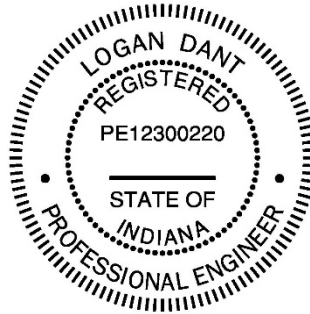




Primary Engineering, Inc.
 2828 Lake Ave.
 Fort Wayne, Indiana
 260-424-0444 ph
 www.primary-eng.com



Addendum: 1

Date: 4/4/2025

Project: **SACS 2025 Maintenance
 Air Handler Replacement**

Comm #: 24689

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:** *"Who is responsible for the hydronic system drain/re-fill?"*
Answer: This contractor is responsible for all system drainage, flushing, re-fill, and disposal of liquids. The existing chilled water system has propylene glycol. The existing chilled water and hot water systems are approximately 1,600 gallons.
- C. **Question:** *"Where could a dumpster be located?"*
Answer: On the west side of the building inside the fenced-in area. The owner has a 30yd dumpster so it could go next to that dumpster.
- D. **Question:** *"What sort of equipment stand or supports are needed for the mini-split unit (ACCU-1)?"*
Answer: The 12" outdoor stand from the manufacturer is acceptable. Intent is not to have a new flashed in roof curb.
- E. **Question:** *"Is there any structural modifications required?"*
Answer: No, not at this time. The weight of the new units are similar to the existing weights and therefore not requiring any modifications. If the new units exceeds 7,500 lbs, structural modifications may be required and the mechanical contractor shall bare any associated costs.
- F. **Question:** *"Are coil kits allowed? Also do the valves go up in the doghouse or below the roof level?"*
Answer: Yes, coil kits are allowed. And the valves and other piping accessories will go below the roof level prior to the doghouse.

G. Question: *"Is plan note #1 on M201/M202 for all hangers?"*

Answer: That plan note only applies to the fabric ductwork serving AHU-5. Aluminum is not required, refer to items 2 and 3 below.

H. Question: *"What is the extent of removing the glycol fill station in the mechanical room?"*

Answer: Remove the glycol fill piping and cap the piping at the chilled water mains. Leave existing glycol tank(s) for the owner.

I. Question: *"The duct schedule in the specifications are calling for 6" WC for the air handling units over 7,000 cfm. On Drawing M501, the air handling unit schedule is calling for less than 4" WC on all air handling units. Can the sheet metal subs use 4" WC for over 7,000 cfm?"*

Answer: The ductwork shall be rated for a pressure class of 6" wc.

Item #2: Drawing Sheet M201, "FIRST FLOOR MECHANICAL PLAN - UNIT "A".

- A.** Revised plan note #1. All aluminum is not required. Also revised supply ductwork for Stage 179 to avoid the structural beam across the stage opening. Refer to supplemental drawing for more information.

Item #3: Drawing Sheet M202, "FIRST FLOOR MECHANICAL PLAN - UNIT "B".

- A.** Revised plan note #1. All aluminum is not required. Refer to supplemental drawing for more information.

Item #4: Drawing Sheet E201, "FIRST FLOOR ELECTRICAL PLAN - UNIT "A".

- A.** Revised Electrical Plan. Associated light switches revised to indicate 3-way and/or 4-way switches. Refer to supplemental drawing for more information.

Item #5: Drawing Sheet E202, "FIRST FLOOR ELECTRICAL PLAN - UNIT "B".

- A.** Revised Electrical Plan. Associated light switches revised to indicate 3-way switches. Refer to supplemental drawing for more information.



INTENT IS TO MINIMIZE DOWNTIME OF THE CHILLED WATER PLANT DURING CONSTRUCTION. THE LARGE OPEN STORAGE AREAS CAN BE WITHOUT COOLING BUT THE OFFICES AREAS SHALL HAVE COOLING OFFLINE FOR NO MORE THAN 10 DAYS UNLESS TEMPORARY COOLING UNIT SERVING THESE SPACES AND AIR HANDLER CHANGE OVER SHALL BE COORDINATED WITH ALL TRADES TO MINIMIZE DOWNTIME. OFFICE AND MAINTENANCE STAFF OCCUPIES THE BUILDING YEAR ROUND BUT WORK MAY OCCUR ANYTIME AS LONG AS SCHEDULE IS COORDINATE WITH THE OWNER.

JUNE 2, 2025 THROUGH AUGUST 5, 2025: SUMMER CONSTRUCTION.
AUGUST 6, 2025: FIRST DAY OF STUDENTS.

- PLAN NOTES**

 1. ALL FABRIC DUCTWORK HARDWARE AND HANGERS SHALL BE GALVANIZED.
 2. PROVIDE THE FOLLOWING FABRIC DUCTWORK HANGERS TO BE FASTENED TO STRUCTURE. COLOR SHALL BE SELECTED BY OWNER. REFER TO FABRIC DUCT SCHEDULE ON SHEET MS01 AND MANUFACTURER'S INSTALLATION REQUIREMENTS FOR MORE INFORMATION.
 3. BOTTOM OF VSD AT 7'-7" AFF. TYPICAL.
 4. REMOVE AND REPLACE EXISTING PNEUMATIC CONTROLS WITH NEW DDC CONTROLS INCLUDING ALL ASSOCIATED SENSORS, ACTUATORS, WIRING, TUBING, ETC. UNDER AN ALTERNATE BID.
 5. ALL EXPOSED METAL DUCTWORK SHALL BE INSULATED WITH DUCT WRAP PER SPECIFICATIONS. ADD AS/OVERTOP OF INSTALLATION. COLOR SHALL BE WHITE.
 6. ROUTE REFRIGERANT PIPING UP THROUGH NEW PATE PIPE CURB. CUT NEW OPENING IN EXISTING ROOF. ROOF IS UNDER WARRANTY THROUGH Sika SARNAFIL INSTALLED IN 2020.
 7. Tie INTO CONDENSATE PIPING AT LOCATION SHOWN.
 8. CONTRACTOR SHALL PROVIDE TEMPERATURE COOLING ONLY UNIT. COORDINATE WITH ELECTRICAL DRAWINGS FOR TEMPORARY POWER. UNIT IN ROOM 145 SHALL BE A 2 TON UNIT. RATED FOR 115V/1PH/20A.



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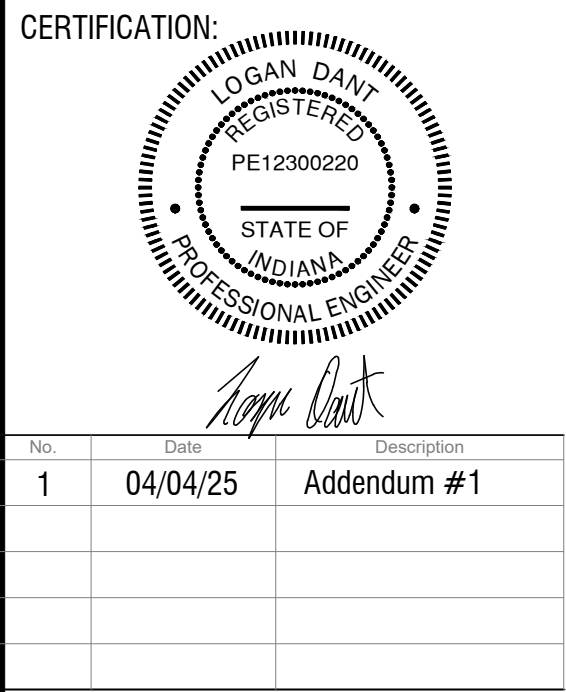
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SOUTHWEST ALLEN COUNTY SCHOOLS
2025 MAINTENANCE
AIR HANDLER REPLACEMENT
4810 Homestead Rd, Fort Wayne, IN 46814



DATE: 3-25-2025
COMM: 24689
FILE: 689M201

TITLE:

*FIRST FLOOR
MECHANICAL PLAN
- UNIT "A"*

SHEET:

M201



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Fort Wayne, Indiana 46805

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Pre-Bid Meeting Agenda

Date: April 2, 2025

Project Name: SACS 2025 Maintenance Air Handler Replacement

Project #: 24689

Agenda Items:

- Introductions of Owner Representative, Project Design Team, and Prime Contractors.
 - o Logan Dant, ldant@primary-eng.com – Primary Engineering
 - o Craig Campbell, Director of Maintenance, ccampbell@sacs.k12.in.us – SACS
 - o Gregg Rice, Assistant Director of Maintenance, grice@sacs.k12.in.us 260-437-3867– SACS
 - o Adam Kilgore, HVAC Technician, akilgore@sacs.k12.in.us - SACS

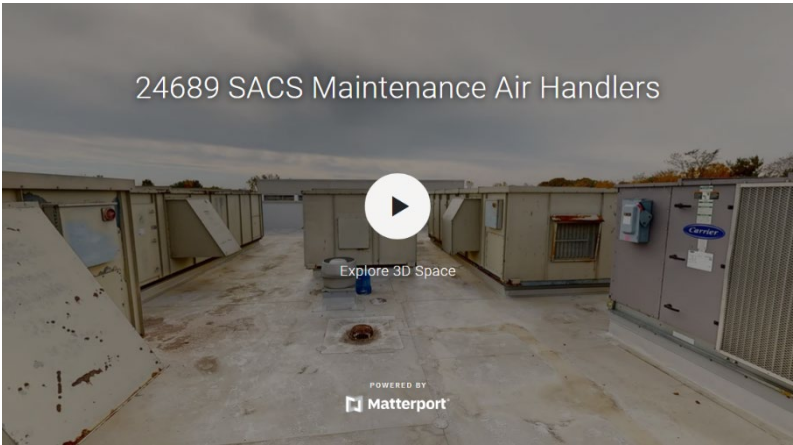
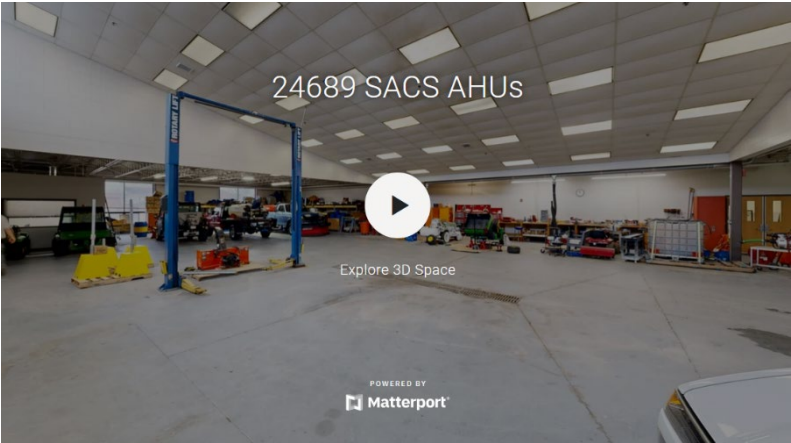
- Project Information
 - o Bids are due: April 15, 2025 at 1pm. Turn in at the SACS Central Maintenance Office.
 - o Submit bid forms in duplicate
 - o Refer to specifications for all required documentation such as Form 96 and Certificate of Insurance.
 - o School board approval of the contract is scheduled on: May 6, 2025
 - o Construction start: May 1, 2025 or as soon as contracts are in order
 - o Substantial completion of the project is: November 28, 2025
 - o Base bid, (3) alternates, and (1) unit price.
 - o \$30,000 allowance shall be included in the bid.

- Project scope of work
 - o Replace (4) roof mounted multi-zone air handlers with new. Includes piping, ductwork, power, controls, etc.
 - o New hot water reheat VAV boxes for office areas.
 - o (5) Exhaust fan replacement onto existing roof curb.
 - o New (8) powered relief fans with new roof curbs.
 - o Mini-split for the paper archive room, Storage 180.
 - o Controls work shall be included in bid and shall be by Automated Logic.
 - o Light fixture replacement.
 - o Ceiling grid replacement.

- Procedures for site visits
 - o Check with Gregg for any future site visits.

- Deadline for addendum items and additional manufacturers by Wednesday April 9 at noon.
 - o Addendum #1 – April 4, 2025
 - o Addendum #2 – April 9, 2025

- 3D scan information:





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JUNE 2, 2025 THROUGH AUGUST 5, 2025: SUMMER CONSTRUCTION.
AUGUST 6, 2025: FIRST DAY OF STUDENTS.

1. ALL FABRIC DUCTWORK HARDWARE AND HANGERS SHALL BE GALVANIZED.
2. PROVIDE 1/2" MIN. FABRIC DUCTWORK THICKNESS, ABOUT 1/2" TO 3/4" OF STRUCTURE. COLOR SHALL BE SELECTED BY OWNER. REFER TO FABRIC DUCT SCHEDULE ON SHEET MS01 AND MANUFACTURER'S INSTALLATION REQUIREMENTS FOR MORE INFORMATION.
3. REMOVE AND REPLACE EXISTING PNEUMATIC CONTROLS WITH NEW DDC CONTROLS INCLUDING ALL ASSOCIATED SENSORS, ACTUATORS, WIRING, TUBING, ETC. UNDER AIR TERMINATE BITE.
4. CAP BACKSIDE OF EXISTING LOUVER WITH 1/4" INSULATION. SEAL AIR WATER TIGHT.
5. ALL EXPOSED METAL DUCTWORK SHALL BE INSULATED WITH DUCT WRAP PER SPECIFICATIONS. ADD ASU OVERTOP OF INSTALLATION. COLOR SHALL BE WHITE.
6. NEW TEMPERATURE CONTROL PANEL. REFER TO DETAIL ON SHEET MA02 FOR MORE INFORMATION.
7. CONTRACTOR SHALL PROVIDE TEMPERATURE COOLING UNIT UNIT. COORDINATE WITH ELECTRICAL DRAWINGS FOR TEMPORARY POWER. UNIT IN ROOM 122 SHALL BE 2.5 TON UNIT. RATED FOR 115V/1PH/60HZ. UNIT IN ROOM 119 SHALL BE A 3.5 TON UNIT, RATED FOR 230V/1PH/60HZ.



CERTIFICATION:


Logan Dant

No.	Date	Description
1	04/04/25	Addendum #1

TITLE:

*FIRST FLOOR
MECHANICAL PLAN
- UNIT "B"*

M202



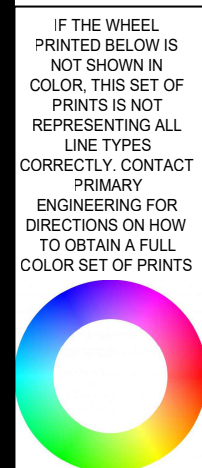
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