0318
- 5) **Q:** Are equipment spec's open source and the equipment schedule is just the basis of design? Spec's do not look to mention a manufacturer.
  - i. **A:** Refer to Primary Engineering Narrative Notes 8-14 for added equipment manufacturer's.
- 6) **Q:** Are all items shown with dark line-weight and dashed on Mechanical Demo Drawings to be demo'd?
  - i. **A:** Yes
- 7) **Q:** BES: Note 9 on equipment schedule notes, " Provide and install with Needlepoint Bipolar Ionizer. Refer to Needlepoint Bipolar Ionizer Schedule" but no schedule is provided and Trane does not offer these as a factory option. Should this note be disregarded?
  - i. **A:** Refer to updated schedule on Sheet M501 (per Primary Engineering Narrative Note #16)
- 8) **Q:** At the pre-bid it was mentioned that the louver in the mechanical room within the insulated metal panels is to be discarded rather than be removed and reinstalled to serve as a means of fresh air intake for the new refrigerant evacuation system. Please provide clarification.
  - i. **A:** Louver to be removed by BC-1 HVAC/ Plumbing Contractor and discarded off-site. The louver will not be reinstalled.
- 9) **Q:** V2 Spec Section 23 09 00 Page 298 1.5A: Do we need to provide 5 workstations (laptops) with the software licenses, or do we just need to provide 5 licenses for their existing computers?
  - i. **A:** Contractor to supply licenses only. Owner to supply workstation. Refer to updated spec.
- 10) **Q:** Specs call for replacement of "all control boards, sensors, actuators, wiring, etc." Does this include replacement of existing JACE's?

- i. **A:** Per 23 09 00 "All equipment to be replaced including cabling, control panels, JACE's, etc..."
- 11) Q:** Can any control wiring or control boards be reused?
  - i. **A:** Per 23 09 00 "All equipment to be replaced including cabling, control panels, JACE's, etc..."
- 12) Q:** At Sunman Elementary where there are known pneumatic controls. If all pneumatics are to be replaced, should the air compressor be removed?
  - i. **A:** Refer to Control Valve Schedule on Sheet M601. Control Valves to be replaced. Control Dampers to remain but actuators to be replaced and linkage to modified as required.
- 13) Q:** Specs call for replacement of all pneumatic controls with new DDC Controls. Where are these locations? If pneumatic controls are being replaced should new dampers and valves be installed or should a retrofit kit be installed? Valve/ Actuator replacement would be best for Owner's future maintenance.
  - i. **A:** Refer to Control Valve Schedule on Sheet M601. Control Valves to be replaced. Control Dampers to remain but actuators to be replaced and linkage to modified as required.
- 14) Q:** Are there any curb adaptors on this project.
  - i. **A:** Yes. Refer to roof plans for curb adaptor locations. Contractor is responsible for measuring and properly sizing curb adaptors.

**Updated Specifications:**

- 1) Refer to attached specs which have been **Added**.
  - a. SECTION 01 9100 – GENERAL COMMISSIONING REQUIREMENTS
  - b. SECTION 23 0800 – COMMISSIONING OF HVAC
- 2) The following Specifications have been **Amended**:
  - a. SECTION 23 09 00 – INSTRUMENTATION AND CONTROLS FOR HVAC
  - b. SECTION 23 09 93 – SEQUENCE OF OPERATIONS FOR HVAC CONTROLS

**Updated Drawings:**

- 1) **BES**
  - a. M001 Mechanical Information
  - b. M501 Mechanical Schedules
- 2) **NDES**
  - a. M001 Mechanical Information
  - b. M203 Mechanical Plan – Roof Plan
  - c. M301 Mechanical – Boiler Room Plan
  - d. M501 Mechanical Schedules
  - e. M601 Mechanical Controls
- 3) **SES**
  - a. M00 Mechanical Information
  - b. MD101B Mechanical Demo Plan – 1<sup>st</sup> Floor Unit B
  - c. MD101D Mechanical Demo Plan – 1<sup>st</sup> Floor Unit D

- d.** MD103 Mechanical Demo Plan – Enlarged Plans
- e.** M101B Mechanical Plan – 1<sup>st</sup> Floor Unit B
- f.** M101D Mechanical Plan – 1<sup>st</sup> Floor Unit D
- g.** M102 Mechanical Plan – Roof
- h.** M301 Mechanical Plans - Enlarged
- i.** M501 Mechanical Schedules
- j.** M502 Mechanical Schedules
- k.** M601 Mechanical Controls





Sunman-Dearborn Community Schools  
BP#1 - Early Mechanical

# ADDENDUM 1

## Prebid Meeting Notes

Date: 8/5/24



## **Sunman Dearborn Community Schools – BP#1 Pre-bid Agenda**

### **7/29/24**

1. Introductions
  - a. Owner: Sunman Dearborn School Corporation
  - b. A/E: Lancer Associates/ Primary Engineering
  - c. CMc: Maxwell Construction
2. Pre-Bid Sign-In Sheet
3. Advertisement for Prequalified Tier-1 Bidders – Summary
  - a. Bid Date: Thursday 8/15/24
  - b. Bid Time: 2:00PM
    - i. Contractors to drop bids off at Door 13 ECHS
  - c. Bid Location: 1 Trojan Place, St. Leon, IN 47012
  - d. Bid Openings: Bids to be read aloud publicly in ECHS Trojan Room.
    - i. Contractors to wait outside Door 13 after dropping off bid and will be let inside Door 13 and escorted to Trojan Room at 2:10PM.
4. Description – Sunman Dearborn Additions and Renovations 2024 is set to include (2) bid packages which will have multiple Bid Categories.
  - a. BP#1 – Early Mechanical: Includes all mechanical work at the (3) elementaries schools. (One single BC-1 HVAC/ Plumbing Bid Category)
    - i. BES
      1. Replacement of AHU's and UH's on Mechanical Mezzanine
      2. Replacement of GWH in Basement
      3. Removal and reinstallation of ACCU for Roof Replacement
      4. Refer to drawings for OTHER items...
    - ii. NDES
      1. Replacement of Building Controls
      2. Replacement of Boilers and Pumps
      3. Replacement of ACCU's, MAU, and Roof Equipment
      4. New RR in 2<sup>nd</sup> Floor Special Ed Suite
      5. Refer to drawings for OTHER items...
    - iii. SES
      1. Replacement of Building Controls
      2. Replacement of Boilers
      3. Install of new Domestic Water Booster Pump
      4. Replacement of UV's in Classrooms
      5. Install of new RF's, EF's, and Mini-Split Units
      6. Replacement of RTU's and ACCU's on Roof

7. Refer to drawings for OTHER items...
    - b. BP#2 – Future Package.....: Will include Civil, Electrical, and Architectural Renovations at the (3) Elementary Schools and Mechanical, Civil, Electrical, and Architectural Renovations at ECHS. (Expected to bid October '24 and will have multiple Bid Categories.)
5. Drawings/ Specs:  
<https://distribution.easternengineering.com/View/MultiPlanroomJobList.aspx>
6. Matterport Links
  - a. Refer to Spec Section 001113 Advertisement for Bids
7. Preliminary Schedule – Refer to Spec Section 003113 Preliminary Schedules
  - a. Start Date: Spring/ Summer '25
  - b. Completion Date: December '26
8. Prequalification – **MUST** be Prequalified to bid on project
  - a. Non-pre-qualified bids will be returned unopened.
9. Bid Categories
  - a. BC-1: HVAC/ Plumbing
10. Multiple Contract Summary – Specifies Scope of Work
  - a. Spec Section 01 12 00 (Volume 1 Specs)
11. Bid Envelope Requirements – Refer to Bid Form Spec 00 41 16.1 (Checklist on final page.)
  - a. 004116.1 Completed Bid Form
  - b. Financial Statements
  - c. Non-Collusion Affidavit
    - i. Is part of bid form and needs to be notarized.
  - d. Certified Check or Bid Bond
  - e. 004322 Unit Price Form – Signed form **MUST** be submitted whether unit prices are or are not included with Bid-Category.
  - f. 004321 Allowance Form – Be sure to include Allowances in base-bid value.
    - i. All OH&P for Allowance to be included in base-bid value.
    - ii. Allowance Values shown on 012100 Allowances Form and 011200 Multiple Contract Summary.
  - g. 004323 Alternates Form – Contractor **MUST** turn in signed Alternates Form regardless of if there is an alternate in Bid Category or not.
  - h. 004116.2 E-Verify Affidavit
  - i. 004116.3 Drug Testing Policy
  - j. Bid Envelope: Project Name, Date, Bid Category, Company Name.
12. Notable Items
  - a. Contract Award
    - i. Low and Responsive Bidder to be given Notice of Intent to proceed with submittals and shop drawings if Owner approves after bids have been reviewed and post-bid interviews have been conducted.
      1. ACCU's are spec'd with R410A refrigerant and will need ordered ASAP. Intent is to have approved submittal and shop drawings for ACCU's by September 23, 2024 so that units can be ordered by Sept. 30, 2024.

2. Contractor to immediately begin working on submittals and shop drawings for equipment that will be needed for Summer ' 25 Work.
- b. Drawings
    - i. Plumbing scope is found within the M drawings, there are no P drawings.
  - c. Roofing
    - i. Responsible for providing roof protection for all work on roof.
    - ii. Responsible for flashing in new curbs and roof penetrations.
      1. Contact for Owner's Roofing Vendors can be found in 011200 Multiple Contract Summary.
  - d. Accessibility
    - i. Access points for SES Boiler Room and BES Mechanical Mezzanine are outlined in 011200 Multiple Contract Summary.
      1. Responsible for ordering new AHU's at BES in split sections that will fit through provided opening.
  - e. Dumpsters – Responsible for own dumpsters and material haul-off.
  - f. Controls – Controls Contractor to propose replacement plan for controls at NDES and SES. Will need to keep existing TC Panels functional and in-place and begin to migrate equipment over to new TC Panel to mitigate disruption to Owner.
    - i. This work can be completed on off hours throughout the school year if a mutually agreeable schedule can be agreed upon.
    - ii. Contractor responsible for point-by-point verification of controls sequencing.
  - g. Air Balancing – (3) spec'd TAB Contractors
    - i. Will need to submit a substitution request during bid period if you plan to use anyone else.
      1. Advise getting this in to be included in Addendum #1.
  - h. Laydown/ Storage Areas
    - i. Refer to Spec Section 011413 Access to Site for dedicated outdoor storage areas at each school.
  - i. Alternates
    - i. Alternate #1: at SES for supplying and installing UV's with reheat coil for de-humidification in lieu of base-bid unit that controls humidity via controls sequencing.
  - j. Temp. Conditioning – Responsibility of Owner/ CMc
13. Addendum Process
- a. Email all questions to Cody Hudepohl at [chudepohl@maxwellbuilds.com](mailto:chudepohl@maxwellbuilds.com) be sure to include Chris Grabosky [cgrabosky@maxwellbuilds.com](mailto:cgrabosky@maxwellbuilds.com) on copy for all questions.
    - i. All questions need to be submitted by 8/9/24. (Addendums to be distributed via Eastern Engineering.)
      1. First Addendum: Tentatively Friday 8/2/24
        - a. Questions need received by EOD Wednesday 7/31/24.
      2. Final Addendum: Tentatively Monday 8/12/24.
        - a. Questions need received by noon Friday 8/9/24.
14. General Walkthrough





Sunman-Dearborn Community Schools  
BP#1 - Early Mechanical

# ADDENDUM 1

## Prebid Sign-in Sheet

Date: 8/5/24









Sunman-Dearborn Community Schools  
BP#1 - Early Mechanical

# ADDENDUM 1

## Arch. / Eng. Narrative

Date: 8/5/24



**Primary Engineering, Inc.**  
 2828 Lake Ave.  
 Fort Wayne, Indiana 46805  
 260-424-0444 ph  
 www.primary-eng.com



Addendum: 1  
 Date: 8/5/2024  
 Project: SDCSC Early Mechanical Package  
 Comm #: 24588

The following items shall be incorporated into the specifications and drawings and are considered to be integral to the bid documents for the project. Acknowledgement of receipt of this addendum is required on the bid form.

**Item #1: General Clarifications.**

- A. Sunman ES: At each instance of Demolition Plan Note 4 on Drawing Sheets MD101B, MD101C, and MD101D, contractor shall tie-in to existing piping and provide and install new line-sized ball valve.
- B. At all existing equipment shown to be removed, contractor shall reclaim existing refrigerant into containers furnished by contractor and deliver to Owner at East Central High School, 1 Trojan Road, St. Leon, IN 47012. Coordinate delivery with Owner.

**Item #2: Specification Section 220593 "Testing, Adjusting, and Balancing for Plumbing"**

- A. Add American Air Balance as an approved TAB Specialist Firm.
- B. Add National Pro Balance as an approved TAB Specialist Firm.

**Item #3: Specification Section 221123.13 "Domestic-Water Packaged Booster Pumps"**

- A. Add QuantumFlo as an approved manufacturer.
- B. Add Grundfos as an approved manufacturer.

**Item #4: Specification Section 221223.11 "Facility Indoor Potable-Water Storage Tanks"**

- A. Add QuantumFlo as an approved manufacturer.
- B. Add Grundfos as an approved manufacturer.

**Item #5: Specification Section 230593 "Testing, Adjusting, and Balancing for HVAC"**

- A. Add American Air Balance as an approved TAB Specialist Firm.
- B. Add National Pro Balance as an approved TAB Specialist Firm.

**Item #6: Specification Section 230900 "Instrumentation and Control for HVAC"**

- A. Revise Part 1.3 B, C, D, and E. Refer to attached revised specification.
- B. Revise Part 1.5 A. Refer to attached revised specification.
- C. Revise Part 2.2 E. Refer to attached revised specification.
- D. Revise Part 2.4 B. Refer to attached revised specification.

**Item #7: Specification Section 230993 "Sequence of Operations for HVAC Controls"**

- A. Revise Bright Elementary AHU sequences Part 3.4 B and C. Refer to attached revised specification.**

**Item #8: Specification Section 232116 “Hydronic Piping Specialties”**

- A. Add Grundfos as an approved manufacturer.

**Item #9: Specification Section 232123 “Hydronic Pumps”**

- A. Add Grundfos as an approved manufacturer.

**Item #10: Specification Section 235216 “Condensing Boilers”**

- A. Add Weil-McLain as an approved manufacturer.

**Item #11: Specification Section 236200 “Packaged Compressor and Condenser Units”**

- A. Add the following as approved manufacturers.
  1. Carrier Corporation
  2. Daikin Applied
  3. Trane
  4. York; a Johnson Controls Company

**Item #12: Specification Section 237416.11 “Packaged, Small-Capacity, Rooftop Air-Conditioning Units”**

- A. Add the following as approved manufacturers.
  1. Carrier Corporation
  2. Daikin Applied
  3. Trane
  4. York; a Johnson Controls Company

**Item #13: Specification Section 237423.13 “Packaged, Indirect-Fired, Outdoor, Heating-Only Units”**

- A. Add the following as approved manufacturers.
  1. Carrier Corporation
  2. Daikin Applied
  3. Trane
  4. York; a Johnson Controls Company
  5. Greenheck Fan Corporation
  6. Rupp Air Management Systems
  7. Reznor HVAC

**Item #14: Specification Section 238126 “Split-System Air-Conditioners”**

- A. Add the following as approved manufacturers.
  1. Carrier Corporation
  2. Daikin Applied
  3. Trane
  4. York; a Johnson Controls Company
  5. Mitsubishi Electric & Electronics USA, Inc.
  6. Samsung HVAC

7. SANYO North America Corporation

**Item #15: Bright ES Drawing Sheet M001.**

- A. Revise Controls Responsibility Chart. Rough-in of thermostats shall be by TCC. Refer to attached drawing revision.

**Item #16: Bright ES Drawing Sheet M501.**

- A. Add Needlepoint Bipolar Ionizer Schedule. Refer to attached drawing revision.

**Item #17: North Dearborn ES Drawing Sheet M001.**

- A. Revise Controls Responsibility Chart. Rough-in of thermostats shall be by TCC. Refer to attached drawing revision.

**Item #18: North Dearborn ES Drawing Sheet M203.**

- A. Add Roof Cap RC-1. Refer to attached drawing revision.

**Item #19: North Dearborn ES Drawing Sheet M301.**

- A. Add control damper actuator symbol to EF-1. Add Roof Cap RC-1. Refer to attached drawing revision.

**Item #20: North Dearborn ES Drawing Sheet M501.**

- A. Revise Exhaust Fan Schedule. Add Remark 8 and apply to EF-1. Refer to attached drawing revision.
- B. Add Roof Cap Schedule. Refer to attached drawing revision.

**Item #21: North Dearborn ES Drawing Sheet M601.**

- A. Add refrigerant monitor and exhaust system control points. Refer to attached drawing revision.

**Item #22: Sunman ES Drawing Sheet M001.**

- A. Revise Controls Responsibility Chart. Rough-in of thermostats shall be by TCC. Refer to attached drawing revision.

**Item #23: Sunman ES Drawing Sheet MD101B.**

- A. Remove existing fan coil units in boiler room. Add Demolition Plan Note 10. Refer to attached drawing revision.
- B. Add radiant ceiling control panel valve location RCP-1 and RCP-2. Refer to attached drawing revision.

**Item #24: Sunman ES Drawing Sheet MD101D.**

- A. Add radiant ceiling control panel valve location RCP-3 and RCP-4. Refer to attached drawing revision.

**Item #25: Sunman ES Drawing Sheet MD103.**

- A. Remove existing boiler room louver. Revise Demolition Plan Note 10. Refer to attached drawing revision.

**Item #26: Sunman ES Drawing Sheet M101B.**

- A. Add Roof Cap RC-1. Add EF-1 control damper. Delete existing fan coil units. Refer to attached drawing revision.
- B. Add radiant ceiling control panel valve location RCP-1 and RCP-2. Refer to attached drawing revision.

**Item #27: Sunman ES Drawing Sheet M101D.**

- A. Add radiant ceiling control panel valve location RCP-3 and RCP-4. Refer to attached drawing revision.

**Item #28: Sunman ES Drawing Sheet M102.**

- A. Add Roof Cap RC-1. Refer to attached drawing revision.

**Item #29: Sunman ES Drawing Sheet M301.**

- A. Delete existing boiler room louver. Refer to attached drawing revision.

**Item #30: Sunman ES Drawing Sheet M501.**

- A. Add Roof Cap Schedule. Refer to attached drawing revision.
- B. Revise Exhaust Fan Schedule. Revise Remark 5. Apply Remark 5 to EF-1. Refer to attached drawing revision.

**Item #31: Sunman ES Drawing Sheet M502.**

- A. Revise Unit Ventilator Schedule. Revise hot water coil control valve information. Refer to attached drawing revision.
- B. Revise Hot Water Unit Heater Schedule. Revise hot water coil control valve information. Refer to attached drawing revision.

**Item #32: Sunman ES Drawing Sheet M601.**

- A. Add refrigerant monitor and exhaust system control points. Refer to attached drawing revision.
- B. Revise Controls Information Note 1. Add Controls Information Note 10. Add Control Valve Schedule. Refer to attached drawing revision.

