

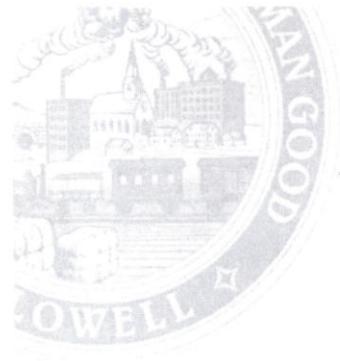
August 29, 2014

**ADDENDUM #1
IFB #15-24
CONDENSING UNITS**

The number of this Addendum, Addendum No. 1, must be entered in the space provided on the Bid Form.

CLARIFY:

- 1) Your bid spec mentioned that the new equipment would need to be tied into the building energy management (EMS) system. I noticed that the equipment is controlled by some older, analog Landis & Gyr Powers System 600 panels with 3 settings: unoccupied, occupied and auto. Are these panels the EMS system that was referenced in the bid spec? I also wanted to make sure that there are no DDC controls involved with these systems.
 - a. There is no outside controls. The units are controlled on/off from the Powers system to the penthouse contactors
- 2) The bid spec mentioned that all new condensing units needed new sleepers or pads. The existing condensing units are mounted on steel supports that appear to be in good shape for re-use. Will we be allowed to re-use existing support steel?
 - a. On the first walkthrough it was noticed some had plastic risers on the steel supports. Since there are new units being installed and to keep them uniform new riser need to be installed.
- 3) The bid spec mentioned that we would need to include flushing out the piping and installing filter-driers. Since the replacement equipment will be rated for R-22 (your current refrigerant), a flush-out wouldn't be necessary unless any of the systems had suffered from compressor burnouts in the past. Have any of these systems had burned out compressors?
 - a. Good piping practices should be used. Basic – gauge refrigerant, recover, leak check, flush system, acid test. Filter dryer and new insulation are required.
- 4) As another bidder mentioned at the meeting this morning, the MassSave rebate would not be achievable for this type of project because R-22 systems cannot get above 13 SEER, whereas the MassSave minimum qualifying rating for most of the equipment to achieve even the Level 1 rebate would need to be at least 14 SEER. Given those restrictions, are we still required to meet the MassSave?
 - a. R22 condenser will only meet 13:00 SEER with a matching Evaporator coil, this is acceptable



5) During today's walkthrough, I noticed a lot of failed and worn insulation on the liquid lines and suction lines on most of the condensing units. Do you want the exposed rooftop portions of the pipe insulation replaced as part of this project?

a. Good piping practices should be used. Basic – gauge refrigerant, recover, leak check, flush system, acid test. Filter dryer and new insulation are required.

Sincerely

P. Michael Vaughn
Chief Procurement Officer