



Addendum 1

HVAC Condenser Replacement at the Navy Yard

Questions and Answers

October 6, 2023

1. Power feed to the condensers will be how far? Any approximate distance? Do we need to provide the breakers and disconnect?

ALL DISTANCES ARE TO BE FIELD MEASURED AND VERIFIED BY CONTRACTOR; YES, CONTRACTOR IS REQUIRED TO FURNISH ALL REQUIRED ELECTRICAL COMPONENTS FOR AN OPERATIONAL SYSTEM.

2. Location of AHU/ indoor units from condenser and how far are indoor units from the condenser.

ALL DISTANCES ARE TO BE FIELD MEASURED AND VERIFIED BY CONTRACTOR.

3. Do we need to run the refrigerant pipes and control wires through the riser shaft or some concealed areas and do some openings and the do the repairs works. Kindly provide some information.

PIPING AND CONTROL WIRING SHOULD BE ROUTED IN THE MOST DIRECT AND EXPEDITIOUS MANNER. ALL NEW OPENINGS AND PENETRATIONS ARE TO BE SEALED BY CONTRACTOR; ANY UNUSED OPENINGS AND PENETRATIONS ARE TO BE SEALED BY CONTRACTOR.

4. Kindly provide contact name and address to send the bid.

BIDS TO BE SUBMITTED ELECTRONICALLY, RETURN RECEIPT REQUESTED, TO:
mtrudeau@pidcphila.com.

5. Will the bids need to be hand delivered to you in a sealed envelope? If so, what address do we deliver them to?

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6. Will the bids be opened in public? Or private?

THERE WILL NOT BE A PUBLIC BID OPENING, BUT BIDS WILL BE POSTED TO THE PIDC WEBSITE UPON OPENING.

7. Being that the air handlers are both heating and cooling and are constantly in use, does this mean that we can only remove 1 existing condenser and (2) coils at a time? We would then have to get the (2) new condensers, coils, electrical and controls 100% complete and started up by the factory, prior to starting on the 2nd & 3rd AHU? Please clarify? This would require 3 separate crane picks and factory startups.

CONDENSING UNITS AND REFRIGERANT PIPING CAN BE REMOVED DURING NORMAL WORKING HOURS DURING THE WINTER MONTHS (AMBIENT BELOW 58 DEGREES); BASE BID SHOULD INCLUDE REPLACEMENT OF AHU COILS (ONE AHU AT A TIME) DURING NORMAL BUSINESS HOURS (MONDAY TO FRIDAY; 7AM TO 5PM); PROVIDE ALTERNATE PRICING FOR REPLACEMENT OF AHU COILS DURING NON-BUSINESS HOURS (FRIDAY 6PM THRU MONDAY 6AM)

8. Will the coils for AHU's #2 & 3 be coming, split up in sections and have to be assembled in the field? There is not enough space in these areas to get the new coils in, in one piece? Please clarify.

ALL COILS SHOULD BE FULLY FACTORY ASSEMBLED; NO FIELD ASSEMBLY OR FABRICATION PERMITTED; AHU-3 COIL REPLACEMENT WILL REQUIRE CREATING OPENING IN ADJACENT GYPSUM WALL; LANDLORD WILL PROVIDE ACCESS TO ADJACENT SPACE; CONTRACTOR IS RESPONSIBLE TO RESTORE WALL TO ORIGINAL CONDITION.

9. Please confirm that the scope of work only includes installing (6) new condensers and (6) new coils 1 cooling and 1 heating in each AHU. It seems that York cut sheets in the bid package list more than that.

SCOPE INCLUDES REPLACEMENT OF (5) REFRIGERANT COILS, REMOVAL OF (3) EXISTING CONDENSING UNITS AND FURNISHING SPECIFIED VRF CONDENSING UNITS; EXISTING HOT WATER COILS ARE TO REMAIN IN SERVICE.

10. Is it acceptable to re-utilize the existing circuits (2 x 125amp circuits and 1 100amp circuit) feeding existing CUs, install appropriate splice enclosure, tap and feed new

50amp and 40amp CUs designated for each area CU replacement (in lieu of running 2 new circuits to each location)

YES; ELECTRICAL INSTALLATION MUST COMPLY WITH ALL APPLICABLE CODES AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.

11. If tapping single circuit for 2 units locally, would the preferred means of fusing for correct MOCP per unit be weatherproof fused disconnect switch or weatherproof enclosed circuit breaker?

NO PREFERENCE; ELECTRICAL INSTALLATION MUST COMPLY WITH ALL APPLICABLE CODES AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.

12. The York technical specifications show the DX kit for Third Party AHU Integration requiring a 208volt circuit for the Control Box power supply, however all 3 AHUs are 480volt, is there any perceived issue with mixed voltages integrated into 1 unit?

CONTRACTOR TO FURNISH 208 VOLT POWER FOR DX INTEGRATION KIT.

13. The RFP instructs to replace three (3) existing DX Coils. There are currently Five (5) existing DX Coils. The two (2) 60-Ton AHU's have Two (2) coils each and the 40-Ton AHU has One (1) coil giving us a total of Five (5) Coils. Please confirm we are to replace all Five (5) Coils.

FIVE (5) REFRIGERANT COILS TO BE REPLACED BY CONTRACTOR - AHU-1 : (1) COIL; AHU-2 : (2) COILS; AHU-3 : (2) COILS.

14. The existing 60-Ton Condensing Units have an Electrical MOCP of 125 Amps, the new 60-Ton VRF condensing Unit Setup will require 180-Amps. Please confirm the existing electrical system has the capacity for the increased amperage draw of the new condensing units.

CORE SYSTEM WILL UTILIZE EXISTING 100 AMP BREAKER AND EXISTING FEEDERS; RIGHT AND LEFT WING SYSTEMS WILL REQUIRE BREAKER UPGRADES FROM 125 AMP TO 150 AMP; CONTRACTOR TO DETERMINE, BASED UPON FIELD CONDITIONS, WHETHER REPLACEMENT OF FEEDERS IS REQUIRED, AND IF REQUIRED, INCLUDE IN CONTRACTOR'S SCOPE OF WORK, AT CONTRACTOR'S EXPENSE; ELECTRICAL INSTALLATION TO COMPLY WITH ALL APPLICABLE CODES AND MANUFACTURER'S INSTALLATION INSTRUCTIONS

15. Can you provide a name and contact number to setup a site visit to review the existing conditions?

SITE VISIT CONTACT IS: Joe.Goldschmidt@cbre.com

16. The specifications don't mention the number of units to be worked on at once. Can I take all 3 units offline at once the condensers and air handlers?

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17. Also, are we able to email the bid proposal or does it need to be hand delivered?

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mtrudeau@pidcphila.com.