



Invitation for Bid No. 2024-074

Detention Center Rooftop HVAC Replacements

ADDENDUM No. 1

ISSUE DATE: April 30, 2024

Responding Offerors on this project are hereby notified that this Addendum shall be made a part of the above named IFB document.

The following items add to, modify, and/or clarify the IFB documents and shall have the full force and effect of the original Documents. This Addendum shall be acknowledged by the Offeror in the IFB document.

Notice

1. The bid due date is changed by this addendum. Sealed bids for Detention Center Rooftop HVAC Replacements will be received by the Union County Procurement Department *until 2:00 PM* local time on **May 16, 2024** at the Union County Government Center, 500 North Main Street, Suite 709, Monroe, NC 28112 at which time the bids will be opened and read.
2. Staff decision regarding “Like Models” received for consideration will be released by addenda no later than May 7, 2024.

Add/Delete Section

1. **Delete:** All reference to the due date of May 7, 2024 throughout the IFB.
Add: Bid due date of May 16, 2024 at 2:00 PM Local Time throughout the IFB.
2. **Add to Section 4 Scope of Work:** Performance and Payment Bonds are required for this solicitation. Contractor shall furnish performance and payment bonds, each in an amount at least equal to the Contract Price. These bonds shall remain in effect until one year after the date when final payment becomes due or until completion of the correction period unless provided otherwise by Law, Regulation, or the Contract Documents. The Contractor shall provide surety bonds wherein surety waives notice of any and all modifications, omissions, additions, changes and advance payments or deferred payments in or about the Contract and agrees that the obligations undertaken by the bond shall not be impaired in any manner by reason of such modifications, omissions, additions, changes, and advance payments or deferred payments. The surety bond must not require that a suit be initiated prior to the time stipulated in North Carolina’s applicable statutes of limitations.

All bonds and insurance required by the Contract Documents to be purchased and maintained by Owner or Contractor shall be obtained from surety or insurance companies that are duly licensed or authorized in the jurisdiction in which the Project is located to issue bonds or insurance policies for the limits and coverages so required and have a financial standing rating from A.M. Best Company equal to or better than A-VII.

2. **Delete in Section 5 Specifications, Page 8 the following:**
 - Provide new return grille and duct as needed for the upgraded unit (main trunk duct to remain).
 - Provide new supply grille in hallway and duct as needed for the upgraded unit (main trunk duct to remain).
 - Relocate thermostat from kitchen to hallway.
 - Disconnect and reconnect control wiring.

Add in Section 5 Specifications, Page 8:

- Disconnect and reconnect controls, Trane VariTrac, and thermostat wiring.
- Stainless Steel Heat Exchanger.

3. **Delete Section 5.1 Warranty, 3rd Bullet Point, Page 8:** Gas heat exchangers shall carry a 10-year warranty.

Add Section 5.1 Warranty, 3rd Bullet Point, Page 8: Gas stainless steel heat exchangers shall carry a 15-year warranty.

End of Add/Delete Section

Question/Answer Section

1. The upgraded unit that is referred to under Section 5 Specifications on page 8, I am assuming is the unit that has the damper in it? I think it may be a variable volume unit?

Answer: RTU 5 it has a Trane Varitrac controller that controls multiple areas.

2. Is there a drawing showing the size and length of the return duct to be added, along with relation to the main duct trunk?

Answer: Refer to Add/Delete Section.

3. Is there a drawing showing the return air register location?

Answer: Refer to Add/Delete Section.

4. Is there a drawing showing the size and length of the supply duct to be added, along with relation to the main duct trunk?

Answer: Refer to Add/Delete Section.

5. Is there a drawing showing the location of the supply air register in the hallway?

Answer: Refer to Add/Delete Section.

6. Is there a preference on supply air register and return air register type?

Answer: Refer to Add/Delete Section.

7. For the new duct, is insulated flexible duct acceptable or is spiral pipe preferred?

Answer: Refer to Add/Delete Section.

8. What is the height from the floor to the ceiling, and from the ceiling to the supply and return mains? Will we need something taller than a 10' ladder?

Answer: Refer to Add/Delete Section.

9. What is the distance from the existing thermostat location in the kitchen to the new location in the hallway?

Answer: Refer to Add/Delete Section.

10. What type of controls system does the building have – is it a BAS system or standalone thermostats?

Answer: You will be reusing the existing thermostats. Six (6) units are standalone thermostat controlled and RTU #5 has the Trane Varitrac controller. All units must be verified that they working.

11. Is it acceptable to remove and replace all (7) units in one mobilization or will separate mobilizations be needed, ie will there need to be a certain number of units running at all times for occupant comfort purposes.

Answer: No. It is not acceptable to remove all the units at one time. Separate mobilizations will be required to minimize the impact on detention personnel.

12. Are New disconnects needed?

Answer: Yes. Refer to Section 5.

13. Can we bill for equipment if equipment is on-site or in a bonded warehouse?

Answer: No.

14. Is there any time constraints to how long each unit can be off?

Answer: Yes, separate mobilization will be needed to minimize the impact of the detention personnel.

15. No test and balance or Bond?

Answer: Yes. Refer to Section 5, test adjusting, and balance are required. Refer to Add/Delete Section for Bond information.

16. Will our installation team have access to pull their trucks, tools, etc. behind gates of the detention center? If so, is there a process that needs to be completed before access is provided?

Answer: Yes, the installation crew will have access to pull their trucks in the gate and the requirements that will be discussed with the winning bidder.

17. Are economizers required? Or can Manual Outside Air Dampers be selected?

Answer: Yes, an economizer is required. See Section 4.

18. Are the unit electrical disconnects to be reused? Fuses to be changed, as needed.

Answer: New disconnects are required. See Section 5.

19. Relocation of thermostat - Is this needed? I believe it was discussed to reuse all thermostats. Basic disconnect and reconnect services.

Answer: No relocation of the thermostats. Existing thermostats are to be used. Six (6) units are thermostat controlled and RTU #5 has the Trane Varitrac controller. All units must be verified that they working.

20. Could you please confirm that there is no work to be done inside of the facility?
- a. Provide new return grille and duct as needed for the upgraded unit (main trunk duct to remain).
 - b. Provide new supply grille in hallway and duct as needed for the upgraded unit (main trunk duct to remain).
 - c. Relocate thermostat from kitchen to hallway.

Answer: Refer to Add/Delete Section.

21. In the Unit specs, it mentions "Advanced Controls and BACnet BAS". Could you please confirm that there is no new control work, and we are only to disconnect and reconnect power and controls?

Answer: You will need to reconnect the thermostats on six (6) units and RTU #5 reconnect the Trane Varitrac controller. All units must be verified that they working.

End of Questions/Answers Section

End of Addendum 1