

## Packard HVAC System and Installation Site Walk Clarifications April 22, 2015

<u>Vendors Present:</u>	<u>Representative</u>	<u>Contact Info</u>
Topnotch Mechanical Inc.	Jas Datta	N/A
Hometown Construction Inc.	Jack Johnstone	N/A
EMCOR, Mesa Energy Systems	James Childers	<a href="mailto:james_childers@emcorgroup.com">james_childers@emcorgroup.com</a>
Pullman Construction Inc.	Bryan Pullman	N/A
Pacific Mechanical Services	Kevin Haberthier	<a href="mailto:kevin@pms HVAC.com">kevin@pms HVAC.com</a>

### Questions/Clarifications

1. Are “cooling only” units acceptable pieces of equipment for this project?  
Units specified on RFP are combination heat/cooling units. Contractors should provide quotes for this particular unit or equivalent. County will entertain additional “alternate proposals” in addition to this. Please mark such alternate proposals clearly on your submittal.
2. Are the natural gas connections to the AC units required for this project?  
No. There is no need to connect the natural gas lines to the units installed on this project.
3. Are the units installed on this project required to have economizers?  
No. While current Title 24 regulations require that any AC unit newly installed over 4.5 tons be equipped with economizers, there is an exception to this for existing server rooms needing additional cooling (see section 10.4.3 A, exception 2). The county does not want economizers installed on these units.
4. Are the units installed on this project required to have variable frequency drives?  
Yes, per Title 24.
5. Are contractors required to obtain building permits?  
Yes.
6. Will the contractor be required to provide temporary cooling during this project after the existing 4 ton unit is removed?  
No.
7. Contractor will submit sketch of proposed supply air and return air vent locations in MDF room.
8. Existing electrical feed on roof may be utilized for this project. Contractor required to confirm wiring size is adequate. Circuit Breaker will need to be upsized. Since controls will only allow one unit to operate at any given time, a second circuit is not necessary.

9. Motor controls will be provided that:

- Allow only one unit to operate at any given time.
- Will automatically switch to secondary unit in the event that primary unit fails.

10. The AC units shall:

- Be equipped with motorized damper actuation (not pressure actuated) to separate each unit from the other.
- Be equipped with head pressure control for low ambient temperature.
- Be capable of DX operation under low load and low ambient (low OA design) conditions given there will be no air-side economizer.
- Be equipped with on-board factory supply fan speed control and supply air temperature control that will respond to variable cooling demand signal from BAS.
- Support BACnet protocol for connection to BAS.
- Given that the AC units will be powered by a single circuit via a transfer switch, Contractor must assure that when AC unit is powered it will respond to an external enable command and be fully functional without human intervention.
- Contractor to provide automatic dampers in supply and return air ductwork serving each AC unit for isolation. Provide adequate access for installation and serviceability of actuation. BAS contractor will provide actuation as required.
- Contractor to provide factory trained/certified startup of AC units

11. Contractor will ensure that new units are connected to county's BAS controls. Please contact Tim Baer with Frank M. Booth Inc for BAS controls related details:

Tim Baer, Frank M. Booth

Office: 916-878-3814

[timb@fmbdbc.com](mailto:timb@fmbdbc.com)

12. Selected contractor will work with county to ensure GAF roof warranty remains intact after installation is complete. Contractor responsible for any factory authorized roof repairs necessary as a result of this installation.

13. Are there liquidated damages? No

Thank You...

Andrea Armstrong

Project Manager

Purchasing & Fleet Administrator

County of Yuba

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