

**HOUSING AUTHORITY OF THE COUNTY OF SAN BERNARDINO
PROCUREMENT AND CONTRACTS DEPARTMENT
715 E. BRIER DRIVE, SAN BERNARDINO, CA 92408
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<http://ww2.hacsb.com/business>**

ADDENDUM / CLARIFICATIONS #1

**RFP PC1019 – TO PROVIDE AND INSTALL THIRTY-FIVE NEW (35) HVAC UNITS
FOR
YUCAIPA TERRACE APARTMENTS – IN YUCAIPA, CA**

The following addendum to this Invitation to Bid is hereby incorporated into the bid process.

ADDENDUM /CLARIFICATION:

Clarifications:

1. **QUESTION:** I wanted to make sure the proper wage determination is “Sheet Metal Worker SBR-2018-1” for San Bernardino County and **NOT** “Laborer – C-23-102-2-2017-1”
ANSWER: Wage determination SBR-2018-1 is for commercial building, highway, heavy construction and dredging projects. According to the D.I.R Pursuant to the California Code of Regulations Section 16001(d), residential projects consist of single-family homes and apartments up to and including four stories.
Please see the attached:
 1. Residential Sheet Metal Worker Determination R-166-102-2-2017-1
 2. Scope of Work Provision for Sheet Metal WorkerAs stated in the determination “the new rate must be paid and should be incorporated in contract entered into now”
2. **QUESTION:** Regarding the insurance requirements, if we have an umbrella policy of \$5 million will that suffice for the “environmental liability” portion of the requirement?
ANSWER: This will need to have further review by Risk Management. If found not acceptable Contractor must meet the minimum standards of insurance by the time of award.
3. **QUESTION:** Item #11 under scope of work indicates “Provide testing, adjusting, and ‘balancing services...” Do you want a certified air balance report or just take the normal splits of the system once installed? And/or report any air excessive air flow issues at time of install to project manager in case there’s a pinched duct or possible duct issues.
ANSWER: The intent of this specification is to achieve balanced air delivery throughout the residence after the installation and to identify any unknown duct flow issues or disconnected ductwork.
4. **QUESTION:** It’s not mentioned under scope of work, however, do you want us to “flush” the existing line with RX11 since these are old R22 units?
ANSWER: The existing units are R-22 systems with mineral oil. The replacement systems will most likely be R-410 with POE oil. It is industry standard to flush line sets when changing oil or refrigerant types or after a burnout.
5. **QUESTION:** Do we change out the existing electrical whips, disconnects and breakers? Fuses will need to match the condenser & FAUs.
ANSWER: If the fuses do not work with the new system, they must be replaced. Please see IFB section 2.4 Scope of Work #6 - **Provide** and / or re-connect all necessary piping, electrical conduit, wiring, controls, ductwork, condensate, insulation & necessary accessories.
6. **QUESTION:** Can you confirm no condensing pad is needed since there are existing concrete slaps.
ANSWER: All existing condensers are on pads.
7. **QUESTION:** And, if the slab is not level, will the on-site maintenance level it before the install?
ANSWER: Slab leveling is part of the scope of this contract. On-site maintenance cannot be onsite continuously for small tasks.
8. **QUESTION:** Re: HERS testing, please confirm that pressurization is not needed if there is 40’ or less of ducting but understand refrigeration check is still needed.

ANSWER: This question was clarified at the job walk. The HERS requirement is: New or altered central HVAC equipment or altered/extended ductwork more than 40ft. Triggers duct leakage testing to verify minimal duct leakage (<5% for new systems and <15% for altered). This project is altering the central HVAC equipment so duct leakage must be under 15%. Refrigerant check will still be needed.

9. **QUESTION:** Can we use Goodman brand since its comparable or "equal?"

ANSWER: Section 2.8 Materials specifications states – Replacement HVAC system must meet or exceed 14 SEER (12 EER) as designed. An official determination cannot be made until a bid proposal has been received and proposed unit make and model has been reviewed. Please see the clarification on "Or Equal".

10. **QUESTION:** Will there be allotted a place will be provided for a trash bin

ANSWER: Yes, HACSB will provide a designated location for a trash bin. The exact location will but provided at the time of award

11. **QUESTION:** Will your office provide for furniture movement and replacement?

ANSWER: Yes, HACSB will send notice to all residents to remove items. If needed HACSB's maintenance will ensure furniture has been moved for convenient access.

12. **QUESTION:** Access to parking?

ANSWER: Do to limited parking HACSB ask that Contractor's park on the street. It is understood at times Contractors will need access to the vehicle and may take a parking slot. We ask this be kept to a minimum where possible.

13. **QUESTION:** Access to unit?

ANSWER: HACSB lease states we must notify residents 48 hours before the start of work. If the resident is not home maintenance staff will grant access to the apartment unit. Contractor shall submit work schedule at pre-construction meeting. (Please review IFB Section 2.6 Job Scheduling, and 2.23 Execution>4.Submittals>3. Contract Work Plan). HACSB will post 48 hr. entry notices based on this schedule.

14. **QUESTION:** Over all security of stored equipment?

ANSWER: It is solely the contractor's responsibility to secure any tools and equipment. HACSB will not provide onsite security and will not be held responsible for any stolen equipment.

15. **QUESTION:** Bathrooms, Do we need to provide Porta-Potties?

ANSWER: HACSB will grant access to one (1) vacant unit for use of the facilities. Contractors shall treat these facilities in a respectful manner, if not HACSB will suspend use and it will be the Contractors responsibility to provide restroom facilities.

16. **QUESTION:** Is this warranty respecting to labor as well? Can the warranty part be amended to list labor as 2 years which is more than standard?

ANSWER: HACSB request the industry's best available warranty for HVAC. As stated on the Cost Sheet HACSB request a Contractors warranty which shall include coverage for any issue that may occur. HACSB also request the Manufacture Warranty stated which shall cover premature failure of components in the HAVC system.

Clarification:

"Or Equal"

"OR" Equal If a reference to a specific brand name is made in these bid specifications, the brand name is illustrative and to be construed as a specification, which describes a component that has been tested or evaluated by HACSB as best meeting specific operational, design, performance, maintenance, quality, reliability standards and requirements of the HACSB, thereby incorporating these requirements by reference within the specification. An equivalent ("or equal") may be offered by the bidder, subject to testing or evaluation by the HACSB prior to award of contract. HACSB shall be the sole judge of whether any proposed item will fulfill its requirements for HACSB intended purpose and reserves the right to reject proposed item as non-responsive. It shall be the sole responsibility of the bidder to provide, at bidder's expense, any product

information, test data and other information or documents HACSB may require fully evaluating or demonstrating the acceptability of the offered substitute. Where appropriate, independent testing or evaluation (including destructive testing), may be required as a condition of acceptance at a qualified test facility at the bidder's expense.

The following addendum is herein included as part of this I.F.B. and shall be submitted with your proposals. Please confirm receipt by indicating below.

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