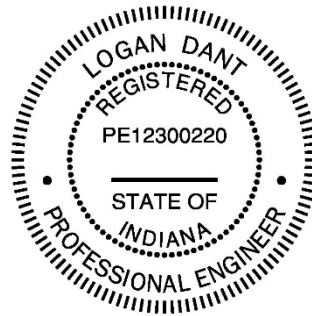




Primary Engineering, Inc.
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Addendum: 1
Date: 01/16/2025
Project: Walb Student Union
HVAC Controls Renovations - 2025
Comm #: 24639

The following items shall be incorporated into the specifications and drawings and are considered to be integral to the bid documents for the project. Acknowledgement of receipt of this addendum is required on the bid form.

Item #1: General Clarifications.

A. See attached for the pre-bid meeting agenda and sign-in sheet.

B. **Question:** *“Do either of the mechanical rooms contain asbestos?”*

Answer: The insulation on the walls do not contain asbestos. The chilled water piping is assumed to have asbestos but not confirmed. Any abatement required will be handled by the owner outside of this contract.

Question: *“Does the existing Tridium AX Jace need to be replaced?”*

Answer: No, that will remain existing.

Question: *“For a single manufacturer of controls, there are also existing central plant controllers and reheat VAV controllers in the two mechanical rooms, are those also to be included or just the existing air handler’s controller?”*

Answer: Any existing controller shall be replaced in order for a single manufacturer of controls so not just limited to the air handlers. Also includes the central plant (second floor), the reheat VAV boxes (ground floor), and the associated thermostats.

Question: *“For Fluid Dynamics report, is a full report to be completed with airflows or just calibration?”*

Answer: The owner will work directly with Fluid Dynamics outside of this contract for all test and balancing. This projects contractor(s) shall coordinate with the owner’s TAB for the calibration.



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Pre-Bid Meeting Agenda

Date: January 9, 2025

Project Name: Walb Student Union HVAC Controls Renovations - 2025

Project #: 24638

Agenda Items:

- Introductions of Owner Representative, Project Design Team, and Prime Contractors.
 - o Carissa Bloom, Project Manager, clbloom@pfw.edu, 260-481-6806
 - o Kevin Howard, Construction Observer, howardkt@pfw.edu, 260-481-6797
 - o Logan Dant, Primary Engineering, ldant@primary-eng.com, 260-657-0153

- Project Information
 - o Bids are due: January 23, 2025 by 11:00am. Room 103 Ginsberg Hall
 - o Bids will then be read aloud in Room 114 Ginsberg Hall
 - o Submit bid forms in duplicate
 - o Review Instructions to Bidders to ensure correct documentation, B-1 through B-8
 - o Substantial completion of the project is: December 31, 2025
 - o Work can start after May 5, 2025

- Project scope of work
 - o Replacement of controls for dual-duct VAV boxes on the (10 boxes) ground floor and (33 boxes) first floor, and control valve replacement on (4) air handlers located in the mechanical rooms. Also new domestic hot water controls and new controls for a lift station both on the ground floor. Base bid is the mechanical rooms, ground floor, and the first floor.
 - o Under an alternate bid to replace the controls on (34) dual-duct VAV boxes on the second floor.

- Owner specific requirements
 - o Coordinate area shutdown dates with owner due to building having staff in the building year-round.

- Procedures for site visits, contact Carissa Bloom.

- Deadline for addendum items and additional manufacturers, Monday January 20, 2025 by noon.

