

Addendum 1 for RFB 950100-01

Project Name: DOC NCCF AHU & Condenser Replacement Unit A&B

RFB #: 950100-01

DAS Project #: 9501.00

Date: 6/3/2026

Bid Due: 6/9/2026 by 2:00pm

Addendum No. 1 Items:

Pre-Bid Meeting Minutes & Sign In Sheet:

1. See attached for Pre-Proposal Conference Meeting Minutes & Sign-In Sheet.

Questions & Clarifications:

2. Construction budget for this project is \$158,000
3. Removal of Controls scope of work from Base Bid. Contractor will install AHU Units with local controls and thermostat to allow owner to control temperature in the space. DAS will coordinate directly with Baker Group once equipment is installed to bring everything online as part of the BAS.
 - i. Updated drawing sheets to reflect these changes.

Specification Items:

4. Section 23 81 26 - SPLIT SYSTEM AIR CONDITIONING UNITS:
 - i. ADD the following as Article 2.4.A.1: Plastic Jackets and Fitting Covers: High impact, glossy white, 0.020" thick for indoor piping, 0.030" thick for outdoor piping, self extinguishing plastic. Suitable for use indoors or outdoors with ultraviolet inhibitors. Suitable for -40F to 150F. Listed and labeled at no more than 25/50 when tested per ASTM E84 or UL 723 as required by code.

Drawing Items:

5. Drawing M000: HVAC COVERSHEET
 - i. ADD LPC and LPS to HVAC Abbreviation Key.
6. Drawing M100: BASEMENT DEMOLITION PLAN - HVAC
 - i. REVISE existing refrigerant pipe routing.
7. Drawing M101: LEVEL 01 DEMOLITION PLAN - HVAC
 - i. REVISE existing refrigerant pipe routing.
8. ADD refrigerant piping routed to FCU-2-E.
 - i. Drawing M102: LEVEL 02 DEMOLITION PLAN - HVAC
9. REVISE existing refrigerant and steam pipe routing.
 - i. ADD Keynote 2.

10. Drawing M210: BASEMENT PLAN - VENTILATION
 - i. REVISE new refrigerant pipe routing.
11. Drawing M211: LEVEL 01 PLAN - VENTILATION
 - i. REVISE new refrigerant pipe routing.
12. Drawing M 212: LEVEL 02 PLAN - VENTILATION
 - i. REVISE new refrigerant and steam pipe routing.
 - ii. ADD Keynote 5.
13. Drawing M500: HVAC SCHEDULES
 - i. REVISE Fan coil unit control diagram detail 1.

END OF ADDENDUM

RFB Pre-Bid Minutes: Meeting #1

Meeting Date	May 21, 2026	Meeting Time	10:00 am - 11:00 am Central Time (US & Canada)
Meeting Location	North Central Correctional Facility, Rockwell City		
Overview	Meeting to allow prospective bidders to visit the site, when possible, and learn more about the project.		
Notes			
Attachments	Pre-Bid Sign IN Sheet.pdf , RFB 950100-01 Project Manual_Complete.pdf , 9501.00_DOC NCCF AHU Replacement_100% Bid Set.pdf		

Scheduled Attendees

Name	Company	Phone Number	Email	Attendance
Tony DeLouis	IMEG Consultants Corp	P: (515) 344-4303	tony.e.delouis@imegcorp.com	Absent
Nate Jacques	IMEG Consultants Corp	P: (515) 334-4303	nathaniel.k.jacques@imegcorp.com	Present
B.J. Kasuga	IMEG Consultants Corp	P: (515) 334-4318	william.j.kasuga@imegcorp.com	Absent
Greg Evans	McGough Construction	P: (515) 344-1625	greg.evans@mcgough.com	Conference
Noah Thelen	McGough Construction	P: (515) 639-3853	noah.thelen@mcgough.com	Present
Wade Hammen	North Central Correctional Facility	P: (515) 574-4700	wade.hammen@iowa.gov	Present
Jennie Elliott	State of Iowa - Department of Administrative Services		jennie.elliott@das.iowa.gov	Conference

Introduction

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
1.1	1	Introductions				Open
		Description Attendees				
		Official Documented Meeting Minutes See attendance list				

Project Overview

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.1	1	Project Description				Open
		Description Removal and replacement AHU & Condenser in Living Unit A and Living Unit B, This includes 3 - 10 Ton FCU's and 3 - 10 Ton CU's. Existing Steam Coils to be reused and FCU-2-E to be removed and salvaged back to owner.				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		• Base bid - COMPLETE ◦ All material, labor and equipment associated with all work shown on the contract documents complete including the plans and specifications. • Alternates ◦ None • Unit prices ◦ None				
		Official Documented Meeting Minutes Group went over project scope and quick review of the project drawings. It was asked if balancing was needed and what the intent was, we are requesting a pre balancing and post balancing of the supply discharge to see what the pre-existing conditions. The building will be occupied during construction but alternate routes of travel can be used when work taking place in stairwells and hallways. A lot of discussion around controls/BAS system and if Siemens is even needed since the system is currently only monitoring on the BAS. Contractors present wanted the site contact for Siemens control and fire alarm. Wade will provide this number and we will issue in the addendum. After discussion about what all was needed and the concern that Baker Group and Siemens are both in the discussion for the future of this facility it was determined that DAS will pull the controls out of the scope of work for bidding and hold an internal allowance. Once project is bid out we can review and discuss what is truly needed since the unit will come with local controls. I was requested what was the project budget since on Construct Connect it showed 2 million? The project Budget was between 155k and 186k.				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.2	1	Project Schedule				Open
		Description • Contract(s) Issued: Week of June 15th • Submittals: June-August • Construction: September 4th, 2026 • Closeout: November - December 2026 A pull-plan session will be held with the successful bid package contractors to finalize the construction schedule. State Holidays: New Year's Day, Martin Luther King Day, Memorial Day, 4th of July, Labor Day, Veterans Day, Thanksgiving and day after Thanksgiving, Christmas Day				
		Official Documented Meeting Minutes Schedule was reviewed, fall start planned pending on lead time of the unit.				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.3	1	Site Rules				Open
Description - Onsite supervision by Prime Contractor is required at all times when work by that contractor or their subcontractors/suppliers is taking place. - Contractors shall provide daily logs for each day they are on site. - Construction progress meeting will be established once construction starts. - It is of the utmost importance to show respect and courtesy to all staff at all times. - Clean all debris, materials, and bring all finishes back to existing conditions in the area they were working in prior to moving to the next area. - No smoking, vaping or smokeless tobacco use onsite. Site Specific Rules - Temporary facilities by prime for their workers. - Tool control - List of all materials and equipment will be inventoried prior to entering and exiting facility at Sally Port. - Only bring in what is necessary for work to be performed that day. - Cell phones - Cell phones, weapons, and cameras/camcorders are not allowed inside the facility. - No wearing Orange High Vis on site. Yellow or other colors are OK. - Crews foreman are asked to check in at front gate prior to getting on site and give a list of all persons working. - Background checks - Must be performed on all on site employees, including sub-contractors. - The Contractor hereby explicitly authorizes the Iowa DAS to conduct criminal history and/or other background investigation(s) of the Contractor, its officers, supervisory personnel, employees, and other staff retained by the Contractor or their sub-contractors for the performance of the contract. - A State of Iowa record check request form will be provided at the pre-construction meeting of successful bidder. - In addition to background checks all contractors who will be working onsite will need to take the PREA test which can be found here: https://docs.google.com/presentation/d/1_8lcvvpMCYdqasseVuOxzY2ISqjS3RUi6Oups7t6-zA/pub?start=false&loop=false&delayms=3000&slide=id.p - Work hours: 7am - 3:00pm, Monday through Friday unless arrangements are made in advance. - View Specification 01 1200 - Contract Summary for more information.						
Official Documented Meeting Minutes Discussion about site rules and expectations, team reviewed the agenda. There was concerns about duration checking in and out. Facility will require tool checks, this process will take 30-45 minutes for the first couple times until the team gets a hang of the process and what is being brought in each day. To speed up this process we as that contractors only bring in what is necessary to perform work that day and pre-fill out tool check list if possible. Maintenance team will escort the workers daily and watch over them working. Trucks can be brought into the facility but want to limit the amount, tool boxes or job boxes on the vehicle will need to be lockable. No loose tools to be left in the bed. There was talk about bringing in trailers and leaving them, wade was OK with this as long as it was materials. Currently no tools are left inside the facility and they would need to be pulled out daily if inside trailer. Hours are 7-3:00pm , this is Maintance staff working hours. If we need to extend this check with Wade prior. Count time is from 11:15-11:45 (Daily) no entry or exit during this time. It was advised to bring lunch or leave prior to this, but no tools can be left unattended. No Red or Orange Clothing. Cell phones are OK inside the facility but must be locked with passcode.						

RFB Overview

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.1	1	Bid Submission				Open
Description - Bids are due 2:00pm, Tuesday, June 9th, 2026 - The Bid shall be submitted to the Issuing Officer through the IMPACS Electronic Procurement System. - Link and information is in the project manual - Contractors will need to register prior to bidding - Bidders will need to register regardless of whether it has already done business with the State of Iowa. - Bidders should complete the registration process and ensure the ability to log in as soon as possible to ensure Bids can be submitted on the due date. - Please make sure the electronic documents submitted contain any required signatures. Digital signatures will be accepted. - Bid Opening will be held via conference call on June 9th at 3:00pm - Contractor shall reference section 00 0116 for the bid submittal checklist - Bid Proposal Information - Non Discrimination Clause Information - Contractor Targeted Small Business Enterprise Pre-Bid Contract Information - Bid Security – 5% of total Bid amount - Apparent low bidder will be required to submit subcontractor/supplier list 48hrs after the bid opening						
Official Documented Meeting Minutes No additional Comments						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.2	1	Bid Schedule				Open
Description - Questions/Substitutions Due in Writing to Construction.Procurement@das.iowa.gov by 2:00pm on May 28th, 2026 - Addendum Issued: May 29th, 2026 following any questions received - Bids Due: no later than 2:00pm Tuesday, June 9th, 2026 - Tentative NOI Issued: Week of June 8th following bid submission						
PROCUREMENT EMAIL HAS CHANGED !						
Official Documented Meeting Minutes Noah had a reminder about the email changing and cut offs for questions from today's walk.						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.3	1	Administrative Details				Open
Description - Contractors will sign a modified ConsensusDocs 802. Example in the project manual. - Project-specific Certificate of Insurance must be provided prior to contract execution. Follow example in the project manual and limits in the 802. - Project-specific P&P bonds must be provided prior to contract execution. - Successful contractor must turn in their list of subcontractors and suppliers within 48 hours of the bid. - DAS will provide tax exempt certificates upon request. - Procore will be used for all project management, at no cost to the trade contractor. - Submittals, Invoicing, RFIs, ASIs, PRs, RFQs - Contracts, Change Orders and Certificates of Substantial and Final Completion will also use DocuSign						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		- Contractor Schedule of Values shall be broken out as specified in the project manual. - SOV must contain a closeout line item for at least 1% of the total contract value. - This line item can only be invoiced once the certificate of final completion has been signed by all parties.				
		Official Documented Meeting Minutes Noah reviewed the DAS requirements and expectations. It was discussed to make sure we get all P&P Bonds and COI ready once issued NOI, we have to get contracts issued prior to June 30ths due to DAS fiscal year end on July 1st. Retainage is now 3% vs the previous 5% , but we need to account for a 1% closeout line item in the SOV.				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.4	1	Pre-Bid Site Visits				Open
		Description Coordinate with Wade Hammen (NCCF) & Noah Thelen (McGough)				
		Official Documented Meeting Minutes The group will attend a walk today following meeting.				

Questions

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.1	1	Questions				Open
		Description Submit all questions in writing to construction.procurement@das.iowa.gov .				
		Official Documented Meeting Minutes Team performed a site walk following. IMEG wrote down questions and clarifications to be issued in Addendum.				

These meeting minutes are believed to be an accurate reflection of those items discussed and the conclusions that were reached during the referenced meeting.
Please contact State of Iowa - Department of Administrative Services if there are any discrepancies or questions with the content of these minutes.

Meeting Sign-In Sheet

Project Name/#: 9501.00 NCCF AHU

Date: 5/21/26

Meeting Type: Pre-Bid

Time: 10:00 AM

Prepared By: *McCaughy*

Location: NECT Admin Cont.

Please print informaton below:

[illegible]

NAME

LEVEL NAME

10'-0"

HEIGHT ABOVE PROJECT 0'-0"

KEYNOTE: INDICATES NOTE USED TO DESCRIBE ADDITIONAL INFORMATION ABOUT WORK REQUIRED, SPECIFIC TO THE SHEET AND/OR DETAIL

INDICATES DIRECTION OF TRUE NORTH

PLAN OR DETAIL NUMBER

PLAN OR DETAIL NAME

VIEW NAME

1/8" = 1'-0"

PLAN OR DETAIL SCALE

INDICATES SIMILAR DETAIL REFERENCED IN MULTIPLE LOCATIONS

DETAIL REFERRED TO BY SECTION CUT

SHEET DETAIL IS LOCATED ON

LINE TYPE AND TAG KEY:

NEW WORK BY THIS CONTRACTOR (WIDE LINE)

NEW

EXISTING TO BE REMOVED (SHORT DASHED PATTERN)

NEW UNDERFLOOR OR UNDERGROUND (LONG DASHED PATTERN)

EXISTING TO REMAIN OR WORK BY OTHERS (NARROW LINE)

EXISTING

EXISTING TO BE REMOVED BY OTHERS (SHORT DASHED PATTERN)

EXISTING UNDERFLOOR OR UNDERGROUND (LONG DASHED PATTERN)

HALFTONING DOES NOT MODIFY SCOPE.

'TAG'-E TAGS WITH DASH 'E' INDICATES THE REFERENCED OBJECT IS EXISTING

TAG-1 UNDERLINED TAG INDICATES OBJECT IS IN-SCOPE. IF NEW, ADDITIONAL INFORMATION IS AVAILABLE IN A SCHEDULE, MATERIAL LIST, OR SYMBOL LIST

INDICATES AN EXISTING SYSTEM'S POINT OF CONNECTION/REMOVAL

FIRE / SMOKE BARRIER DESIGNATIONS

FIRE AND SMOKE SEPARATIONS ARE NOT SHOWN ON THESE DOCUMENTS. CONTRACTOR SHALL REVIEW THE ARCHITECTURAL PLANS AND DETERMINE THE LOCATIONS OF ALL FIRE AND SMOKE PARTITIONS, BARRIERS, AND WALLS. THIS INCLUDES FLOOR RATINGS. PRICING SHALL INCLUDE ALL MATERIALS AND LABOR REQUIRED TO MAINTAIN THE RATINGS OF ALL RATED SEPARATIONS, WHETHER SHOWN ON THE ENGINEERING PLANS OR NOT.

APPLICABLE CODES	
CONTRACTOR SHALL COMPLY WITH APPLICABLE CODES AND LOCAL AMENDMENTS INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:	
BUILDING CODE:	IBC 2024 EDITION
FIRE CODE:	IFC 2024 EDITION
PLUMBING CODE:	UPC 2021 EDITION
MECHANICAL CODE:	IMC 2021 EDITION
ELECTRICAL CODE:	NFPA 70 (NEC) 2023 EDITION
ENERGY CONSERVATION CODE:	IECC 2012
LOCAL BUILDING CODE:	CURRENT EDITION

CONTRACTOR ABBREVIATION KEY	
ABBR:	DESCRIPTION:
A.C.	ASBESTOS ABATEMENT CONTRACTOR
A.V.C.	AUDIO/VISUAL CONTRACTOR
C.C.	CIVIL CONTRACTOR
C.M.	CONSTRUCTION MANAGER
E.C.	ELECTRICAL CONTRACTOR
F.P.C.	FIRE PROTECTION CONTRACTOR
F.S.C.	FOOD SERVICE CONTRACTOR
G.C.	GENERAL CONTRACTOR
H.C.	HEATING CONTRACTOR
M.C.	MECHANICAL CONTRACTOR
N.C.C.	NURSE CALL CONTRACTOR
P.C.	PLUMBING CONTRACTOR
S.C.	SECURITY CONTRACTOR
T.C.	TECHNOLOGY CONTRACTOR
T.C.C.	TEMPERATURE CONTROLS CONTRACTOR
V.C.	VENTILATION CONTRACTOR

MECHANICAL RENOVATION NOTES:

THESE NOTES APPLY TO ALL MECHANICAL SHEETS AND TRADES, INCLUDING BUT NOT LIMITED TO VENTILATION, & PIPING.

1. EXISTING CONDITIONS ARE SHOWN BASED ON INFORMATION OBTAINED FROM FIELD SURVEYS, EXISTING BUILDING DOCUMENTS, AND STAFF. VERIFY EXISTING CONDITIONS AND REPORT ANY CONFLICTS BEFORE PROCEEDING.

2. NOT ALL EXISTING DUCTWORK AND PIPING IS SHOWN. VERIFY EXISTING CONDITIONS BEFORE STARTING WORK. NOTIFY ENGINEER OF ANY CONFLICTS WITH NEW WORK.

3. FIELD VERIFY THE AVAILABLE CLEARANCES FOR DUCTWORK AND PIPING BEFORE FABRICATION. RISES AND DROPS MAY BE NECESSARY BECAUSE OF EXISTING FIELD CONDITIONS.

4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CUTTING, REMOVAL AND PATCHING OF WALLS AND FLOORS ASSOCIATED WITH WORK BY ALL CONTRACTORS.

5. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF CEILINGS, CEILING TILES, AND CEILING GRIDS ASSOCIATED WITH AREAS OF WORK BY ALL CONTRACTORS. NOTIFY THE GENERAL CONTRACTOR OF AFFECTED AREAS PRIOR TO BIDDING.

6. WHERE EXISTING MECHANICAL SYSTEMS DIFFER FROM THOSE SHOWN ON THE PROJECT DRAWINGS AND CREATE CONFLICTS WITH NEW EQUIPMENT, PIPING, OR DUCTWORK INSTALLATIONS, THE CONTRACTOR SHALL PROVIDE DETAILED DOCUMENTATION (SUCH AS SKETCHES, PHOTOS, AND DIMENSIONS) ALONG WITH RECOMMENDATIONS TO RESOLVE THE CONFLICT. THIS INFORMATION MUST BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL. NO WORK RELATED TO THE CONFLICT SHALL PROCEED UNTIL AN APPROVED RESOLUTION IS PROVIDED BY THE ENGINEER.

7. PROVIDE TEMPORARY CONNECTIONS TO MAINTAIN EXISTING SYSTEMS IN SERVICE DURING CONSTRUCTION. MAINTAIN ACCESS TO EXISTING MECHANICAL INSTALLATIONS THAT REMAIN ACTIVE.

8. OBTAIN PERMISSION FROM OWNER BEFORE SHUTTING DOWN ANY SYSTEM FOR ANY REASON. MAINTAIN SERVICE TO ALL COMPONENTS THAT ARE TO REMAIN UNTIL NEW SYSTEMS ARE INSTALLED.

9. MAINTAIN EXISTING SYSTEM IN SERVICE UNTIL NEW SYSTEM IS COMPLETE AND READY FOR TIE IN AND SWITCHOVER. DRAIN SYSTEM ONLY TO MAKE SWITCHOVERS AND CONNECTIONS. OBTAIN PERMISSION FROM OWNER BEFORE PARTIALLY OR COMPLETELY DRAINING SYSTEM. MAKE CHANGEOVER TO NEW SYSTEMS WITH MINIMUM OUTAGE. DISCONNECT AND REMOVE MECHANICAL DEVICES AND EQUIPMENT SERVING EQUIPMENT THAT HAS BEEN REMOVED.

11. PROPERLY RECLAIM AND DISPOSE OF ALL REFRIGERANT IN REMOVED EQUIPMENT/ REFRIGERANT PIPING. RECLAIMED REFRIGERANT SHALL HAVE DOCUMENTATION AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION (AHLJ).

SYMBOL LIST - PIPING SYSTEMS			
SYMBOL	DESCRIPTION	° F	FLUID TYPE
DPP	DRAIN - PIPING		
HWR	HEATING WATER RETURN	150	Water
HWS	HEATING WATER SUPPLY	180	Water
LIQ	REFRIGERANT LIQUID	120	Water
LPC	LOW PRESSURE CONDENSATE	210	Steam
LPS	LOW PRESSURE STEAM	245	Steam
SUC	REFRIGERANT SUCTION	35	Water

HVAC ABBREVIATION KEY	
ABBR:	DESCRIPTION:
AFF	ABOVE FINISHED FLOOR
CO	CLEANOUT
DN	DOWN
LPC	LOW PRESSURE CONDENSATE
LPS	LOW PRESSURE STEAM
NIC	NOT IN CONTRACT
SCCR	SHORT CIRCUIT CURRENT RATING
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED

DUCT ABBREVIATION KEY	
ABBR.	DESCRIPTION
EA	EXHAUST AIR
OA	OUTSIDE AIR
SA	SUPPLY AIR

CONTACT PERSONS:	
DESCRIPTION:	PERSON:
PROJECT MANAGER	NATE JACQUES
MECHANICAL	EVAN HAMMER
ELECTRICAL	TONY DELOUIS

PIPING GENERAL NOTES:

1. PIPE DRAIN LINES FROM EQUIPMENT TO NEAREST FLOOR DRAIN.

2. INSTALL ALL REFRIGERANT LIQUID AND SUCTION PIPING SIZED PER EQUIPMENT MANUFACTURER RECOMMENDATIONS.

VENTILATION GENERAL NOTES:

1. UNLESS NOTED OTHERWISE, DUCT SIZES SHOWN ON DRAWINGS ARE INSIDE CLEAR DIMENSIONS. MAINTAIN CLEAR DIMENSIONS INSIDE ANY LINING.

2. PROVIDE ACCESS DOORS AT ALL DUCT MOUNTED EQUIPMENT.

3. EXISTING AIR INLET AND OUTLET CFM SHOWN ON DRAWINGS ARE FROM EXISTING DRAWINGS, AND ARE FOR REFERENCE ONLY. CONTRACTOR SHALL USE PRE-BALANCE VALUES, AND NOT EXISTING CFM SHOWN ON DRAWINGS.

4. CONTRACTOR MAY REUSE PORTIONS OF EXISTING DUCT PROVIDED SIZES AND PRESSURE CLASSES ARE CORRECT. DUCT IS THOROUGHLY CLEANED AND FREE OF DEFECTS, AND ALL TRANSVERSE JOINTS, LONGITUDINAL SEAMS, AND DUCT WALL PENETRATIONS ARE SEALED AS SPECIFIED FOR NEW DUCTWORK.

MECHANICAL GENERAL NOTES:

THESE NOTES APPLY TO ALL MECHANICAL SHEETS AND TRADES, INCLUDING BUT NOT LIMITED TO VENTILATION, & PIPING.

1. DRAWINGS SHOWING LOCATIONS OF EQUIPMENT, DUCTWORK, PIPING, ETC. ARE DIAGRAMMATIC AND MAY NOT ALWAYS REFLECT EXACT INSTALLATION CONDITIONS. DRAWINGS SHOW THE GENERAL ARRANGEMENT OF DUCTWORK, PIPING, EQUIPMENT, ETC., AND MAY NOT INCLUDE ALL OFFSETS AND FITTINGS REQUIRED FOR COMPLETE INSTALLATION. THE DRAWINGS SHALL BE FOLLOWED AS CLOSELY AS ACTUAL BUILDING CONSTRUCTION AND THE WORK OF OTHERS WILL PERMIT.

2. CATALOG AND MODEL NUMBERS SHALL NOT BE CONSIDERED COMPLETE, BUT ARE GIVEN AS AN AID TO THE CONTRACTOR AND TO INDICATE THE QUALITY REQUIRED. CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE DESCRIPTION OF MATERIAL SCHEDULED ON THESE DRAWINGS AND IN THE SPECIFICATIONS BEFORE ORDERING. THE DESCRIPTION OF THE MATERIAL AND SCHEDULED PERFORMANCE TAKES PRECEDENCE OVER THE MODEL NUMBER. THE FIRST MANUFACTURER SCHEDULED IS THE BASIS OF DESIGN.

3. DETERMINATION OF QUANTITIES OF MATERIAL AND EQUIPMENT REQUIRED SHALL BE MADE BY THE CONTRACTOR FROM THE DOCUMENTS, WHERE MATERIAL AND/OR QUANTITY DISCREPANCIES ARISE BETWEEN DRAWINGS, SCHEDULES AND/OR SPECIFICATIONS, THE HIGHER QUALITY GREATER NUMBER SHALL GOVERN.

4. DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS AND CLEARANCES FROM ARCHITECTURAL, STRUCTURAL, SUBMITTALS, AND OTHER APPROPRIATE DRAWINGS OR PHYSICALLY AT SITE. REVIEW ALL DRAWINGS, INCLUDING THOSE OF OTHER TRADES.

5. COORDINATE ALL WORK WITH ALL OTHER TRADES PRIOR TO INSTALLATION TO PROVIDE CLEARANCES REQUIRED FOR OPERATION, MAINTENANCE, CODE COMPLIANCE, AND TO VERIFY NON-INTERFERENCE WITH OTHER WORK. DO NOT FABRICATE PRIOR TO VERIFICATION OF NECESSARY CLEARANCES FOR ALL TRADES. BRING ANY INTERFERENCES OR CONFLICTS TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH FABRICATION OR EQUIPMENT ORDERS.

6. REVIEW SPACE REQUIREMENTS OF EQUIPMENT SPECIFIED OR SUBSTITUTED AND MAKE REASONABLE ACCOMMODATIONS IN LAYOUT AND POSITIONING TO PROVIDE PROPER ACCESS.

7. ANY CHANGES REQUIRED TO ELIMINATE CONFLICTS OR THAT RESULT FROM A FAILURE TO COORDINATE SHALL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR EXPENSE TO OTHERS.

8. EACH CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH ELECTRICAL CHANGES REQUIRED FOR EQUIPMENT PROPOSED THAT DIFFERS FROM THE BASIS OF DESIGN.

9. EACH CONTRACTOR IS RESPONSIBLE FOR DAMAGE CAUSED BY THEIR ACTIONS TO WALLS, FLOORS, CEILINGS, AND ROOFS. THE CONTRACTOR WHOSE WORK CAUSES DAMAGE IS RESPONSIBLE FOR PATCHING TO MATCH ORIGINAL CONSTRUCTION, FIRE RATING, AND FINISH.

10. SEAL ALL FLOOR & WALL PENETRATIONS AIRTIGHT WHERE CONDUITS, PIPING, AND DUCTS PENETRATE. PENETRATIONS THROUGH EXTERIOR WALLS SHALL BE SEALED AIRTIGHT WITH WATERPROOFING MATERIALS BY MANUFACTURER FOR OUTDOOR USE.

11. WHERE PIPES AND DUCTS ARE SHOWN TO PENETRATE FLOORS, PROVIDE SLEEVED OPENINGS WITH THE TOP EDGE RAISED ABOVE FLOOR SURFACE IN ACCORDANCE WITH ALL RELEVANT SPEC SECTIONS. SEAL SLEEVE PERIMETER TO BE WATERTIGHT.

12. EQUIPMENT SIZES AND SERVICE CLEARANCE REQUIREMENTS VARY AMONG DIFFERENT MANUFACTURERS. CONSULT APPROVED SHOP DRAWINGS FOR EQUIPMENT SIZES AND REQUIRED SERVICE CLEARANCES. COORDINATE WITH LAYOUT OF EQUIPMENT PADS, PIPING, DUCTWORK, ETC.

13. DO NOT BLOCK EQUIPMENT SERVICE CLEARANCES.

14. MAINTAIN A MINIMUM WORKING CLEARANCE OF 3'-6" IN FRONT OF ALL ELECTRICAL EQUIPMENT REQUIRING MAINTENANCE, INSPECTION, AND TESTING INCLUDING BUT NOT LIMITED TO PANELS, DISTRIBUTION PANELS, SWITCHBOARDS, MOTOR CONTROL CENTERS, TRANSFORMERS, EQUIPMENT DISCONNECTS AND STARTERS.

15. MAINTAIN THE DEDICATED ELECTRICAL EQUIPMENT SPACE DEFINED BY THE WIDTH / DEPTH OF ELECTRICAL EQUIPMENT MEASURED FROM THE FLOOR TO A HEIGHT 6'-0" ABOVE THE EQUIPMENT OR THE STRUCTURAL CEILING, WHICHEVER IS LOWER. SYSTEMS FOREIGN TO THE ELECTRICAL DISTRIBUTION SYSTEM ARE NOT ALLOWED IN THE DEDICATED ELECTRICAL SPACE INCLUDING: DUCTWORK, PIPING, ETC.

TAB PRE-DEMOLITION NOTES:

1. BEFORE ANY DEMOLITION WORK IS BEGUN, AN AIR BALANCE TEST SHALL BE PERFORMED BY THE TESTING, ADJUSTING AND BALANCING (TAB) CONTRACTOR FOR EQUIPMENT AND DEVICES AS INDICATED ON THE DRAWINGS.

2. PROVIDE DUCT TRAVERSE READINGS AT LOCATIONS DESIGNATED ON THE DRAWINGS.

A. IN THE EVENT A DUCT TRAVERSE LOCATION AS MARKED ON THIS PLAN IS INACCESSIBLE FOR MEASUREMENT, THE TAB CONTRACTOR SHALL PERFORM THE TRAVERSE AT AN ALTERNATE LOCATION OR SHALL TAKE MULTIPLE DUCT TRAVERSES AND/OR READINGS AS REQUIRED TO DETERMINE THE AIRFLOW READING WHERE THE DUCT TRAVERSE SYMBOL IS SHOWN. IN THE EVENT TRAVERSES ARE TAKEN AT ALTERNATE LOCATION(S), TAB CONTRACTOR SHALL INCLUDE A DRAWING THAT SHOWS THE LOCATIONS WHERE THE ACTUAL MEASUREMENTS WERE TAKEN.

B. TAKE A DUCT STATIC PRESSURE READING AT EACH LOCATION WHERE A DUCT TRAVERSE READING IS TAKEN AND INCLUDE IN THE FINAL PRE-DEMOLITION TAB REPORT.

3. TAB CONTRACTOR SHALL COMPILE AND SUBMIT THE FINAL PRE-DEMOLITION REPORT WITHIN 10 WORKING DAYS AFTER THE FIELD MEASUREMENTS ARE COMPLETED. FINAL TAB REPORT SHALL BE SUBMITTED FOR REVIEW TO THE ARCHITECT/ENGINEER. TESTING SHALL INCLUDE ALL ITEMS REQUIRED IN THE SPECIFICATIONS.

TAB POST-CONSTRUCTION NOTES:

1. AFTER CONSTRUCTION ACTIVITIES ARE COMPLETE, TESTING, ADJUSTING (TAB) AND BALANCING CONTRACTOR SHALL REBALANCE AIR HANDLING UNITS AS REQUIRED TO ACHIEVE THE NEW AIRFLOW VALUES SHOWN ON THE CONSTRUCTION DRAWINGS.

2. AREAS SERVED BY THIS EQUIPMENT WHICH WERE NOT RENOVATED SHALL BE REBALANCED TO THE AIRFLOW RATES MEASURED BEFORE THE RENOVATION OCCURRED (REFER TO THE FINAL PRE- DEMOLITION REPORT).

3. IF DUCT TRAVERSE LOCATION AS MARKED ON THE DRAWINGS IS INACCESSIBLE FOR MEASUREMENT, THE TAB CONTRACTOR SHALL PERFORM THE TRAVERSE AT AN ALTERNATE LOCATION OR SHALL TAKE MULTIPLE DUCT TRAVERSES AND/OR GRILLE READINGS AS REQUIRED TO DETERMINE THE FLOW RATE. IN THE EVENT TRAVERSES ARE TAKEN AT AN ALTERNATE LOCATION(S), TAB CONTRACTOR SHALL INCLUDE A DRAWING THAT SHOWS THE LOCATIONS WHERE THE ACTUAL MEASUREMENTS WERE TAKEN.

4. A DUCT STATIC PRESSURE READING SHALL BE TAKEN AT EACH LOCATION WHERE A DUCT TRAVERSE READING IS TAKEN AND SHALL BE INCLUDED IN THE FINAL POST-CONSTRUCTION TAB REPORT.

5. TAB CONTRACTOR SHALL COMPILE AND SUBMIT COPIES OF THE FINAL POST- CONSTRUCTION TAB REPORT AS REQUIRED BY SECTION 23 05 93.

6. THE FINAL POST CONSTRUCTION REPORT SHALL INCLUDE ALL ITEMS REQUIRED IN THE SPECIFICATIONS.

HVAC SHEET INDEX	
M000	HVAC COVERSHEET
M100	BASEMENT DEMOLITION PLAN - HVAC
M101	LEVEL 01 DEMOLITION PLAN - HVAC
M102	LEVEL 02 DEMOLITION PLAN - HVAC
M210	BASEMENT PLAN - VENTILATION
M211	LEVEL 01 PLAN - VENTILATION
M212	LEVEL 02 PLAN - VENTILATION
M400	HVAC DETAILS
M500	HVAC SCHEDULES
GRAND TOTAL: 9	

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0 1 2 3

REF. SCALE IN INCHES PROJECT #26001283.00

REVISIONS

No.

Date

Revision / Issue

1

5/29/2026

ADDENDUM 01

SHEET INFORMATION	
Issue	100% CD
Date	4/29/2026
Project #	26001283.00
Drawn	EJH
Checked	NKJ
Approved	NKJ
SHEET TITLE	
HVAC COVERSHEET	
SCALE	
Scale:	As indicated
SHEET NUMBER	
M000	

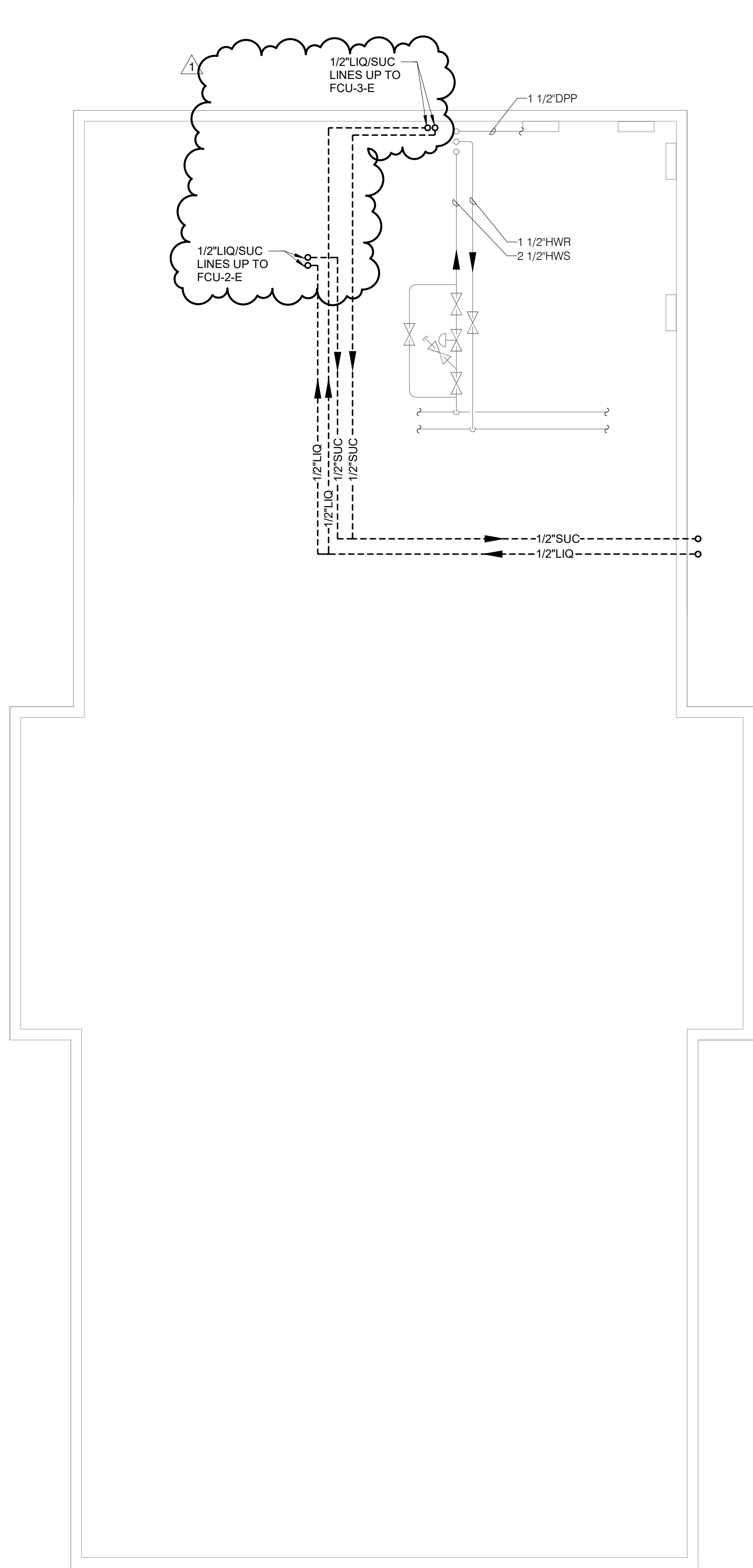
26001283.00 5/29/2026 9:05:35 AM IDAS 9501.00 DOC NCCF AIR HANDLER REPLACEMENT



1

BASEMENT DEMOLITION PLAN - UNIT A - HVAC

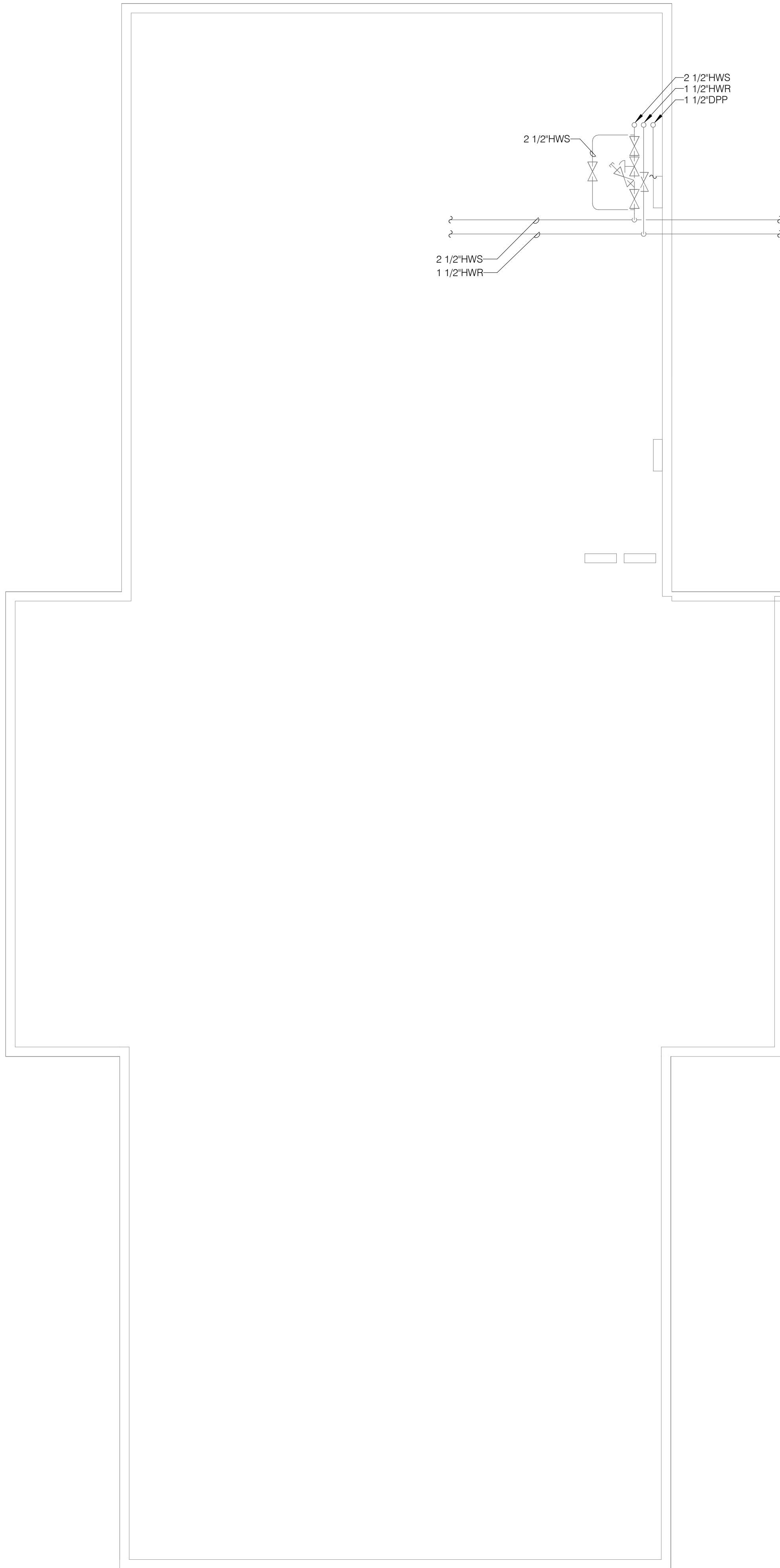
1/4" = 1'-0"



2

BASEMENT DEMOLITION PLAN - UNIT B - HVAC

1/4" = 1'-0"



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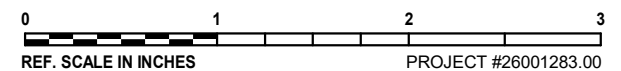
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1	5/29/2026	ADDENDUM 01

SHEET INFORMATION

Issue	100% CD
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Drawn	EJH
Checked	NKJ
Approved	NKJ

SHEET TITLE

BASEMENT DEMOLITION PLAN - HVAC

SCALE

Scale: 1/4" = 1'-0"

SHEET NUMBER

M100

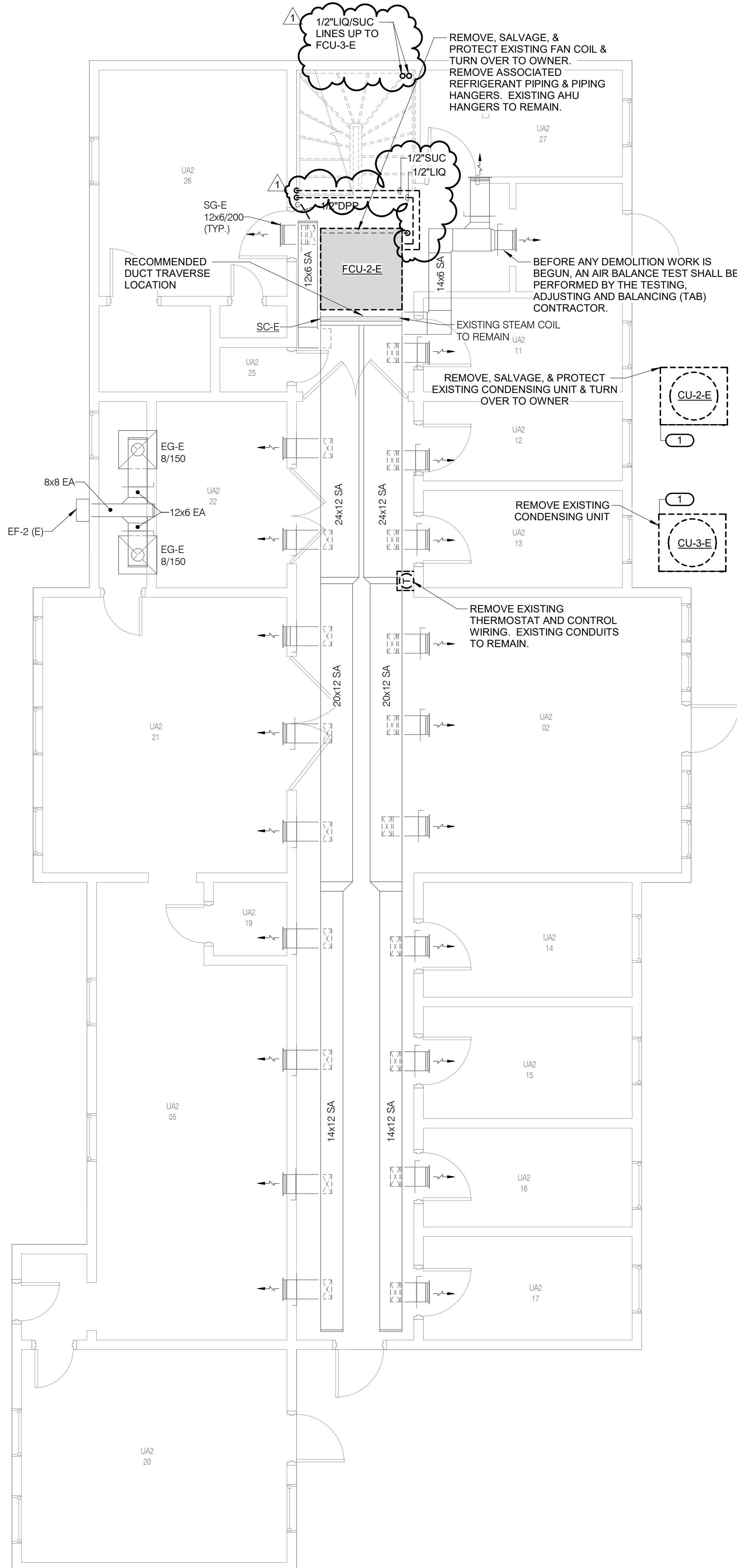
26001283.00 5/29/2026 9:05:36 AM IDAS 9501.00 DOC NCCF AIR HANDLER REPLACEMENT



1

LEVEL 01 DEMOLITION PLAN - UNIT A - HVAC

1/4" = 1'-0"



KEYNOTES:

- CONDENSING UNIT IS INSTALLED ON GRADE ON PAD OUTSIDE OF BUILDING.

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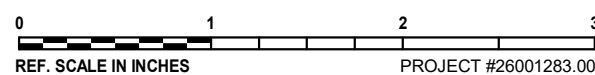
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SHEET INFORMATION

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Checked	NKJ
Approved	NKJ

SHEET TITLE

LEVEL 01 DEMOLITION PLAN - HVAC

SCALE

Scale: 1/4" = 1'-0"

SHEET NUMBER

M101

26001283.00 5/29/2026 9:05:37 AM IDAS 9501.00 DOC NCCF AIR HANDLER REPLACEMENT



1

LEVEL 02 DEMOLITION PLAN - UNIT A - HVAC

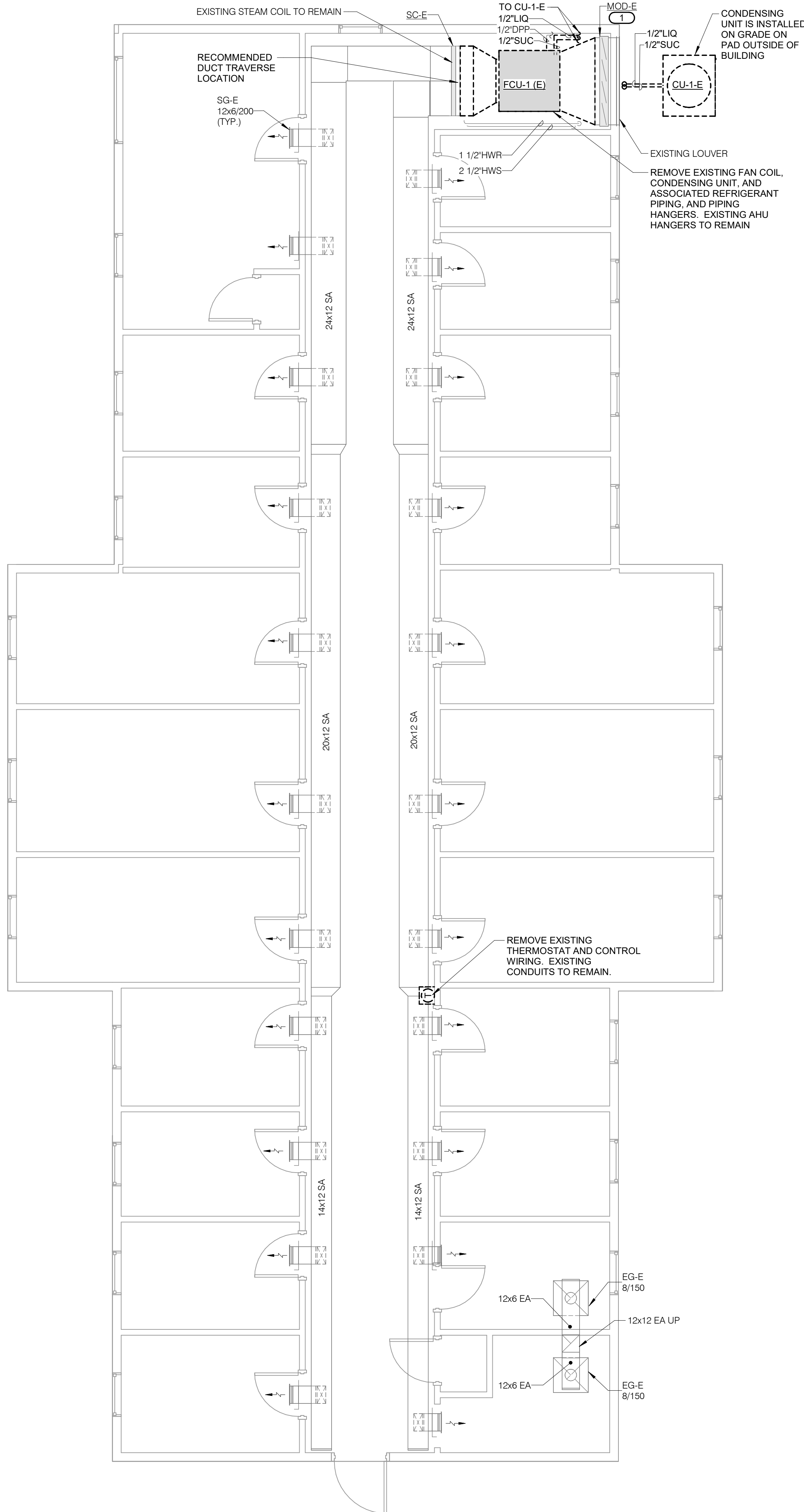
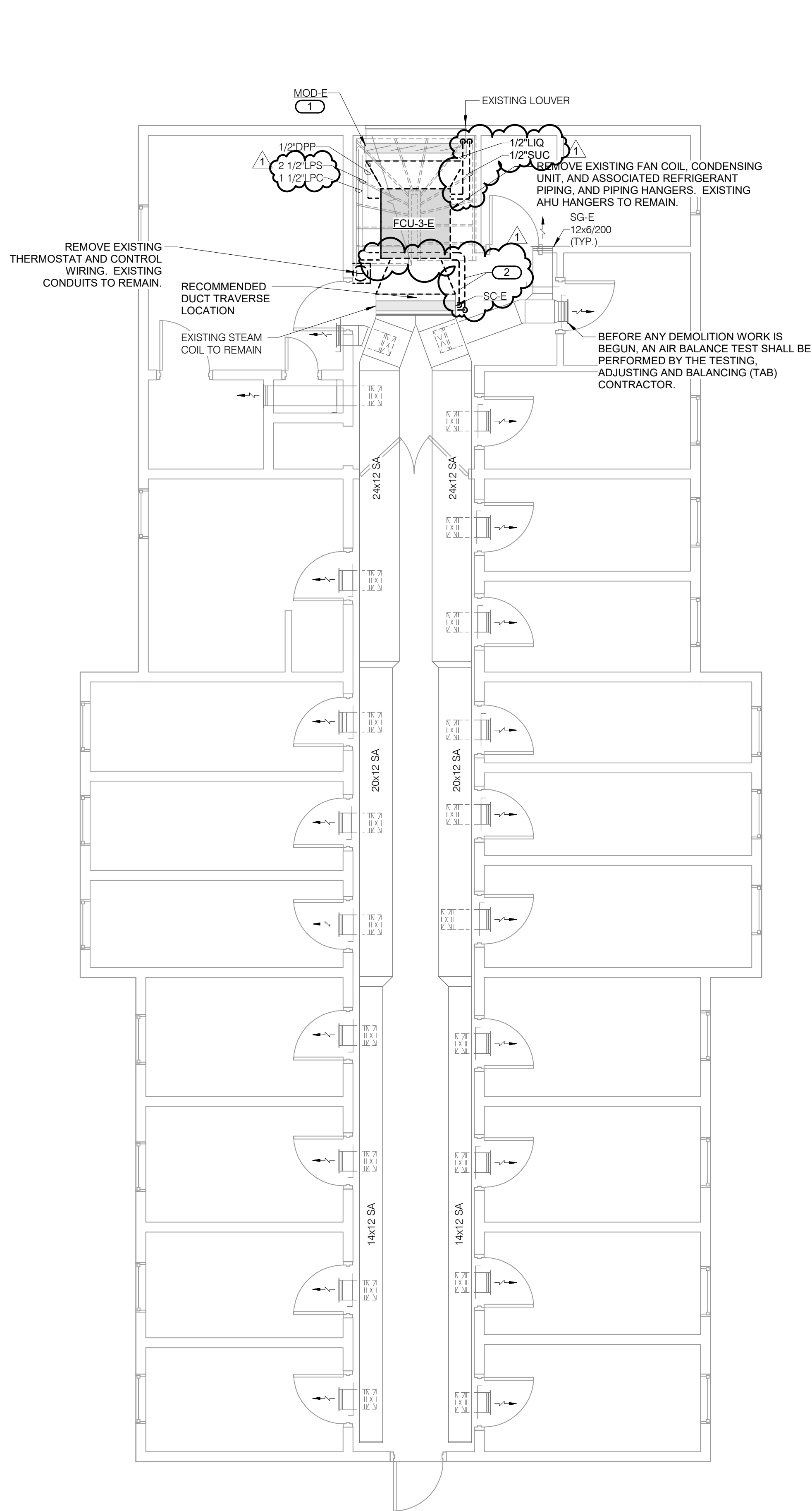
1/4" = 1'-0"



2

LEVEL 02 DEMOLITION PLAN - UNIT B - HVAC

1/4" = 1'-0"



KEYNOTES:

1. RETURN AND SA DAMPERS ARE TO REMAIN.
2. REMOVE EXISTING STEAM PIPING FOR REMOVAL OF EXISTING FCU & INSTALLATION OF NEW FCU.

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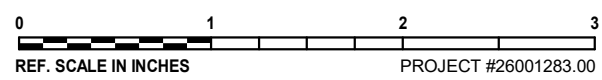
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SHEET INFORMATION

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Approved	NKJ

SHEET TITLE

LEVEL 02 DEMOLITION PLAN - HVAC

SCALE

Scale: 1/4" = 1'-0"

SHEET NUMBER

M102

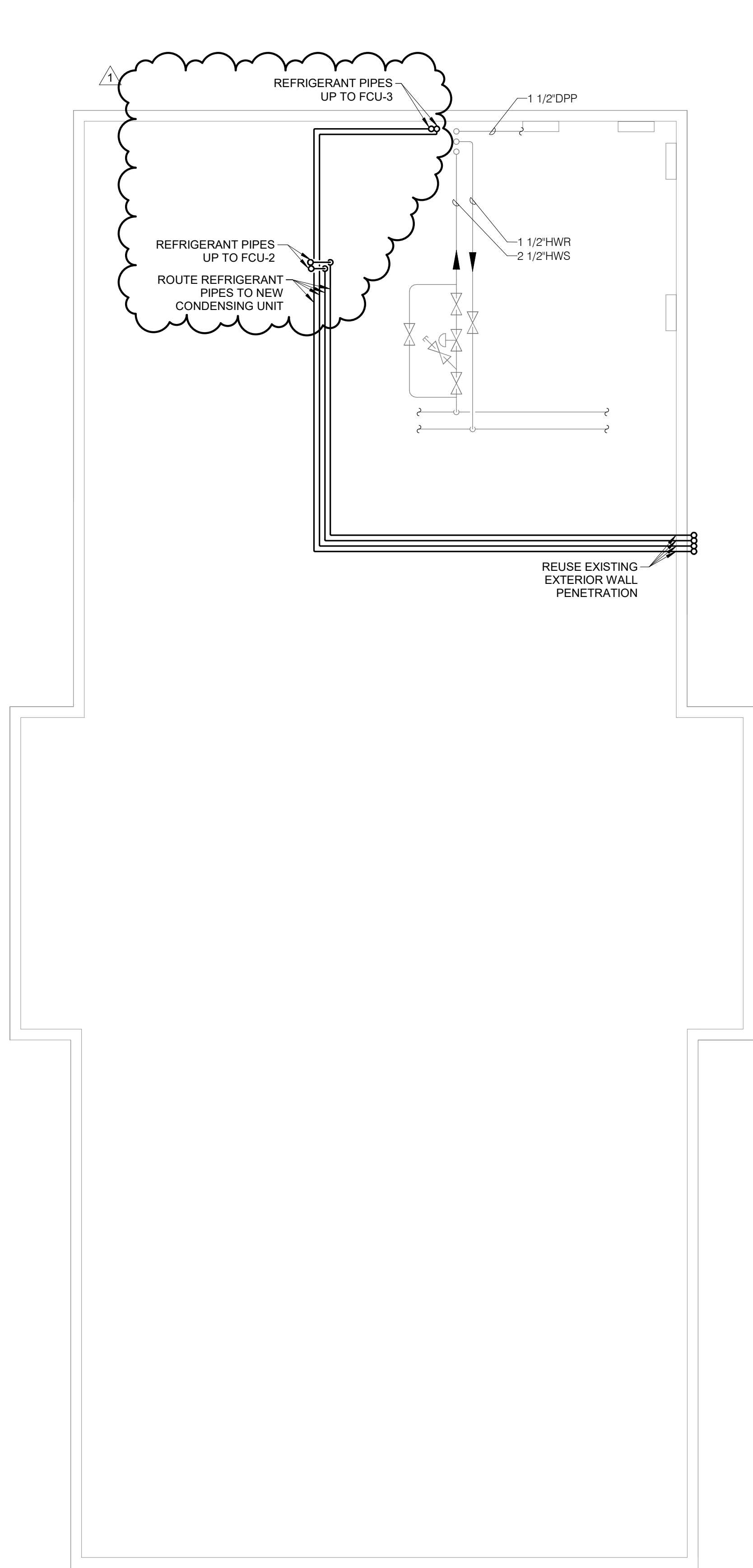
26001283.00 5/29/2026 9:05:37 AM IDAS 9501.00 DOC NCCF AIR HANDLER REPLACEMENT



1

BASEMENT PLAN - UNIT A - VENTILATION

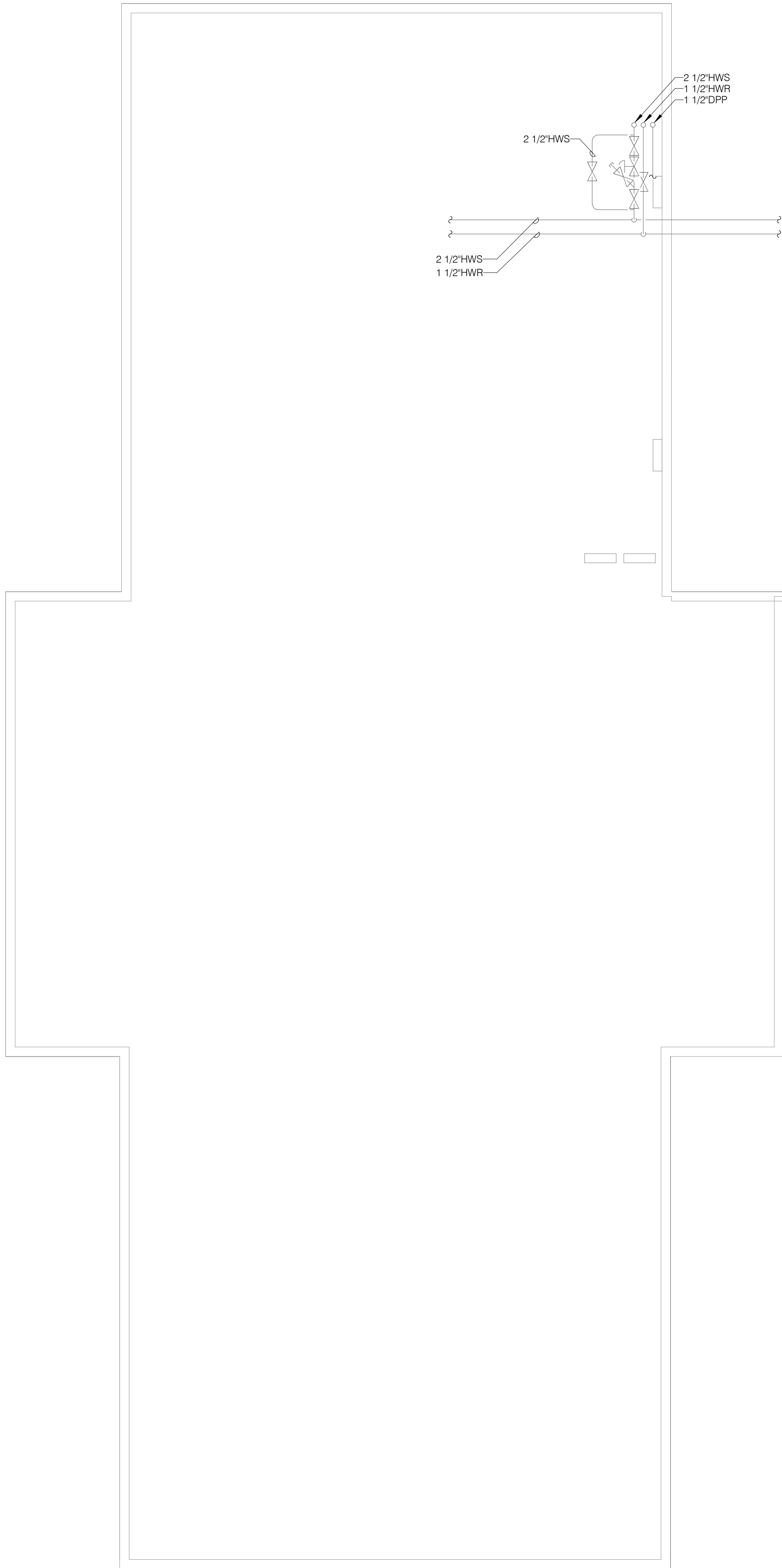
1/4" = 1'-0"



2

BASEMENT PLAN - UNIT B - VENTILATION

1/4" = 1'-0"



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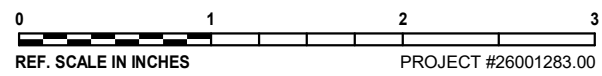
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SHEET INFORMATION

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Project #	26001283.00
Drawn	EJH
Checked	NKJ
Approved	NKJ

SHEET TITLE

BASEMENT PLAN - VENTILATION

SCALE

Scale: 1/4" = 1'-0"

SHEET NUMBER

M210

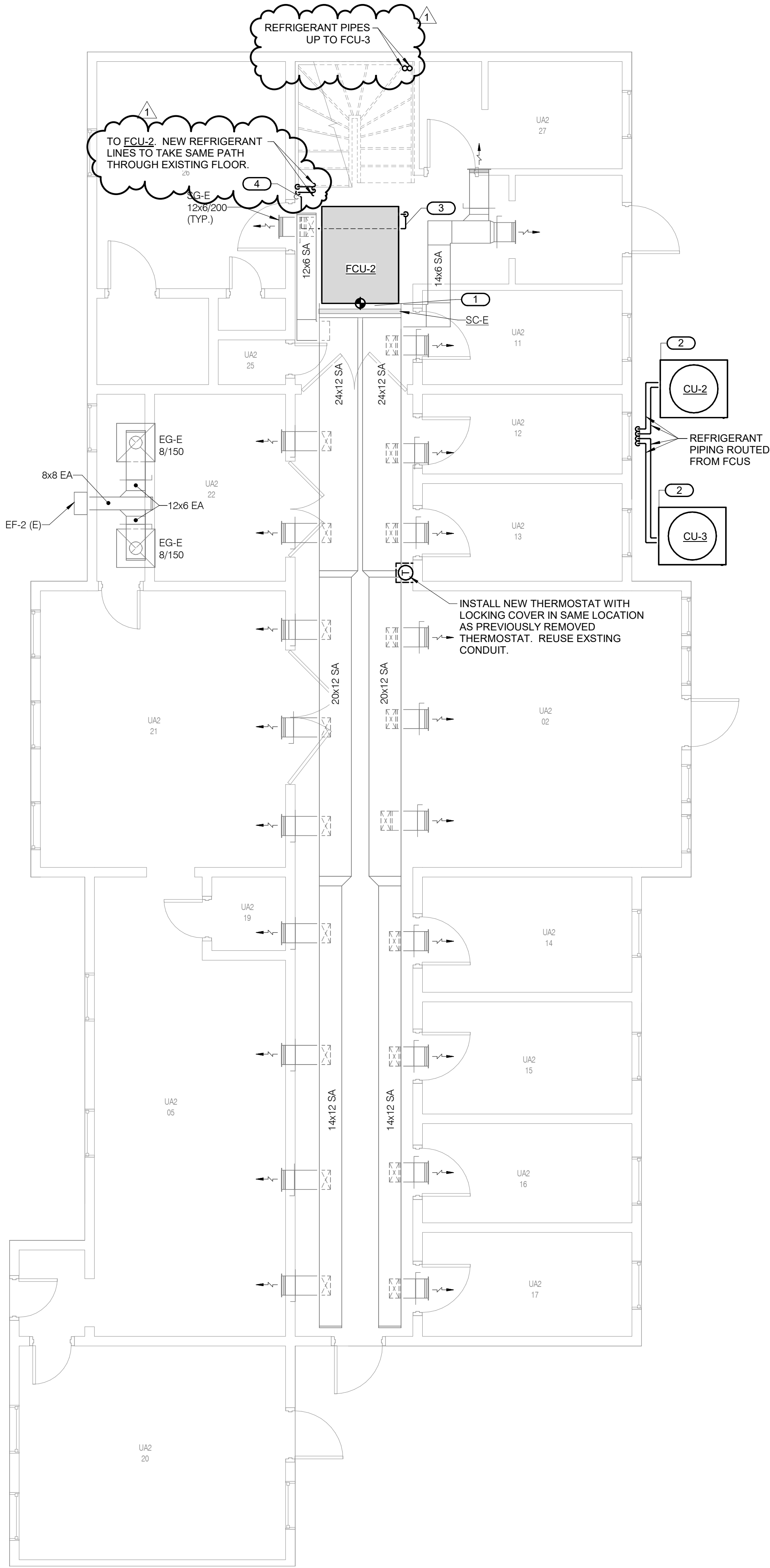
26001283.00 5/29/2026 9:05:37 AM IDAS 9501.00 DOC NCCF AIR HANDLER REPLACEMENT



1

LEVEL 01 PLAN - UNIT A - VENTILATION

1/4" = 1'-0"



KEYNOTES:

1. NEW DUCTWORK SHALL HAVE PAINT GRIP AND BE PAINTED TO MATCH EXISTING DUCTWORK. COORDINATE WITH NCCF FOR SAMPLE MATCHING.
2. INSTALL CONDENSING UNIT ON EXISTING PAD IN SAME LOCATION AS PREVIOUSLY REMOVED CONDENSING UNIT.
3. ROUTE CONDENSATE PIPING UNDER UNIT TIGHT TO UNDERSIDE OF UNIT. ROUTE PIPING NEXT TO ANGLE SUPPORTING FCU.
4. TIE INTO EXISTING CONDENSATE PIPING.

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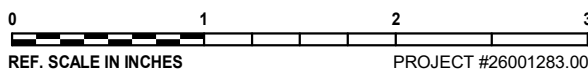
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SHEET INFORMATION

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Drawn	EJH
Checked	NKJ
Approved	NKJ

SHEET TITLE

LEVEL 01 PLAN - VENTILATION

SCALE

Scale: 1/4" = 1'-0"

SHEET NUMBER

M211

1/4" = 1'-0"


$$1/4'' = 1'-0''$$


1. ROUTE REFRIGERANT PIPES TO NEW CONDENSING UNIT. REUSE THE SAME EXTERIOR WALL PENETRATION EXISTING SPLIT SYSTEM USED.
2. NEW DUCTWORK SHALL HAVE PAINT GRIP AND BE PAINTED TO MATCH EXISTING DUCTWORK. COORDINATE WITH NCCF FOR SAMPLE MATCHING.
3. ROUTE CONDENSATE PIPING UNDER UNIT TIGHT TO UNDERSIDE OF UNIT. ROUTE PIPING EXISTING ANGLE IRON TO EXISTING FLOOR.
4. THIN TO EXISTING CONDENSING PIPING.
5. INSTALL NEW LPS & LPC PIPING. MATCH SIZE OF EXISTING PIPING. LPS & LPC PIPING TO BE SCHEDULED 40 BLACK STEEL, THREADED AND COUPLED, ASTM A53 GRADE B, TYPE S, RATED FOR 150 PSIG. OR EQUIV. TO 150 PSIG.
 - A. TYPE A: GLASS FIBER; ANSI/ASTM C547; 0.24 MAXIMUM "K" VALUE AT 75°; NON-COMBUSTIBLE; MINIMUM DENSITY 3.0 LB/CU FT. ALL-PURPOSE POLYMER OR VINYL-PROPYLENE COPOLYMER JACKET LISTED AND LABELED AT NO MORE THAN 25/50 WHEN TESTED PER ASTM E84 OR UL 723 AS REQUIRED BY CODE.
 - B. TYPE B: SEMI-RIGID MINERAL WOOL FIBERBOARD, ANSI/ASTM C612, 0.30 MAXIMUM "K" VALUE AT 200°; SUITABLE TO 1200F.

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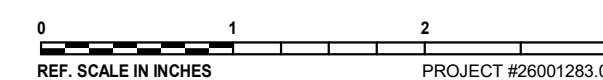
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SHEET INFORMATION

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Project #	26001283.00
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Checked	NKJ
Approved	NKJ

SHEET TITLE

LEVEL 02 PLAN - VENTILATION

Scale: $1/4" = 1'-0"$

SHEET NUMBER

M212

INDOOR UNIT SCHEDULE

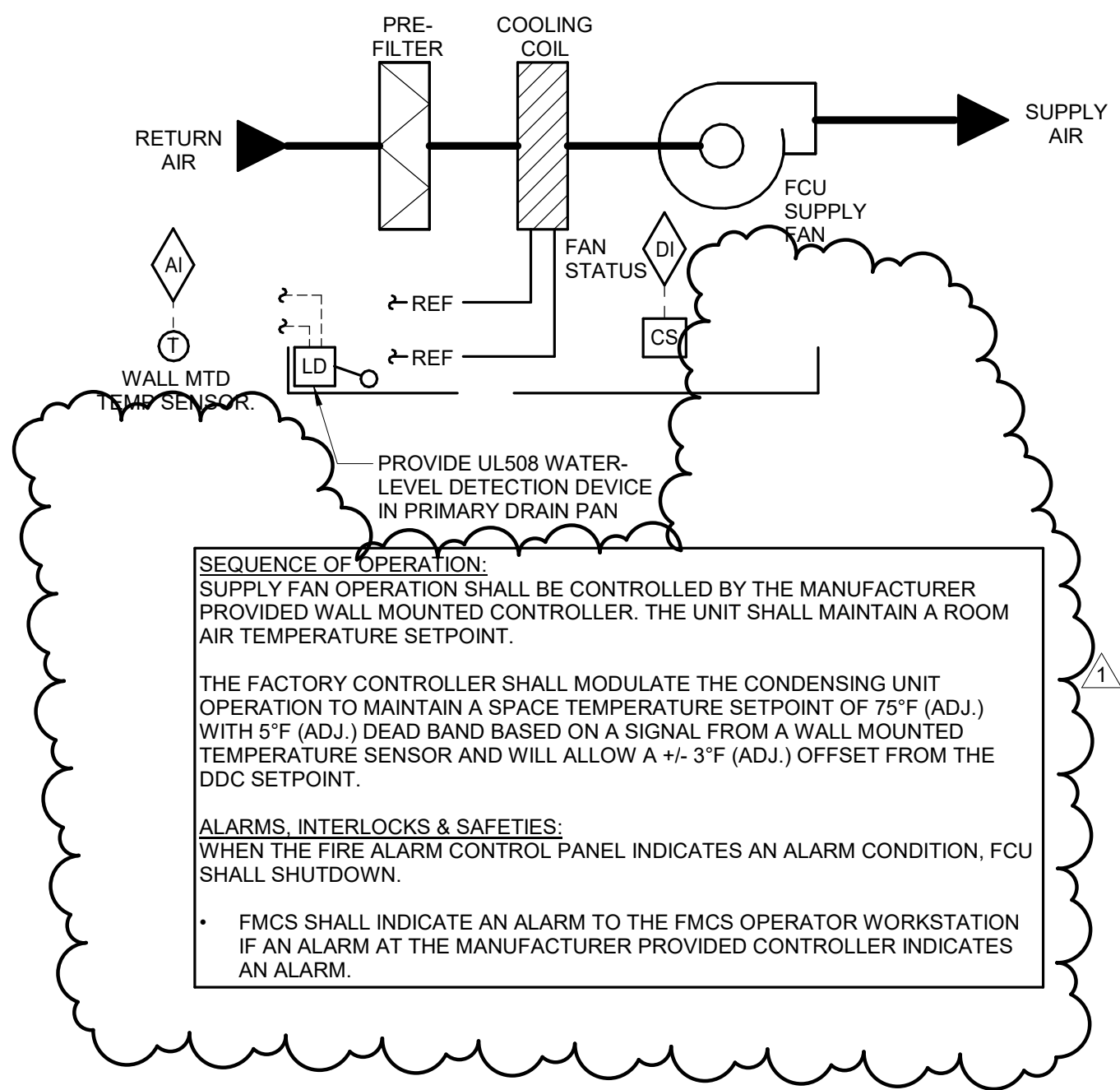
NOTES:
1. COOLING ONLY UNIT. EXISTING STEAM COIL TO BE REUSED.
2. UNIT TO INTEGRATE INTO EXISTING BAS. REFER TO FCU-A ON THIS SHEET FOR LIMITED CONTROLS SCOPE.

CFM		EXTERNAL STATIC PRESSURE (IN. W.C.)	ASSOC OUTDOOR UNIT	REFRIGERANT		ELECTRICAL										FILTER		MAXIMUM DIMENSIONS				WEIGHT (LBS)	MANUFACTURER	MODEL	NOTES
TAG NAME	DESIGN			TYPE	NOMINAL TONS	VOLTS	PH	FLA	MCA	DISCONNECT		CNTLR/STARTER		SCCR	TYPE	MERV	WIDTH	HEIGHT	DEPTH						
FCU-1	4,100	0.8	CU-1	R-32	10	208	3	13.8	15.5	EC	NF	MFR	FV	5,000	DISPOSABLE 2"	8	48"	24"	60"	430	DAIKIN	DAQ12033	NOTE 1		
FCU-2	4,100	0.8	CU-2	R-32	10	208	3	13.8	15.5	EC	NF	MFR	FV	5,000	DISPOSABLE 2"	8	48"	24"	60"	430	DAIKIN	DAQ12033	NOTE 1		
FCU-3	4,100	0.8	CU-3	R-32	10	208	3	13.8	15.5	EC	NF	MFR	FV	5,000	DISPOSABLE 2"	8	48"	24"	60"	430	DAIKIN	DAQ12033	NOTE 1		

CONDENSING UNIT SCHEDULE - COOLING (CU)

NOTES:
1. PLACE CONDENSING UNIT ON EXISTING CONDENSING UNIT PAD.
2. PROVIDE FILTER SCREEN ON CONDENSING UNIT PER PARAGRAPH 2.9 OF SECTION 23 62 13.

TAG NAME	AMBIENT SUMMER DRY BULB (°FDB)	ASSOC. INDOOR UNIT	REFRIGERANT TYPE	COOLING				ELECTRICAL						MAXIMUM DIMENSIONS				WEIGHT (LBS)	MANUFACTURER	MODEL	NOTES	
				TONS	# OF STAGES	IEER	VOLTS	PH	MCA	MOCP	DISCONNECT		CNTLR/STARTER		SCCR	WIDTH	HEIGHT					DEPTH
											BY [A]	TYPE [B]	BY [A]	TYPE [C]								
CU-1	95	FCU-1	R-32	10	2	16.4	208	3	46	60	EC	NF	MFR	FV	5,000	36"	42"	36"	400	DAIKIN	DC6TE120	NOTES 1&2
CU-2	95	FCU-2	R-32	10	2	16.4	208	3	46	60	EC	NF	MFR	FV	5,000	36"	42"	36"	400	DAIKIN	DC6TE120	NOTES 1&2
CU-3	95	FCU-3	R-32	10	2	16.4	208	3	46	60	EC	NF	MFR	FV	5,000	36"	42"	36"	400	DAIKIN	DC6TE120	NOTES 1&2



1 FAN COIL UNIT CONTROL - COOLING ONLY - FCU-A
NO SCALE

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1 5/29/2026 ADDENDUM 01

SHEET INFORMATION

Issue 100% CD
Date 4/29/2026
Project # 26001283.00
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Checked NKJ
Approved NKJ

SHEET TITLE

HVAC SCHEDULES

SCALE

Scale: 12" = 1'-0"

SHEET NUMBER

M500