



JACKSONVILLE HOUSING AUTHORITY (JHA)

Addendum Number: One (1)

Proposal Number: CN-008-19

Title of proposal: Jax Beach Unit Rehab – 89 Units

This addendum is hereby incorporated into the contract documents for the above project.

This addendum is for the purpose of clarifications and amendments.

Dated: July 3, 2019

The following items are clarifications, additions and revisions to, and shall take precedence over the original specifications dated as issued for proposal, June 21, 2019.

Question #1 – S&L Specialty – Are there any drawings and/or specifications available for this project?

There are no site drawings for this project, there are a total of 34 buildings that include 89 rentable units that are having varying degrees of work done that we feel doesn't require drawings. However, specs for windows, doors, and HVAC systems are being provided for below (please note that HVAC systems are total replacements, minus ductwork):

3.3 Windows, doors, storm windows or films

Existing Conditions:

Methods and Materials
Exterior Doors
Hollow metal door - single (unconditioned space)
The exterior doors appear to be weather tight and operational.
Fenestration Systems - Windows
Single Hung Window (1 - 6 Stories)
The windows were reported as being original to the dates of construction. High efficiency windows properly installed, increase overall building tightness and reduce heat loss through these fenestrations.

The Climate Zone and locale warrant windows with a U-factor of 0.4 or less, and a solar heat gain coefficient of 0.25 or less. The amount of heat loss by transmission is defined as a U-factor (smaller = better with energy efficient if $U < 0.30$). A low SHGC is achieved via low-emissivity through a low e-coating. Better windows have a U-factor of 0.12 (triple pane), whereas the more efficient dual pane low-e argon (Ar) filled window has a U-factor of approximately 0.30. Transmittance for windows is related to the solar heat gain coefficient (SHGC).



Recommended Energy Efficiency and Conservation Measures:

3.3.1 ENERGY STAR/Insulated Assemblies

High efficiency windows and doors properly installed, increase overall building tightness and reduce heat loss through these fenestrations.

Select windows and exterior doors at the property warrant near-term replacement; therefore, the recommendation is made to install ENERGY STAR/insulated assemblies at time of replacement. Remaining assemblies are recommended for replacement with ENERGY STAR/insulated assemblies at the time of replacement.

3.7 Heating, Ventilation, and Air Conditioning (HVAC) System

Existing Conditions:

Methods and Materials
Centralized Heating / Cooling Equipment
Electric air handler
A/C unit (13 -SEER)
No complaints regarding the central heating and cooling systems were raised during the inspection.
Decentralized Heating / Cooling Equipment
NA
The property does not feature decentralized heating/cooling equipment.

It is recommended that Manual J calculations be required by the performing contractor with any HVAC equipment replacement, or significant HVAC modification. Recommended cooling equipment (including heat pumps) should be oversized by no more than 15% of the actual Manual J Heat gain calculations without inflation factors. Heating equipment should be oversized by no more than 25% of actual Manual J Heat loss calculations without inflation factors.

Recommended Energy Efficiency and Conservation Measures:

3.7.1 ENERGY STAR Electric Heat Pumps

The recommendation is made to replace existing electric resistant heat with ENERGY STAR, ≥14.5 SEER, heat pumps at the time of future HVAC replacement.

3.8 HVAC Controls

Existing Conditions:

Existing HVAC controls feature non-programmable thermostats.

Recommended Energy Efficiency and Conservation Measures:

3.8.1 Programmable Thermostats

Note that the D.O.E. recommends caution on the use of programmable thermostats with heat pump equipment as ramping back up to reheat can reverse savings efforts. Installation of programmable thermostats is optimal for residential units that remain unoccupied for periods of time (minimum of six (6) hours) on a regular basis when conditioning can be lessened.



Acknowledge receipt by signing below:

This acknowledgement receipt must accompany the bid packet or your bid will be considered unresponsive.

Bidder's Signature

Title

Company Name

Date

If this addendum affects bid pricing for a bid previously submitted, the previously submitted bid will be returned unopened. If this addendum does not affect bid prices for a bid previously submitted, the acknowledgement may be mailed/delivered in a sealed envelope labeled with the proposal number and addenda number and must be received in Purchasing PRIOR to the bid opening.

DO NOT FAX THIS FORM.

This addendum is issued for the information of the above titled project and will be part of the contract.
