

Pre-Bid Meeting Minutes
Glanville Tower HVAC Replacement 19-01-56 (17)
Wednesday, February 13, 2019
10:00 a.m.

Attendees:

Anthony Shomin	KCKHA Modernization Coordinator
Sue Martin	Administrative Assistant
Wayne Thompson	Thompson Architect's.
Interested Bidders	(see attached list)

Mr. Thompson opened the meeting by explaining the project description. The work consists of the removal of four standard type gas-fired duct furnaces and flues, one 9,000 cfm air handling unit with DX cooling coil and associated ductwork, two 15 ton condensing units, and refrigerant piping, gas piping, electrical power wiring and associated controls, and the installation of a nominal 7,000 cfm inside 100% OA makeup air handling unit with DX cooling coil, two 400mbh duct furnaces, two 15 ton condensing units, and all associated controls, accessories, ductwork, piping, and electrical components. The duct heaters, pans, burners are all stainless steel. There is bit of rusting. The controls are gas fired modulating. The unit that is specified is not universally used; Sprinkler lines will have to be relocated.

Plans and specs were available at the meeting for purchase.

Q. Are there any exclusion on the units such as a manufacture?

A. No

Q. Any building automation?

A. Existing Johnson controls Metasys, we can connect into that for low voltage of signals and basically a start stop. Most of the controls that come with the unit are stand alone. The condensing units are electro mechanical, the gas valve are modulating with the controls in the unit.

Q. Should Johnson Controls be contacted look at to tie part of that back in to work properly?

A. The outside air is constant, constant 7000 cfm. The only time it is off is when maintenance is working on it. The air is heated to a neutral temperature, it dumps into the corridor this unit dumps into a working air duct shaft carries it down to each floor and there is an outlet on each floor. The same with cooling.

It possible we can get dehumidification using the duct as reheat. It doesn't appear to be against the code. Trane does not have a hot gas reheat on this model.

Q. What is timeframe on starting?

A. Award of a contract will be at the March Board Meeting, then two weeks to set a pre-construction meeting. Most likely late April, early May.

Q. Will there be a Building Automation System (DDC controls) for the new HVAC equipment, or will there just be the equipment manufacturer's factory controls?

A. The control panel is directly adjacent to the makeup air unit. The new gas valves are modulating, there is a VFR controller for the supply fan, and the condensing units are electro-mechanical.

Q. If there is going to be a BAS, is there a particular manufacturer's specified or can anyone bid their controls?

A. There is no BAS specified; however, there is an existing Johnson Control Metasys system that may be used for low voltage signals and simple programs such as discharge air temperature reset based upon outside air temperature.

Interested bidders were taken to Glanville Towers for a tour of job site.

With no further questions, meeting was adjourned.