

ADDENDUM # 1 TO REQUEST FOR PROPOSALS (RFP)

Solicitation Name	Monroe Library HVAC Replacement RFP No. 2025.09.19 MON
Date	10/16/2025
Addendum #	1
Purpose of Addendum	Amending the RFP and posting questions and answers

Amended Language:

- 1- *Upon further evaluation, it has been determined that the one (1) McQuay ALP019DS42-ER10 is a 20-ton unit that will need to be purchased and replaced, instead of the previously identified 10-ton unit.*
- 2- *R410A units will be considered as an option for replacement equipment.*
- 3- *Bidders are responsible for providing a clear and detailed plan for any R454B equipment conversions, following A2L refrigerant requirements.*

Job walks at the Monroe Library will be available upon request since this is a more challenging project than initially anticipated.

To schedule a job, walk, please contact Scott Melle with Air Care (Library District's HVAC Consultant) directly at (206) 715-1368.

Please review the amended Attachment A –Scope of Work.

Question:

1. Is a leak detection system needed?

A: Yes, if A2L refrigerant is to be used, leak detection will be required.

2. Is there natural gas in the upper mechanical room?

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A: No, there are no natural gas sources in the upper mechanical room.

3. Will permits be required for this project?

A: The contractor is responsible for submitting and obtaining all required permits, including any associated fees to support this project.

4. What are the engineering requirements for installing A2L R454B systems?

A: The details are unclear on the conversion requirements for A2L R454B refrigerant systems. Recommend consulting with your local or in-house engineers for conversion details.

5. Are we replacing disconnects to service the units?

A: Yes, replace associated disconnects.

6. Are heating and cooling (DX) coils being replaced?

A: Existing coils are compatible with R410A. If R410A systems are used, existing coils will not be impacted. If A2L R454B refrigerant conversion option is used, then heating and cooling coils will need to be replaced. The Library District recommends consulting with your local or in-house engineers.

7. Can we propose different equipment than what was in the RFP?

A: The Library District will accept alternative equipment brands that meet the specifications and requirements stated in the amended RFP. Equipment can be either R410A or R454B A2L conversion.

8. Will crane operations be required?

A: Library District acknowledges this project will require crane work to remove the old units and place the new units on the roof. The contractor is responsible to provide a clear detailed plan of the crane operations to support this project. The crane operating plan must include items such as type / size of crane, proposed crane positioning area, crane schedule, safety plan, etc.

9. Can we propose an alternate refrigerant?

A: Yes, 410A and R454B will be considered.

10. Is this day shift work?

A: Yes, this project will be a traditional day shift schedule. Any schedule modifications will need to be coordinated with the Library District.

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11. What is the fire watch requirement?

A: Contractor will be responsible for a fire watch while any hot work is in progress, in accordance with State and local code.

12. In reference to 2.2. A. I. How many feet from HVAC equipment is the contractor responsible for?

A: The contractor is responsible for replacing any worn or damaged associated valves, plumbing, insulation, or related ancillary equipment and components associated with the equipment. Please include estimated unit cost for replacement of listed items or items associated with listed items.

13. R454 is considered an A2L refrigerant. Retrofitting coils is against UL standards. If R410 isn't available, shall the contractor provide pricing for all new air handlers?

A: Only bids proposing R410A or R454B conversion A2L refrigerant systems will be considered.

Replacing the air handlers will not be considered an option for this RFP.

14. Proposal sheet asks for pricing of heating coils and cooling coils. Does the scope want the heating coils to be replaced?

A: Heating coils are to be replaced if found to be in poor condition or if R454B conversion is proposed. Please include pricing for replacement heating coils in the bid proposal.