

# Lubbock Housing Authority

## HVAC Addendum 2

### Questions

1. 80 or 90 % efficient heat unit?

**Answer:** minimum of 80% if overall package is 16 Seer.

2. What are the Breaker sizes?

**Answer:** 20 AMP

3. Heat unit to have filter at base?

**Answer:** Yes

4. Replacing Thermostats?

**Answer:** Yes, with programmable thermostats.

5. Replacing vents?

**Answer:** No.

6. Replacing Condenser platforms?

**Answer:** Yes, with heavy duty plastic. Should be releveled. If use something other than plastic must get approval prior to bid submission.

7. Supply lines (copper lines) are 5/8 & 3/8. The new 2- ton 16 Seer require 3/4 & 3/8 to be following manufacture specs.

**Answer:** if the manufacture specifications for the brand you are installing require the larger supply lines that will need to be figured into the bid. Lubbock Housing Authority will require a copy of the specifications for the units being installed to be sure of the supply line requirements and that they meet the Seer rating.

8. Are we to assume the Existing Line Sets are capable to be reused or do we replace?

**Answer:** See 7 above

9. If we replace do we calculate drywall repairs following our work?

**Answer:** Any drywall damaged or removed must be restored to the original condition and match the surrounding surfaces.

You may also run replacement lines through the attic. Any exposed lines on the exterior wall surfaces must be insulated and hidden/ protected by a channel system such as the Diversitech 230-D3 1M or other method approved in advance by the Housing Authority.

10. Is it the condenser or heating unit that needs the 16 Seer?

**Answer:** The total package needs to have an overall 16 Seer.

11. Existing return grills are 30"x8". HVAC specs call for 144" square inches per ton. Return grills would need to be increased to allow proper air flow?

**Answer:** if the manufacture specifications for the brand you are installing require the larger return grills that will need to be figured into the bid. Lubbock Housing Authority will require a copy of the specifications for the units being installed to be sure of the air flow requirements.

12. Does it have to be a 10 warranty, are these units considered commercial or residential?

**Answer:** Yes, the 10 year is required. It is up to you to check with your manufacturer to see what they consider commercial or residential.

13. Will contractors be able to work on weekends to meet the 60- calendar day completion date?

**Answer:** Work will be allowed M-F beginning at 8 am and ending at 6 pm, Sat. can start at 9 am work until 6 pm. No work on Sunday. Remember, Davis-Bacon requires the contractor to pay hourly and to pay time and a half for work over 40 hours in a one week pay period.

14. Is start date considered day of signing of contract or actual work start date?

**Answer:** The Scope of Work requires you to sign the contract within 7 days of the Bid Due Date. Work must begin within 15 calendar days of the contract signature date (execution date).

- The Notice to Proceed will be signed at the time the contract is signed.
- Come to the contract signing with a proposed proceed date that allows you to order materials and actually start installation within the 15 day time frame.
- The start date will be the day the labor actually begins but must be within the 15 day time frame..
- This start date must also correspond with the start date on the Start Work Notice and Davis-Bacon Certified Payroll reports.

15. Are the units closet type?

**Answer:** Yes

16. How many upstairs/downstairs units?

**Answer:** All downstairs

17. Is the entire vent pipe being replaced?

**Answer:** Any vent pipe not meeting code should be replaced.