Addendum No. 2

PROJECT: BUILDING SYSTEMS IMPROVEMENTS AT THE PRESIDENT WOODROW WILSON HOUSE

DATE: AUGUST 15, 2024

RE: ADDENDUM NO. 2 TO REQUEST FOR PROPOSALS, ISSUED JULY 25, 2024

TO: ALL WALKTHROUGH ATTENDEES

This addendum forms a part of the Contract Documents and modifies the original Bidding Documents dated July 25, 2024 and Amendment 1 dated August 13, 2024, and shall be included in the relevant scopes of work and bids submitted. It is the bidder’s responsibility to determine if their work is affected by this addendum. Failure to acknowledge receipt of this Addendum on bid submission may subject the Bidder to disqualification.

RESPONSES TO QUESTIONS:

Q1: Architectural detail A7 on A-102 is called out on the drawing, but the detail is not shown. Please provide the missing detail.

A: This detail marker is incorrect. Detail A6/A-103 is the correct typical Radiator Enclosure Detail for all similar conditions.

Q2: Per line 7 on Exhibit B, the specified roofing system requires contractors installing the roofing system to be prequalified to install their product. Please provide information on the existing roofing system. Is there a list of prequalified roofing contractors?

A: Please Ignore Exhibit B, Line 7 in its entirety. It is not applicable to this project. However, contractor shall be responsible for patching and/or reinforcing the existing BUR roofing system as required for the installation of new mechanical equipment and associated piping, etc.

Q3: Wireless thermostat locations have been shown on the drawings; however, the specified remote controller requires a receiver. Although the specifications indicate the receiver shall be mounted on the indoor unit, in many locations this will not work properly. For example, in the Stair Hall (103), the FCU is in the crawl space and the receiver will need to be in the Stair Hall for the remote controller to function. Similarly, the library units are concealed behind radiator enclosures. Please identify where the wired receivers should be mounted.

A: Provide wireless thermostats for the following spaces. These spaces will have a wireless thermostat and a wired receiver mounted in the wall or ceiling. The temperature shall be controlled by the FCU’s integral return thermistor.

- 003 HALL
- 005 BOILER ROOM
- 006 COAL BIN
- 102 ENTRANCE HALL
- 106 OFFICE
The following spaces shall not have a thermostat. These spaces shall only be controlled through the Main VRF Controller (Daikin iTouch). These spaces will require a Daikin Navigation Controller to be provided for each space for initial programming only. Following programming the Navigation Controller can either be removed or left in place, but concealed. The temperature shall be controlled by the FCU’s integral return thermistor.

- 107 SHOP
- 110 STORE ROOM
- ST-1 STAIR
- 301 NURSE ROOM
- 302 BEDROOM
- 304 BEDROOM
- 305 BATH
- 306 OFFICE
- 308 CONFERENCE
- 401 HALL
- 404 OFFICE
- 405 OFFICE
- 406 OFFICE
- 407 OFFICE
- 408 STORAGE
- 409 LAUNDRY
- STAIR HALL 103
- EXHIBITION GALLERY 108
- KITCHEN 111
- LIBRARY 202
- SOLARIUM 203
- DINING ROOM 204
- DRAWING ROOM 205
- PANTRY 206
- SERVING KITCHEN 208
- BEDROOM 302
- BEDROOM 304
- BATH 305

Q4: The specified wireless remote controllers do not have a space temperature sensor. Is the design intent to use the return air sensor for space temperature control?
A: The FCU integral return thermistor shall be used for the temperature control.

Q5: With removal of the boiler and radiators, there will be no heat in the building. Since this work is expected to take place during the winter, will the owner be providing means of temporary heating?
A: Contactor to provide temporary heating.

Q6: The RFP indicates the contractor is responsible for providing temporary restroom facilities. Please identify acceptable locations for temporary restrooms.
A: Temporary facilities may be located in the driveway adjacent to the garage. Contractor will need to coordinate temporary facility and dumpster location(s).

Q7: As is currently shown, the routing of the refrigerant and condensate piping in the Serving Kitchen will require the fabric ceiling panels and cabinetry to be
removed. Was this anticipated during design and is it acceptable to remove these items to complete the work?

A: **The floor mounted console unit will be switched to a horizontal ducted FCU located in the ceiling space of 207 Vault. Supply and return grills will be provided in the walls of the vault, with electrical, refrigerant, and condensate routing within the top of the millwork on the north wall of the Service Kitchen. The existing radiators in this room should remain in place (and disconnected).**

Q8: The design intent of the refrigerant piping has been shown on the drawings. Has it been coordinated with structural members, architectural features, and existing materials? Or is the contractor required to field verify and make determinations for pipe routing and installation?

A: **Pipe routing and equipment locations have been coordinated with existing building structure and other known elements. Any necessary deviations from the routing shown arising from the discovery of unexpected barriers during selective demolition shall be reviewed with the Owner and Engineer upon discovery and prior to installation.**

Q9: In the Exhibition Gallery, there is a significant amount of ductwork, piping, and two fan coil units above the ceiling. Is the ceiling in this area a plaster ceiling?

A: **Yes.**

Q10: Does the 10x6 OA duct routed through the closet in the Exhibition Gallery require to be concealed in a chase within the closet? Or will this be exposed within the closet?

A: **Duct to be exposed within the closet.**

Q11: Is the demolition and new work related to the incoming service feeder and meter on drawing E-200 to be performed under a separate contract?

A: **The dashed lines to the meter on 1/E-200 should be solid thin line just like detail 2 to indicate existing to remain. No work is required head of the meter. Refer to one-line diagrams on E-601 and E-602 for additional information.**

END OF ADDENDUM NO. 2