

Addendum No. 1 – IFB #26-71 – HVAC System Replacements

Issued: August 13, 2026

Project Completion Date:

During the pre-bid conference, several contractors noted that the original 30-day completion window may be restrictive due to scheduling constraints in occupied units and other logistical factors. Based on this feedback, Marion County Housing Authority determined that additional time would support full and open competition and allow for realistic installation planning. Accordingly, MCHA is extending the project completion deadline.

The required completion date is revised from September 30, 2026 to November 14, 2026.

All other IFB requirements remain unchanged.

Questions and Answers

Question 1: Are the existing 80% furnaces to be replaced in kind, or shall they be upgraded to 90% furnaces?

Answer: Replacement furnaces shall be high-efficiency 90% sealed-combustion units; however, the two attic-located furnaces shall be 80% efficiency to ensure freeze protection and reliable winter operation.

Question 2: If 90% furnaces are to be installed, shall one pipe be routed out the roof and the other left in the attic, or shall both pipes be routed to the exterior?

Answer: Both the combustion-air intake and the exhaust vent must be routed to the exterior. Attic air cannot be used for combustion because it does not meet mechanical code requirements for 90% sealed-combustion furnaces.

Question 3: Shall the furnaces be reconnected the same way they were (hardwired), or shall a disconnect switch be added for easy shutoff?

Answer: A dedicated electrical disconnect switch shall be installed for each furnace to allow safe and accessible shutoff, in accordance with electrical code requirements.

Question 4: Will the exterior electrical disconnect and associated hardware be replaced, or shall it be reused?

Answer: The existing exterior electrical disconnect and associated hardware shall be reused if they are in safe, working condition. If any damage, deterioration, or safety concern is observed, the contractor must notify MCHA staff immediately before proceeding.

Question 5: Shall the return grill be replaced?

Answer: No. The existing return grill shall be reused. If you come across a grill that is damaged or nonfunctional, notify MCHA immediately.

Question 6: What is the Davis-Bacon wage rate for this project?

Answer: Please refer to the [Davis-Bacon and Related Acts](#) link provided in the IFB. Contractors are responsible for reviewing the current Davis-Bacon wage rates applicable to HVAC work for this project.

Question 7: In the event the contractor cannot complete a system replacement within the same day due to unforeseen conditions, will they be permitted to install a temporary window AC unit or a portable heater until the permanent system can be finished?

Answer: Yes. When truly unforeseen conditions prevent the contractor from completing the system replacement in the same day, they may install a temporary window-mounted air-conditioning unit or a portable heater to maintain safe indoor temperatures. This allowance applies only when the delay is caused by conditions that could not reasonably have been anticipated. All temporary equipment must be removed once the permanent system is installed and operating.

Hallway Venting – Clarification

During the walkthrough, contractors noted that the hallways contain only minimal existing vents and asked whether additional vents should be installed. After internal review and assessment, MCHA has determined that the hallways are maintaining acceptable temperatures and the existing venting is sufficient. No new vents shall be cut or installed. All new HVAC equipment shall be connected to the existing ductwork and existing vents.

Attic Access Size – Clarification

During the walkthrough, contractors expressed concern that the existing attic access openings might be too small to accommodate installation of the replacement furnaces. After further measurement and review by the walkthrough team, MCHA has determined that the current attic access is sufficient. No new attic access openings shall be cut, enlarged, or added. All new equipment shall be brought in through the existing access.

Concrete Pad – Clarification

Concerns were raised during the walkthrough regarding whether the existing exterior concrete pad was large enough to support the replacement HVAC equipment. After review and measurement, MCHA has determined that the existing pad is adequate. Contractors shall propose equipment that fits fully on the existing concrete pad with no overhang.

Hallway Unit Tonnage – Clarification

During the walkthrough, it was noted that the existing hallway units are 3-ton units, not 5-ton units as stated in the IFB. The existing 3-ton units may be used as a reasonable baseline when performing load calculations.

Unit Load – Clarification

During the walkthrough, concerns were raised about what size equipment should be installed, including comments that the number of vents did not appear to match the square footage of the units. After internal review, temperatures have been adequate and no issues have been identified. Contractors shall size equipment based on the square footage and load requirements of the unit, not the existing ductwork.

End of Addendum No. 1