



May 26, 2022

For The Attention of All Firms:

Project: Historic Oakland Manor HVAC System Replacement

Invitation for Bid No. 23-35

Subject: Addendum No. 2

The Columbia Association has amended Invitation for Bid (IFB) 23-35: Historic Oakland Manor HVAC System Replacement. Bids are due no later than 2:00 PM Thursday, June 2, 2022.

1. Additional information is being provided in response to questions that were asked by prospective bidders. The questions and CA's responses are provided below.

**Question and Answer:**

**Q1: Can you provide the contact information for the Siemens HVAC Controls designer that you consulted with for this project?**

A1: We worked with Schneider for BAS basis of design:

Jon Stefkovich  
Mid-Atlantic Office  
Digital Buildings Solutions  
EcoBuildings Division

805 Pinnacle Drive, Suite H  
Linthicum Heights, MD 21090

M: 410-474-7874  
E: Jonathan.Stefkovich@SE.com

**Q2: Regarding the additional structural supports in the attic floor; can the existing fresh air openings in the dormers be used to accommodate getting the wood boards into the attic space?**

A2: Yes

**Q3: Regarding the electrical connection for Condenser # 3 at the rear stairs. Currently the specifications call for the electrical service path to this unit to be "underground". We believe this route was designated prior to the change in design when allowances were made for the proposed elevator. With that in mind, can the electrical service to Condenser # 3 be routed into the building with the overhead lineset?**

A3: CU3 and associated power feed will be removed from this scope of work. Work in the west wing (plan east wing) will be removed from current scope of work and bid out in the future as a phase 2 scope which will include provision of the elevator.

**Q4: What is the footage of the refrigerant piping?**

A4: VRV system shall be selected based on field measured piping routing. Pipe routing shall follow existing routes which are not 100% confirmed as they are concealed behind finishes. Routings shown in drawings are to scale and all refrigerant piping is shown. Floor-to-floor heights are approximately 10 feet from basement floor to first floor, 12 feet from first floor to second floor on wings, 15 feet from first floor to second floor in middle section, and 15 feet from second floor to attic in middle section).

**Q5: What is the R value for the duct insulation in the attic?**

A5: R-6 for attic ductwork (attics are insulated at roof level)

2. REVISED PRICING SCHEDULE - HISTORIC OAKLAND HVAC SYSTEM REPLACEMENT W/O EAST WING - A revised pricing schedule has been included with this addendum. Include all work in the original scope, EXCLUDING the east wing work as noted in the "Deduct-alt" drawings. Eliminate CU-3 and AHU-10 and all associated architectural, electrical, and associated mechanical work. The work in this bid INCLUDES all remaining work in the main building and west wing encompassing CU 1&2, DOAS 1&2, all VRV system components and associated electrical, architectural, and mechanical components.
3. DRAWINGS – Mechanical, Electrical, Structural and Architectural drawings for deduct alternate pricing schedule have been included with this addendum.

All other terms and conditions of the subject IFB remain unchanged. Questions regarding this IFB may be addressed to Kristin Garvey at (410) 423-4108 or emailed to [Kristin.Garvey@columbiaassociation.org](mailto:Kristin.Garvey@columbiaassociation.org).

Bidders must acknowledge receipt of this amendment.

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Receipt Acknowledged by  
Authorized Company Official

Kristin Garvey  
Contract & Accounting Administrator  
Columbia Association