ADDENDUM NO. 1

October 29, 2026

RE: **HVAC Improvement Project; Sites 01, 02, and 03**
Office located at 408 E. Carpenter St.; Stanton, TX
Project TX190
STANTON HOUSING AUTHORITY
Stanton, Texas

FROM: James W. Dean Architect, LLC
8912 Augusta Drive; Granbury, TX 76049

TO: Prospective Bidders and Holders of Bid Documents

This Addendum forms a part of the Contract Documents and modifies the original Bidding Documents dated **September 2026** as noted below. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject the Bidder to being non-responsive.

This Addendum consists of five (5) pages.

QUESTIONS FROM BIDDER AND RESPONSES: (Responses in **Bold**)

Electrical

1. Electrical Service Capacity;
   Several homes have electrical panels with only two circuits. Some duplexes have 100A service per dwelling unit, while others have a single 100A service serving both units. Are the existing electrical services sufficient for the new HVAC equipment, or will electrical service and panel upgrades be required?
   A single 100A service per apartment should suffice for adding the outdoor condensing unit for each apartment. In the case that there is only one electrical service for a duplex, 100A might not be adequate. If this condition exists, notify the Architect of inadequate electrical service, and additional improvements can be considered.

2. Existing Electrical Service Risers;
   Several homes have existing EMT electrical service risers that may not meet current code requirements. Will these risers be required to be replaced or brought up to code?
   Except for Item # 1 above, the electrical services should not be part of the scope other than adding the circuit breaker for the outdoor unit where that breaker space is already

available in an existing outdoor box. That might be a question for the local Authority Having Jurisdiction (AHJ).

3. Electrical Scope of Work;

Can the engineer clarify the full electrical scope of work? Is the contractor only responsible for new HVAC circuits, disconnects, and connections, or are existing panel and service upgrades also required? Can more specific direction be provided instead of the general "repair as needed" note?

Electrical work includes but is not limited to the following, reference plans and specifications:

- **New NEMA 3R disconnect and feeders for the outdoor condensing unit**
- **Re-connect new furnace fan to existing circuit**
- **Extend and connect new condensate pump to existing circuit.**
- **There should be no electrical service work, except for Item # 1 above**

<u>HVAC</u>

4. Can the architect provide the existing HVAC closet dimensions (length, width, and height) to verify that the specified equipment will fit?

Contractor is responsible for verifying the HVAC closet size with the equipment provided and that the equipment fits in the existing closet.

5. Flue Piping and Roof Flashing;

Sheet H1 calls for new flue piping and roof flashing, while Sheet M1 indicates disconnecting and reconnecting the existing flue. Are new flues and roof flashing required, or can the existing flues be reused?

The MEP plans call for new flue pipe tied into existing flue through roof. Each situation should be checked and particular discrepancies noted in writing to the Architect.

6. Combustion Air Ducts;

Sheet A1 indicates that existing combustion air ducts are to remain, while Sheet M1 calls for new combustion air ducts. Are the existing ducts to remain, or are new ducts required?

If the existing combustion air ducts are the correct size, then the existing combustion air pipes can remain. The Contractor would be responsible for verifying the size and the open air flow.

7. Condensate Drain Size;

Sheet A1 calls for a 3/4-inch exterior condensate drain, while Sheet M5 shows a 1-inch drain. Which size is required?

The 1 inch drain line indicated on the Mechanical plans is required.

8. HVAC Equipment Model Numbers;

The VRV piping diagram on Sheet M6 shows different equipment model numbers than the mechanical equipment schedule. Which models should be used for bidding, and what refrigerant piping sizes are required?

The correct model numbers are in the schedule. Disregard the model numbers on plan sheet M6.

9. Galvanized Metal Ductwork;

Sheet M1 states that all ductwork, combustion air ducts, and flues must be galvanized steel. Is this requirement correct, and does it apply to all new ductwork?

Where there is a 4 on 12 roof slope as indicated by the 1979 existing plans Project 3, provide ductwork as shown on the plans. If there are any units with 2 on 12 roofs, then a sheet metal S/A plenum sized as indicated on the plans, and flexible duct runs (with R-8 insulation) may be used from there to diffusers.

10. Flexible Ductwork;

Can insulated flexible ductwork be used in place of galvanized metal ductwork where permitted by code, particularly in attics with limited access?

Flexible ductwork is allowed from plenum to S/A diffuser, verify proper size and air flow. Duct S/A plenum shall be galvanized steel.

11. Attic Access

If galvanized metal ductwork is required, what attic access size is required for installation? Will contractors be permitted to enlarge attic openings or remove ceiling sheetrock where necessary?

Enlarging attic access and ceiling removal is not allowed.

12. Condensing Unit Pads

Sheet M2 calls for new 6-inch-thick reinforced concrete pads. Are these required to be poured on-site, or will precast or manufactured pads as per the specs be acceptable?

Precast or manufactured pads are acceptable.

13. HVAC Closet Modifications;

If the specified HVAC equipment does not fit within an existing closet, will the contractor be required to enlarge or modify the closet?

Provide HVAC equipment that fits in the existing closet space.

14. Units Without HVAC Closets

At least one dwelling unit has a built-in wall heater rather than an HVAC closet. Where should the new HVAC equipment be installed in these units, and will new closets need to be constructed?

In apartments with no existing HVAC closet, the intent is for the wall furnaces to remain for heating and the mini-split added for cooling. Notify the Architect of any specific conditions that need to be addressed.

15. Existing Ductwork Replacement

Is all existing ductwork required to be replaced, or can existing ductwork remain where it is in good condition?

All existing duct shown to be replaced should not be re-used.

16. Sheetrock Removal for Ductwork

If all existing ductwork must be replaced, will contractors be permitted to remove ceiling or wall sheetrock where attic access is insufficient? Should all associated sheetrock repairs, texture, and painting be included in the bid?

Ceiling removal is not allowed.

17. HVAC Manufacturer Substitutions

Are the HVAC manufacturers and model numbers listed in the specifications required, or will equivalent equipment from other manufacturers be accepted?

Substitute equipment should be submitted for prior approval with make and model and clear information showing compliance.

18. Mini-Split Condensate Drain Installation

Will sheetrock modifications be required or permitted to install the condensate drain piping for the mini-split systems? If so, should sheetrock removal, replacement, texture, and painting be included in the bid?

The pumped condensate should be run in the attic to the soffit and turned down into the vertical 1" gravity pipe in the refrigerant cover. There should be no need to remove sheet rock.

<u>General Construction</u>

19. Daily HVAC Operation

The specifications require occupied units to have operational HVAC at the end of each workday. If installation cannot be completed in one day, will temporary heating or cooling be required?

Temporary heating or colling will be required if HVAC not operational at the end of the day.

20. Sheetrock and Painting Repairs

Where electrical or HVAC installation requires removal of existing sheetrock, is the contractor responsible for patching and matching the existing texture and paint, or will entire walls and ceilings need to be repainted?

The intent is not to remove entire ceilings for new ductwork installation. Where minor sheetrock removal is required for minor repairs, then the Contractor will be required to patch and match the existing texture and paint.

End of Addendum Number 1