

Principals:

Mark D. Fellenzer, P.E., LEED AP  
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Founder:

Archie D. Fellenzer, Jr., P.E.  
(1924 - 2014)

## PRE-BID ADDENDUM NO. # 2

The information contained herein, revises, supplements, and/or supersedes the specific parts of the documents referred to and shall be attached to and become part of such documents as if originally forming a part thereof. Except as herein modified, all other provisions of the documents shall remain in full force as originally set forth.

**ISSUED TO:** ALL BIDDERS

**PROJECT:** Orange County Community College  
Physical Education Center HVAC Roof Top Unit #7-12 Replacement  
OCCC Project No. ITB-OCCC-2023-19  
F.E. Project No. 22-059

**DATE:** November 3, 2022

**ISSUED BY:** Eric D. Fellenzer, P.E.

**PAGES:** 4

**ATTACHMENT:**

1. None

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**RFI Items:**

1. Plan HE-701 call for curbs to be removed and roof to be patched. The details call for adapter curbs. Which is it?

*FE Response: The existing roof curbs for units RT-10, 11 and 12 are to remain. New units shall be provided with a new fully insulated transition curb to fit the existing roof curb dimensions. The roof shall be patched in areas that are disturbed during construction. All roofing work shall be by Hygrade Insulators or A-Z Coatings per the general roofing notes on drawing HE-001.*

2. We assume that the glycol coils are 2" for 40 gpm and 1 1/4" for 11 gpm. Please confirm the sized of new and existing piping.

*FE Response: RT-10 is served by 2" glycol supply and return piping, and RT-11 and 12 are served by 1-1/4" glycol supply and return piping. Any new piping required shall be same size as existing.*

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3. Is the water treatment for the entire existing system? If so, what is the volume of the entire system?

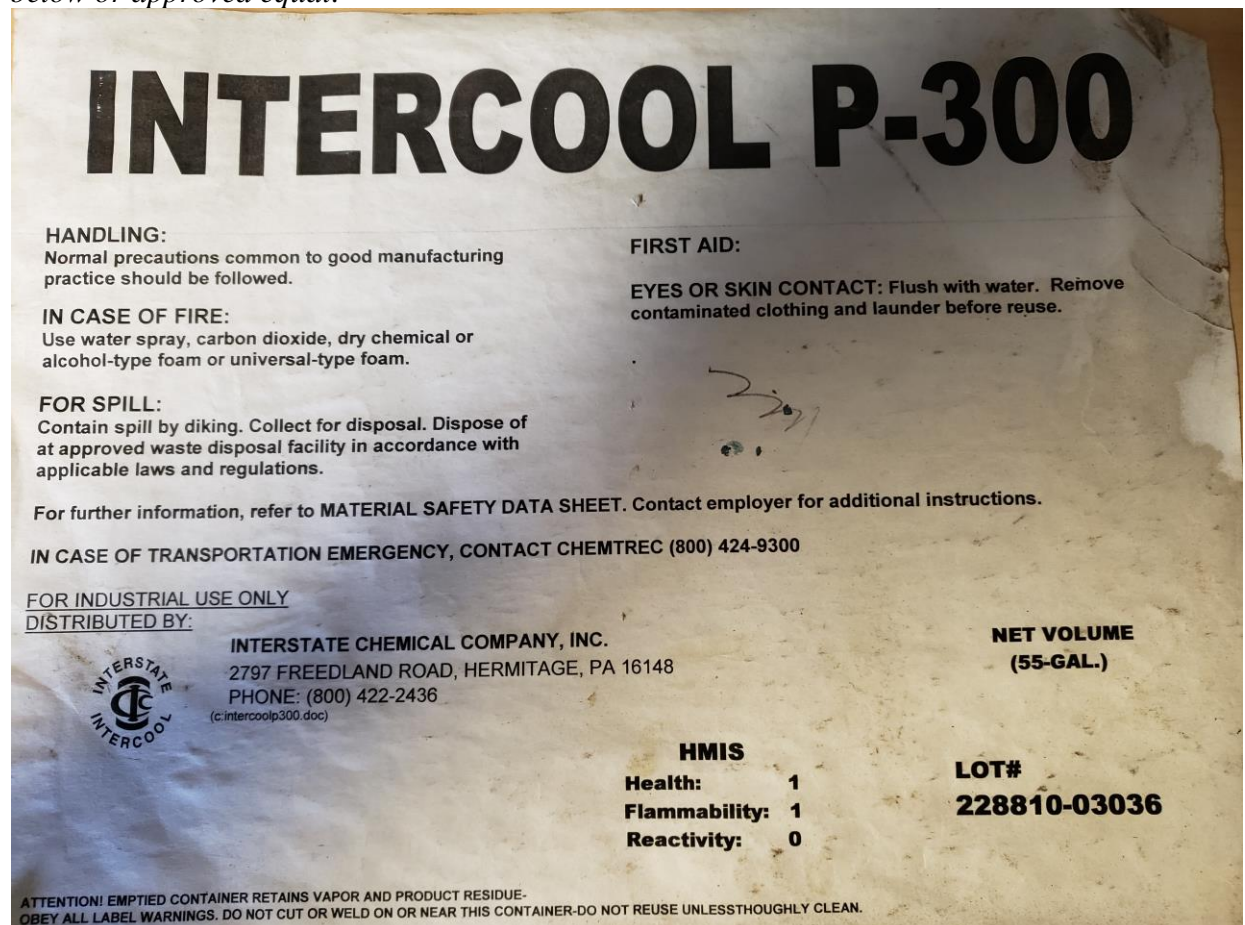
*FE Response: Water treatment is only required for RT-10, 11 and 12.*

4. What is the percentage of glycol required for this system?

*FE Response: Pre-demolition the contractor shall test the existing glycol solution percentage in the system for use during the refilling process. A pre-demo test report shall be provided to the engineer and school for record. For bidding purposes provide 40% glycol solution utilizing the material shown below or approved equal.*

5. Who is responsible for draining down and filling the Glycol hot water system when coils are disconnected?

*FE Response: Per mechanical demolition note #10 on drawing HED-104 "It is the responsibility of the HVAC contractor for the draining, filling & chemical water treatment per boiler manufacturer's requirements." The contractor shall provide a written phasing plan on draining and filling the system to the engineer for review and approval. For bidding purposes provide 40% glycol solution utilizing the material shown below or approved equal.*



6. How many, if any, sensor/probe wells will the controls contractor require?

*FE Response: At this time, we do not anticipate any piping sensor/probe wells.*

7. Is there a preferred place to set up the crane?

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- FE Response: There is no preferred location to set up a crane. The contractor shall review the site and provide a proposed rigging plan for review and approval. All craning shall be performed on college property (not on city of Middletown streets).*
8. Do you know if the exiting Daikin Units have Return/Exhaust fans in them?  
*FE Response: The existing units have supply and exhaust fans. All new units shall be provided with supply and exhaust fans.*
9. We found this bid out for OCCC to replace an RTU. Does this project include a project labor agreement?  
*FE Response: This project does not have a project labor agreement.*
10. Please confirm the schedule is as per the General Phase Note on plan HE-100 (5/22/23 to 8/17/23) and superseded the spec page IFB-4 with the work being fully completed 60 Days from Notice to Proceed.  
*FE Response: Correct.*
11. Please confirm that all units can be removed and replaced at the same time. If not please advise on the desired sequence.  
*FE Response: The intent is for units RT-10,11 and 12 to be removed and replaced at the same time. No sequencing required.*
12. Please confirm the guarantee Period and Maintenance Bond period is 2 years as per page IFB-4 and Article XX in the General Conditions.  
*FE Response: Correct.*
13. Please advise if a Builder's Risky Policy is required as per Article XXIV paragraph 24.5 in the General Conditions.  
*FE Response: Correct.*
14. Please advise if permits are required and if so, please confirm the permit fees will be waived.  
*FE Response: No permits are required for this project. The only requirements are that the electrical installer is licensed by the City of Middletown and all electrical work is inspected by a third party and documented.*
15. Please advise if the conduits serving RTU's 7 & 10 can be routed through the stairwell as shown on Drawing HE-102 Detail 2 & HE-103 or advise if an alternate path will be required.  
*FE Response: Conduits can be routed through the stairwell as shown on the plans. If the contractor believes to have a more efficient path, they may submit it to the engineer for review and approval. Any additional cost incurred by a proposed alternate path shall be at no cost to the Owner.*
16. Please confirm any asbestos testing and abatement work required for project scope will be provided by the college.  
*FE Response: The existing rooftop units were installed around 1995. It is believed that no asbestos containing material (ACM) is present in the equipment, insulation, ductwork and piping surrounding the scope of work. This being said all removed materials including the existing rooftop units must be disposed of properly by the contractor. No asbestos testing or abatement is required for this project.*

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17. Please advise if a pre-demo Testing and Balancing survey is desired on Hydronic and/or Air Systems.

*FE Response: Pre-demolition the contractor shall test the existing glycol solution percentage in the system for use during the refilling process. A pre-demo test report shall be provided to the engineer and school for record. All new units shall be tested and balanced to the design parameters per industry standards. Provide a test and balance report to the engineer for review and approval.*

18. Please advise if the duct transitions need to be lined or can be unlined. Please provide a ductwork spec for line ductwork if desired.

*FE Response: Per Keyed Note #1 on drawing HE-104 new transition curbs shall be fully insulated. Any disturbed insulation shall be reinstalled with R-8 insulation. Refer to specification 230700 HVAC Insulation for all insulation requirements.*

19. On drawing HE-701 & SKHE-701.2, Notes 1 & 2 describe the replacement of 3 RTUs with existing roof curb replacement. We are aware work is only associated with RTUs 10 to 12 and include transition curbs with new unit installation. Please confirm roofing modification or replacement of existing roof curbs is not required for the RTU Replacements.

*FE Response: The existing roof curbs for units RT-10, 11 and 12 are to remain. New units shall be provided with a new full insulated transition curb to fit the existing roof curb dimensions. The roof shall be patched in areas that are disturbed during construction. All roofing work shall be by Hygrade Insulators or A-Z Coatings per the general roofing notes on drawing HE-001.*

**Additional Amendment to Drawings and Specifications:**

1. None

Please sign and date this addendum E-mail back to [jdd@fellp.com](mailto:jdd@fellp.com) and CC [edf@fellp.com](mailto:edf@fellp.com) and [bg@fellp.com](mailto:bg@fellp.com) and include it with the bid submission.

Company Name: \_\_\_\_\_

Address: \_\_\_\_\_

Company Officer: \_\_\_\_\_

Date: \_\_\_\_\_

-----**END OF ADDENDUM**-----