

**Addendum #1
King Heights Manor IFB
Regarding Construction Bid Form**

Questions/Clarifications:

- 1) I don't know if an aluminum impact window (w/ DCPA) exists with a thermal break. Secondly, a thermal break is not something normally used in South Florida.
- 2) Is the word "Enameled" to mean a baked or hard paint finish?
- 3) Egress – according to our window supplier, a single hung window of these sizes will not comply with egress requirements. These windows will need to be horizontal sliders or casement.
- 4) Is Titan the required manufacture for the water heater?
- 5) From the HVAC description, it appears the city is looking to install central air conditioning systems. Is this the case or are window units acceptable?
- 6) Item 3353 Exterior doors: We suspect the intent is to provide an entrance type lockset with dead bolt for units and a closet lockset for the meter room.

Responses:

- 1) The most common solution to the heat conduction problem of aluminum frames is to provide a "[thermal break](#)" by splitting the frame components into interior and exterior pieces and use a less conductive material to join them. Current technology with standard thermal breaks has decreased aluminum frame U-factors (heat loss rate) from roughly 2.0 to about 1.0 Btu/hr-sq. ft-°F. In hot climates, where solar gain is often more important than conductive heat transfer, improving the insulating value of the frame can be much less important than using a higher-performance glazing system.
- 2) An enamel paint is a [paint](#) that dries to an extremely hard, usually glossy, finish.
- 3) If you are replacing the existing windows of your property, you should know that the new windows must comply with the existing Florida Building Code egress rules. The Code stipulates that bedrooms must have at least two ways of egress in case of emergency. A door to a different room or to the outside counts as one way of egress. To comply, a bedroom has to have a second way of egress through a window or through another door, such as a patio door. If your bedroom does not have a patio door, then at least one window must have egress dimensions determined by the Code. The window must feature a clear opening that must meet all of the following criteria.

- * Minimum width of 20 inches
- * Minimum height of 24 inches
- * Minimum net clear opening of 5.0 square feet at grade floor and 5.7

square feet otherwise.

It is very important that your window contractor takes into account this rule to avoid installing a window style that will not pass inspection. For example, a single-hung which is 37 inches wide by 50 5/8 inches tall does NOT pass egress. However, a casement window of the same dimensions does pass egress.

- 4) 6534 WATER HEATER TO CODE (TITAN WATER HEATER) Install a titan style water heating system with all piping and electrical connection with proper ground.
- 5) Utilize the following specification:

5934 A/C--INSTALL CENTRAL UNIT

Install soffit to hide duct work and equipment. Submit manufacturer's cut sheet for proposed equipment to program at least 5 working days prior to installation. Install central A/C system with a minimum SEER to code, including condensing unit, A-type evaporator coils, control and power wiring, insulated refrigerant (i.e. Freon) lines, plenums, exterior pad, duct work, grills and necessary connections to create complete installation. Provide owner with factory warranty, manual, and 1-year contractor warranty.

- 6) Dispose of existing door and frame. Install exterior metal door and frame. Include 1-3/4" solid core door with new hardware, weather-stripping, 2-piece aluminum threshold three 4"x 4" butt hinges.