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November 13, 2018

Allentown Housing Authority
1339 Allen Street
Allentown, PA 18102

RE: Addendum: 002
Architect & Engineering Services – Questions Answered

TO: Prospective Bidders

This Addendum shall be incorporated into the contract documents and shall take precedence over any instructions that conflict therein.

The following questions (Q) were asked by bidders and are followed by answers (A)

Q1 Projects A & B

1. Please confirm that lightening protection systems currently exist on the roofs.

A - Lightening protection systems do currently exist on the roof tops.

- a. If present, has the system been certified within the past 7 years?

A – We do not have records for those locations that it has been certified in the past 7 years.

- b. If not present, please confirm they are to be added as a part of the project.

A – Yes add the certification as a part of the project.

Q2

2. Does any other HVAC equipment serving the common areas need to be replaced?

A - No other HVAC equipment will need replaced.

3. Do the buildings currently have a Building Management System (BMS)?

A – 700 Building has a Building Management System. Central Park does not.

- a. If a BMS is nonexistent, does one need to be added as part of this project?

A - No

- b. If no BMS is to be added, should new equipment be BMS capable?

A - Yes

Q3 Project C

1. Is the current elevator machine room conditioned?

A – Yes the elevator machine room is conditioned.

2. Has your current elevator provider recently performed an evaluation of the current elevators? If so, can you provide a copy of their report?

A - No. We do not have a current evaluation of the elevators.

Q4 Project D

1. Will the BMS data you referenced during the pre-bid meeting be available to us for review?

A – Yes AHA will provide that information.

2. Should a feasibility study be completed first to evaluate the condition of the main distribution piping?

A – No we will not complete a feasibility study. The heating boilers and pumps are new that supply the system.

3. It was noted that replacement of the terminal units is to be completed in 3 to 4 phases. How much time separation will be required between phases?

A – The AHA heating season runs from Oct 1 – May 1. Completion of a phase would have to be no later then Oct 1 of that year. Then begin again May 1 of the following year.

Q5 Are as-built or existing plans available for each of the project buildings? (PDFs for download in quantifying roof area takeoffs, number of rooftop units, etc.)

A - Existing paper plans are available for each building.

Q6 Are the elevators currently served by a generator?

A - Yes the elevators are served by a generator.

Q7 Please clarify if HVAC replacement is limited to the packaged rooftop units or if that includes rooftop fans as well. (Projects A & B – HVAC scope of work)

A - The replacement also includes the rooftop fans.

Q8 For Projects A & B, they include replacement of the lightning protection system. This work is typically performed by a design/build or delegated design contractor based on a performance specification provided by the design professional. Would this be acceptable?

A – No. The projects are to be bid having a prime contractor who will undertake the complete contract and may employ, (and manage) sub-contractors to carry out specific parts of the contract.

Lou Day
Director of Maintenance Operations
Allentown Housing Authority