



Sunman-Dearborn Community Schools
BP#1 - Early Mechanical

ADDENDUM 2

General Narrative

Date: 8/12/24



Sunman-Dearborn Community Schools – BP#1

Early Mechanical

ADDENDUM #2

August 12, 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.
- 2) 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 3rd 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.
- 3) Bid Form Checklist
 - a. Be sure that all items listed on 004116 Bid Form Checklist are included in bid envelope.
 - b. Be sure to include \$95,000 General Allowance within base-bid per 012100 Allowances.
- 4) Bid Day Information
 - a. Bid Date: Thursday, August 15, 2024
 - b. Bid Time: 2:00 PM local time.
 - i. Location: 1 Trojan Place, St. Leon, IN 47012
 - c. Physical bids to be dropped off at Door 13 at East Central High School (Address Above.)
 - d. Bids shall be placed in a sealed envelope and clearly indicate:
 - i. Contractor's Legal Name and Address
 - ii. Bid for Sunman-Dearborn Additions and Renovations 2024 Bid Package 1

iii. Bid Category Number

- 5) At North Dearborn Elementary School, Sheet M301, Contractor responsible for all items as shown with dark line weight including install of new boiler plant, pumps, flues, piping, et cetera.

Questions and Answers

- 1) Q: Who is responsible for patching of walls at SES in classrooms where metal pipe chases are being demo'd per Note 8 on Mechanical Demolition Drawings?
 - i. A: Patching/ painting of block walls in areas where pipe chases are demo'd in classrooms per Mechanical Demo Note 8 is to be completed by a separate contractor in future Bid Package #2. HVAC/ Plumbing contractor to be responsible for demo of pipe chase only. (To remove all fasteners, hangers, etc.)
- 2) Q: Who is responsible for patching of floor at SES kitchen office where FCU is being demo'd out?
 - i. A: Patching of tile floor to be by separate contractor in future Bid Package #2.
- 3) Q: How is sprinkler work in each of the boiler rooms and mechanical rooms being handled. Sprinkler heads will need to be removed prior to work taking place.
 - i. A: Required sprinkler demo and rework will be completed by separate contractor in future Bid Package #2.
- 4) Q: Will HVAC/Plumbing permits for this project be required per school building or for the entire project?
 - i. A: Owner/ CM will procure required permits from local municipality.

Updated Specifications:

- 1) Refer to attached specs which have been **Added**:
- 2) The following Specifications have been **Amended**:
 - a. 23 09 93 – Sequence of Operations for HVAC Controls

Updated Drawings:

- 1) BES
- 2) NDES
- 3) SES



Sunman-Dearborn Community Schools
BP#1 - Early Mechanical

ADDENDUM 2

Arch. / Eng. Narrative

Date: 8/12/24



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



Addendum: **2**
 Date: **8/12/2024**
 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: Specification Section 220593 “Testing, Adjusting, and Balancing for Plumbing”

- A. Add Kahoe Air Balance as an approved TAB Specialist Firm.

Item #2: Specification Section 230593 “Testing, Adjusting, and Balancing for HVAC”

- A. Add Kahoe Air Balance as an approved TAB Specialist Firm.

Item #3: Specification Section 230993 “Sequence of Operations for HVAC Controls”

- A. Revise air handling unit and unit ventilator safety controls. Freeze stat shall be adjustable, hardwired, electric with automatic reset. Delete reference to hot water coil strap-on aquastat. Refer to attached revised specification.
- B. Add VAV air handler occupied mode outside air damper adjustable minimum position. Refer to attached specifications.
- C. Add VAV air handler discharge temperature setpoint reset. Refer to attached revised specification.
- D. Revise variable speed lead/lag parallel pump sequence 3.14 A and 3.27 A. Refer to attached revised specification.
- E. Delete reference to boiler supply temperature reset based on building space temperatures in sequence 3.15 B and 3.28 B. Supply water reset shall be based on outdoor air temperature. Refer to attached revised specification.
- F. Add unoccupied chiller sequence based on space temperature in sequence 3.16 B and 3.29 B. Refer to attached revised specification.
- G. Add BMS enable of existing relief air dampers for air handler and unit ventilator relief in sequence 3.22 B.1, 3.23 B.2, and C.2. Refer to attached revised specification.
- H. Add AHU-E1 through AHU-E4 sequence 3.23 C. Refer to attached revised specification.

Item #4: Bright ES Drawing Sheet M001.

- A. Add control points for face and bypass dampers. Add control points for trending data for various equipment. Refer to attached drawing revision.

Item #5: Bright ES Drawing Sheet M201.

- A. Revise piping to AHU-4. Refer to attached drawing revision.

Item #6: Bright ES Drawing Sheet M402.

- A. Revise air handler module details for AHU-1, 3, and 4. Heating coil shall be located upstream of cooling coil. Refer to attached drawing revision.

Item #7: North Dearborn ES Drawing Sheet M601.

- A. Add control points for trending data for various equipment. Refer to attached drawing revision.

Item #8: Sunman ES Drawing Sheet M100.

- A. Add Hydronic System Cleaning Note. Refer to attached drawing revision.

Item #9: Sunman ES Drawing Sheet MD101C.

- A. Add demolition thermostat location. Revise thermostat tags. Refer to attached drawing revision.

Item #10: Sunman ES Drawing Sheet M101C.

- A. Add new thermostat location. Revise thermostat tags. Add MAU summer/winter switch location. Refer to attached drawing revision.

Item #11: Sunman ES Drawing Sheet M101D.

- A. Revise thermostat tags. Refer to attached drawing revision.

Item #12: Sunman ES Drawing Sheet M301.

- A. Add chilled water system bypass filter feeder. Refer to attached drawing revision.

Item #13: Sunman ES Drawing Sheet M601.

- A. Add control points for trending data for various equipment. Refer to attached drawing revision.