



RE BID Addendum #1

Date: April 12, 2023

Project #: 2105

To: Bidders for the
City of Franklin Social Services Building Renovation RE BID
100 East 4th Avenue
Newport News, VA

Addendum Pages: 3

Sign Up Sheet: 1

Sheets: 0

From: PMA Architecture
10325 Warwick Blvd, Newport News, VA

Contact: Katie Stodghill, AIA PMA Architecture

The following is Addendum #1 which includes corrections, clarifications or alterations to the documents, plans and specifications for the RE BID of Franklin Social Services Building Renovation, dated June 24, 2022 and are to be incorporated into the project scope of work as described herein:

1. Included in this Addendum are Addendum #1 dated October 25, 2022 Addendum #2 dated November 11, 2022 from previous bid. These Addendums are included for clarification purposes.
2. Included in this Addendum is the Sign Up Sheet from the April 10, 2023 Pre Bid Onsite Walk Through
3. Preliminary Project Schedule:
April 24, 2023 Last Day to submit RFI questions
April 28, 2023 Bids Due
4. **Question:** Are building permits by the Owner or Contractor? **Answer:** Permits are to be applied for and paid by the Contractor.
5. **Question:** Are the bids to be turned in hard copy or email, there is some conflicting information on Construct Connect? **Answer:** Bid Packages shall be delivered to: Rachel Trollinger Department of Finance, 207 W 2nd Avenue, Franklin, VA 23851. Hand delivered bid documents should be dropped off at the Commissioner of Revenue window on the first floor. No email bids will be accepted.
6. **Question:** Is the vault door to be removed? **Answer:** Yes, the vault door is to be removed.
7. **Question:** Is there just 1 vault door? **Answer:** Yes, there is only 1 vault door on the first floor.
8. **Question:** Are all wall partitions to be removed wood stud partitions? **Answer:** The partitions are wood framed and construction demolition will need to be verified by the contractor.
9. **Question:** Is this building on a concrete slab? **Answer:** Yes
10. **Question:** The sequence of operations calls for DDC controls but there are no DDC specifications or details please advise. **Answer:**
Revisions to Contract Documents
Specifications:
SECTION 238126 SPLIT-SYSTEM AIR-CONDITIONERS
DELETE: Paragraph 2.3 ACCESSORIES and ADD the following:
2.3 ACCESSORIES

- A. Provide BACnet fixed function thermostats and interface with the City of Franklin Trane Ensemble Enterprise System.
1. The Trane Communicating Heat Pump Thermostat (Part # DTX13511542010) is for control of self-contained heating/cooling heat pump units. Thermostat shall be a configurable device that is capable of standalone or integrated operation. The product shall include an intuitive, menu-driven, backlit LCD display, which easily walks users through the programming steps.
 2. Accurate temperature control shall be achieved by proportional control algorithm.
 3. Three remote sensor inputs shall be included. Provide and install remote supply air temperature sensor for monitoring.
 4. An SPST auxiliary switch output that operates with the occupancy shall be included. Provide remote motorized 24v two position outdoor air damper/actuator to control minimum fresh air.
 5. Thermostat shall be 24 volt.

Drawings:

DRAWING M701

CHANGE:

SPLIT SYSTEM HEAT PUMP AND EXHAUST FAN SEQUENCE OF OPERATION to the following:

“SEQUENCE OF OPERATION

Split System Heat Pumps (Typical of 4)

Occupied:

On a signal from the programable BACnet thermostat the AHU supply fan shall be energized and operate continuously. The motorized OA damper shall be interlocked to the thermostat occupancy schedule and shall be powered open.

Cooling Mode: On a rise in space temperature above cooling setpoint the compressor shall be energized to maintain cooling setpoint. On a fall in space temperature below the cooling setpoint, the compressor shall be de-energized.

Heating Mode: On a fall in space temperature below the heating setpoint the reversing valve shall be activated, and the compressor shall be energized in the reverse-cycle to maintain the heating setpoint. On a rise in space temperature above the heating setpoint, the reversing valve shall be de-activated, and the compressor shall be de-energized.

During a defrost cycle or a call for emergency heat, the auxiliary electric heater shall be cycled to maintain heating setpoint.

Unoccupied:

On a signal from the thermostat the AHU supply fan shall be de-energized. The motorized OA damper shall be interlocked to the thermostat occupancy schedule and shall spring close.

On a fall in space temperature below the unoccupied setpoint, the AHU supply fan and heating section shall cycle in the heating mode to maintain unoccupied temperature setpoint.

Setpoints:

A minimum dead band of 2.5°F shall exist between the heating and cooling set points. Initial setpoint shall be 70°F for occupied heating and 74°F for occupied cooling. Initial setpoint shall be 60°F for unoccupied heating.

Safety Devices:

All high temperature lockouts, fan, and electric heating safety interlocks and delays and compressor protection devices shall be furnished and installed by unit manufacturer. Contractor shall provide refrigerant piping accessories in compliance with the manufacturer's recommendations.

Exhaust Fan

Control fan with wall mounted fan switch."

DRAWING M102

ADD to SHEET KEYNOTE No. 4: "Provide 8" x 8" OA control dampers on the 8" x 8" OA duct at each AHU."

End of Addendum #1