

RANCHO SANTIAGO COMMUNITY COLLEGE DISTRICT



ADDENDUM NO. 1

Bid #1492 HVAC Replacement
at
Centennial Education Center

Address: 2900 W. Edinger Ave.
Santa Ana CA 92706

Project ID #2914.3

April 6, 2026

Owner:
Rancho Santiago Community College District
2323 North Broadway, Room 112
Santa Ana, California 92706

RECEIPT OF THIS ADDENDUM MUST BE ACKNOWLEDGED ON BID FORM WHEN
SUBMITTED

The following changes, additions, deletions or corrections shall become a part of the Contract Documents for the project named on the previous page and all other conditions shall remain the same. The Bidders shall be responsible for transmitting this information to all affected Subcontractors and Suppliers, prior to the closing of Bids. Prospective Bidders shall acknowledge receipt of all Addenda in the space provided on the Bid Proposal Form by the number (list every addenda). Failure to do so shall deem the Bid Proposal as non-responsive and subject the Bidder to disqualification.

Item No. AD 1-1 Revised Attachment A

The following highlights a change to the thermostat replacement information.

Item No. AD 1-2 Responses to Questions

The following provides a response to the Bidder's Request for Pre-Bid Information submitted on the Pre-Bid Clarification Form. See attached for a total of 7 RFI Responses.

Enclosure:

This is the end of Addendum No. 1

PRE-BID CLARIFICATION FORM*(Email this completed form to FacilitiesBid@rsccd.edu. See Instructions to Bidders.)*

PROJECT NAME:	HVAC Replacement at Centennial Education Center		
PROJECT NUMBER:	2914.3	BID NUMBER:	1492
EMAIL TO: facilitiesbid@rsccd.edu			
DATE:	03/26/2026		
FROM:	Johnson Escobar Race Engineering	EMAIL:	jescober@race-engr.com
SPEC SECTION:	Attachment B - Specification Section 23 74 13 Part 2 - Products	DRAWING NUMBER:	
REQUESTED CLARIFICATION:			
<p>In Attachment B - Specifications, Section 23 74 13 Package Outdoor Wall Mounted HVAC Units, Part 2 - Products at Page 47 to 49:</p> <p>a. Do we need to provide or include the room thermostat control in our bid?</p> <p>b. If yes, could you provide us the pictures and details of the existing Pelican brand room thermostat controls. What is the existing model number and what are the control points aside from the CO2 options stated in Attachment A?</p> <p>c. Is the room thermostat controls limited to Pelican brand only since the District wants a like to like replacement?</p> <p>d. Can we offer a similar product (Capitol brand) with higher wifi security and no subscription fees for the online portal?</p> <p>e. If it must be Pelican brand, is the District ok with Pelican Pearl model?</p> <p>f. Specs mentioned "Furnish and install a complete energy management system equal to Bard CS2000A2 or equal..." Do we need to provide or include this energy management system in our bid?</p> <p>g. Specs mentioned UV Light air purifier, is that existing? or is it needed to be provided with the unit?</p>			
RESPONSE TO CLARIFICATION:			
<p>a. No, the thermostat control is existing.</p> <p>b. The current thermostats are Pelican TS200's but need to be replaced by TC3 thermostats. The HVAC system shall be designed to maintain a minimum indoor temperature of 72 Deg F. in the heating season and a maximum of 78 Deg. in the cooling season. HVAC unit shall be sized to provide a maximum total air in circulation equal to a 6 minute air change during heating and/or cooling cycles (compressor operation) and not more than a 9 minute air change during the ventilation only cycle.</p> <p>c. Yes</p> <p>d. No</p> <p>e. No, the TS200 must be substituted with the Pelican TC3 thermostat.</p> <p>f. Yes, as outlined in the specifications.</p> <p>g. Remove all references to UV light purifiers. Please see revised attached specifications page 49.. RSCCD - 4/1/2026</p>			

Attach additional numbered sheets as necessary; however, only one (1) request shall be contained on each submitted form.

END OF DOCUMENT

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PROJECT NUMBER:	2914.3	BID NUMBER:	1492
EMAIL TO: facilitiesbid@rsccd.edu			
DATE:	03/26/2026		
FROM:	Johnson Escobar Race Engineering	EMAIL:	jescobar@race-engr.com
SPEC SECTION:	Procurement & Contracting Provision Part 1 Notice Inviting Bids	DRAWING NUMBER:	
REQUESTED CLARIFICATION:			
<p>In the Notice Inviting Bids, Item 15 DVBE Participation Goal:</p> <p>a. Do we still need to have the 3% DVBE participation goal?</p> <p>b. We are not a DVBE contractor. Can we partner up with a DVBE sub-contractor to satisfy the 3% DVBE participation?</p>			
RESPONSE TO CLARIFICATION:			
<p>Please refer to and fill out Statement of Intent to meet DVBE goals on page 39 of the posted Procurement and Contracting Provisions Forms (Part 1) in the bid documents on the RSCCD website.</p> <p>RSCCD - 04/01/2026</p>			

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PROJECT NAME:	HVAC Replacement at Centennial Education Center		
PROJECT NUMBER:	2914.3	BID NUMBER:	1492
EMAIL TO: facilitiesbid@rsccd.edu			
DATE:	3/27/26		
FROM:	Devin Johnson Pacific West Industries, Inc.	EMAIL:	Devin@pacwestac.com
SPEC SECTION:		DRAWING NUMBER:	Attachment A
REQUESTED CLARIFICATION:			
It appears there are 3 existing Bard units & 2 existing Marvair (Crispaire) units. Can all 5 units be replaced with the same brand? Please advise if Marvair or Bard are acceptable for all 5 unit replacements.			
RESPONSE TO CLARIFICATION:			
No, they cannot be replaced by a different brand.			
RSCCD - 3/27/2026			

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PROJECT NUMBER:	2914.3	BID NUMBER:	1492
EMAIL TO: facilitiesbid@rsccd.edu			
DATE:	3/27/26		
FROM:	Devin Johnson Pacific West Industries, Inc.	EMAIL:	Devin@pacwestac.com
SPEC SECTION:		DRAWING NUMBER:	Attachment A
REQUESTED CLARIFICATION:			
The unit replacement for C110 may require some landscaping removal and/or modifications. Please advise who is responsible for any landscaping alterations if required.			
RESPONSE TO CLARIFICATION:			
It is the contractors responsibility to restore the area back to it's original state.			
RSCCD - 3/27/2026			

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PROJECT NAME:	HVAC Replacement at Centennial Education Center		
PROJECT NUMBER:	2914.3	BID NUMBER:	1492
EMAIL TO: facilitiesbid@rsccd.edu			
DATE:	3/30/206		
FROM:	AC PROS INC	EMAIL:	estimating@acprosync.com
SPEC SECTION:		DRAWING NUMBER:	Scope of Work - BARD
REQUESTED CLARIFICATION:			
<p>Per page 4 of the plans , "Scope of work - BARD " , under the scope of work it mentions the installation of TC-1 thermostats. Please clarify whether TC-1 thermostats are to be installed as TC-1 thermostats do not include a CO₂ option. If a CO₂ option is required, TC-3 thermostats would be the appropriate selection. Please advise which thermostat will be installed.</p>			
RESPONSE TO CLARIFICATION:			
<p style="text-align: center;">Please see revision of the Attachment A Drawings/Scope of work.</p> <p style="text-align: center;">RSCCD - 4/2/2026</p>			

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END OF DOCUMENT

PRE-BID CLARIFICATION FORM*(Email this completed form to FacilitiesBid@rscsd.edu. See Instructions to Bidders.)*

PROJECT NAME:	HVAC Replacement at Centennial Education Center		
PROJECT NUMBER:	2914.3	BID NUMBER:	1492
EMAIL TO: facilitiesbid@rscsd.edu			
DATE:	3/30/206		
FROM:	AC PROS INC	EMAIL:	estimating@acprosinc.com
SPEC SECTION:		DRAWING NUMBER:	Scope of Work -BARD, Note 2
REQUESTED CLARIFICATION:			
<p>Please advise if new disconnects will be installed or are we to re-use the existing?</p>			
RESPONSE TO CLARIFICATION:			
<p>Please see Scope of Work section as summarized below:</p> <p>2.1.4 Electrical Work•</p> <ul style="list-style-type: none"> ○ Contractor to remove existing local disconnect switch during demolition, and: ○ verify motor starting method is compatible with the existing electrical setup. ○ furnish and install new electrical fused disconnect within sight of the unit. ○ do not mount new electrical fused disconnect over the unit nameplate data. 			

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PROJECT NUMBER:	2914.3	BID NUMBER:	1492
EMAIL TO: facilitiesbid@rsccd.edu			
DATE:	3/30/206		
FROM:	AC PROS INC	EMAIL:	estimating@acprosinc.com
SPEC SECTION:		DRAWING NUMBER:	Scope of Work -BARD , Note 4
REQUESTED CLARIFICATION:			
<p>Per page 4 of the plans , " Scope of Work - BARD ".Please clarify the scope of work regarding the compressed air . How does the compressed air relate to the HVAC scope of work?</p>			
RESPONSE TO CLARIFICATION:			
<p style="text-align: center;">Please see revised Attachment A.Drawings Scope of Work.</p> <p style="text-align: center;">RSCCD - 04/01/2026</p>			

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EMAIL TO: facilitiesbid@rsccd.edu			
DATE:	3/30/206		
FROM:	AC PROS INC	EMAIL:	estimating@acprosinc.com
SPEC SECTION:		DRAWING NUMBER:	Scope of Work - BARD
REQUESTED CLARIFICATION:			
<p>Please advise if note #7 under "Unit Mounting Additional Installation Requirements" section refers to the testing mentioned in #5. If so please advise how to quantify the components.</p>			
RESPONSE TO CLARIFICATION:			
<p style="text-align: center;">During the testing of the installed units any components that fail are required to be replaced.</p> <p style="text-align: center;">RSCCD - 04-01-2026</p>			

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PROJECT NUMBER:	2914.3	BID NUMBER:	1492
EMAIL TO: facilitiesbid@rsccd.edu			
DATE:	3/30/206		
FROM:	AC PROS INC	EMAIL:	estimating@acprosinc.com
SPEC SECTION:		DRAWING NUMBER:	Additional Details
REQUESTED CLARIFICATION:			
<p>Per page 10 on the plans note 5 states we need TAB, please advise if TAB should be performed by third party. Additionally, please advice if NEBB or AABC certifications are required?</p>			
RESPONSE TO CLARIFICATION:			
<p>TABB, NEBB and AABC are all accepted systems of balancing and can be performed by the contractor.</p>			

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PROJECT NAME:	HVAC Replacement at Centennial Education Center		
PROJECT NUMBER:	2914.3	BID NUMBER:	1492
EMAIL TO: facilitiesbid@rsccd.edu			
DATE:	4/1/26		
FROM:	Allison Mechanical	EMAIL:	ecastillo@allison1.net
SPEC SECTION:		DRAWING NUMBER:	Bard-Scope of Work, Marvair-Scope of 
REQUESTED CLARIFICATION:			
Confirm the location of disconnects for units: D-108, 109, D-112, C-110, C-111.			
RESPONSE TO CLARIFICATION:			
All disconnects are adjacent to the units being replaced.			
RSCCD - 4/2/2026			

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EMAIL TO: facilitiesbid@rsccd.edu			
DATE:	4/1/26		
FROM:	Allison Mechanical	EMAIL:	ecastillo@allison1.net
SPEC SECTION:		DRAWING NUMBER:	Bard-Scope of Work, Marvair-Scope of 
REQUESTED CLARIFICATION:			
1. Bard vendor does not have an exact 1:1 replacement for the existing Bard units (size is greater outward), will the district add an allowance for unforeseen conditions due to the size of the available replacements?			
RESPONSE TO CLARIFICATION:			
An allowance will be available for any unseen conditions to be used at the discretion of the RSCCD District Office.			
RSCCD - 4/2/2026			

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EMAIL TO: facilitiesbid@rsccd.edu			
DATE:	4/1/26		
FROM:	Allison Mechanical	EMAIL:	ecastillo@allison1.net
SPEC SECTION:		DRAWING NUMBER:	Bard-Scope of Work, Marvair-Scope of 
REQUESTED CLARIFICATION:			
<p>Marvair vendor does not have an exact 1:1 replacement for the existing Marvair units (size is greater downward), will the district add an allowance for unforeseen conditions due to the size of the available replacements?</p>			
RESPONSE TO CLARIFICATION:			
<p>An allowance will be available for any unseen conditions to be used at the discretion of the RSCCD District Facilities Office.</p> <p>RSCCD - 4/2/2026</p>			

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EMAIL TO: facilitiesbid@rsccd.edu			
DATE:	4/1/26		
FROM:	Allison Mechanical	EMAIL:	ecastillo@allison1.net
SPEC SECTION:		DRAWING NUMBER:	Bard-Scope of Work, Marvair-Scope of 
REQUESTED CLARIFICATION:			
Confirm what Air Balance certification is required for this project? (AABC, NEBB, TABB).			
RESPONSE TO CLARIFICATION:			
<p>All certifications meet the RSCCD District standards.</p> <p>RSCCD - 4/2/2026</p>			

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EMAIL TO: facilitiesbid@rsccd.edu			
DATE:	4/1/26		
FROM:	Allison Mechanical	EMAIL:	ecastillo@allison1.net
SPEC SECTION:		DRAWING NUMBER:	Bard-Scope of Work, Marvair-Scope of 
REQUESTED CLARIFICATION:			
Confirm that all units have existing disconnects.			
RESPONSE TO CLARIFICATION:			
Yes, all units have disconnects.			
RSCCD - 4/2/2026			

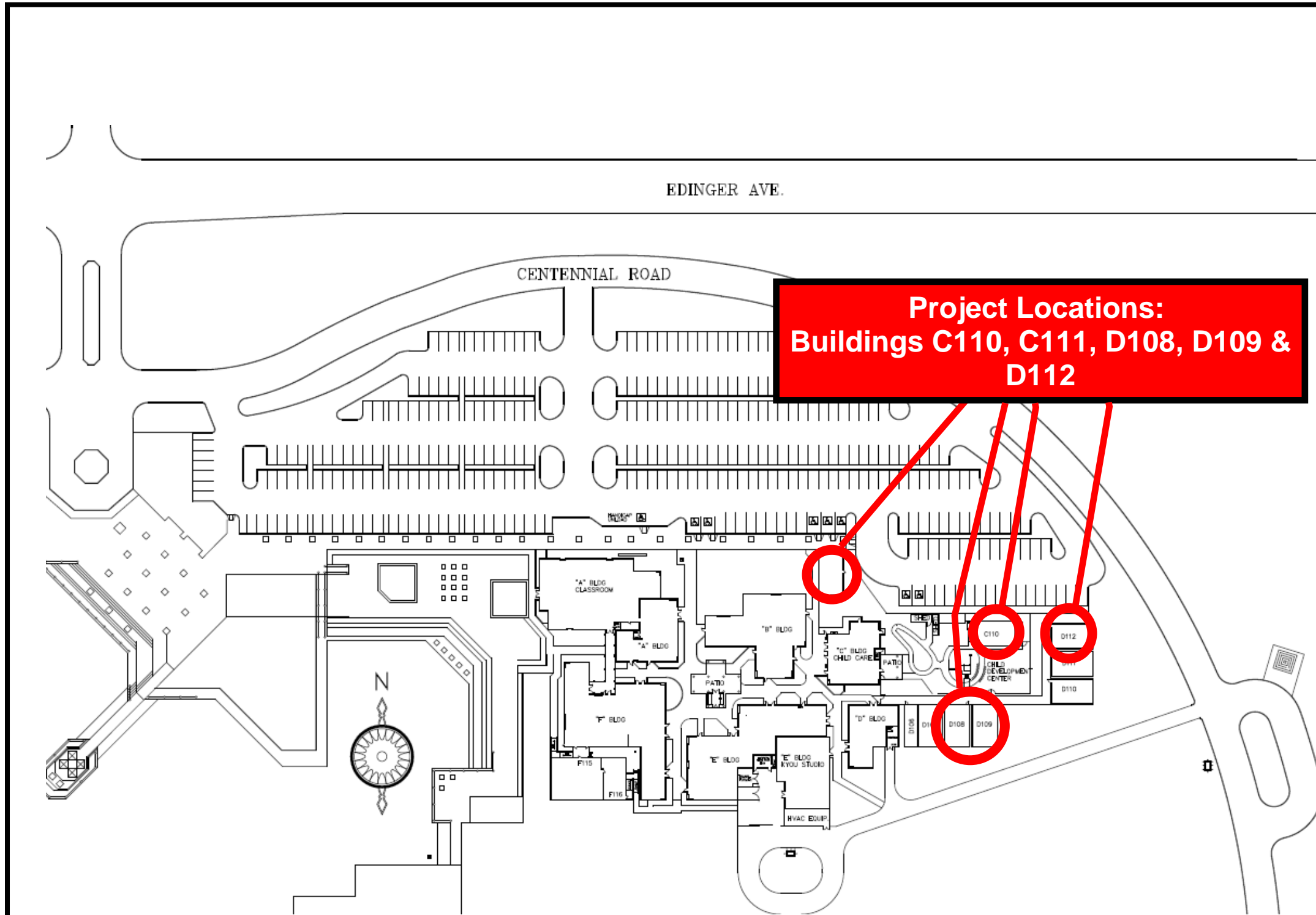
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Rancho Santiago Community College District HVAC Replacement Project

Attachment A

Centennial Education Center 2900 West Edinger Avenue Santa Ana, CA 92706



**Project Locations:
Buildings C110, C111, D108, D109 &
D112**

Work Summary:

The contractor to provide all necessary labor, materials, and equipment to replace HVAC units at Buildings C (C110, C111) and D (D108, D109, D112) at the Centennial Education Center.

General Observations:

The Centennial Education Center currently has five (5) Wall Mount Heat Pump HVAC units which have reached their end-of-service-life (EOSL) and require a like-for-like replacement.

Importance of new equipment:

These units are essential for the classroom comfort of students and instructors. All units are located on the back the Building D (D108, D109, and 112) and Building C (C110 and C111).

Drawing Sheet Index:

Page 1 - Project Location
Page 2-3 Existing HVAC Equipment
Page 4-6 Scope of Work - BARD
Page 7-9 Scope of Work - Marvair
Page 6 - Additional Details

Project Location

Classroom Equipment Schedule obtained from Nameplate Data located on the existing units.

Location	Existing Make/Model	S/N	Electric Heater?	Volts	PH	RLA Amps (MCA)	Cooling /MBH	Heating /MBH	Est. Weight	Controls	Replacement Basis of Design
D-108	BARD WH4Z1-A1OUX4XXX	12689610 02996-02	Y	230/208	1 Ø	18.3	42.5	38.00	554	Pelican	W42HF-A10X4XXX
D-109	BARD WH4Z1-A1OUX4XXX	126F9610 03003-02	Y	230/208	1 Ø	18.3	42.5	38.00	554	Pelican	W42HF-A10X4XXX
D-112	BARD WH4Z1-A1OUX4XXX	126F9610 03003-02	Y	230/208	1 Ø	18.3	42.5	38.00	554	Pelican	W42HF-A10X4XXX
C-110	Marvair (formerly Crispaire) AVP48HPA05NZ	HF4701	Y	208/230	1 Ø	26.9	48.0	34.12	525	Pelican	MAH1048HA040T ++Z+1DE+D32+++ +++
C-111	Marvair AVP42HPA10NB	CM71900	Y	208/230	1 Ø	26.9	42.0	17.00	530	Pelican	MAH1042HA050T ++Z+1DE+D32+++ +++

General Notes:

1 - It is the contractor's responsibility to check, confirm, and verify with the manufacturer that the replacement units are a 100% "like-for-like" replacements.

Existing HVAC Equipment



View of existing BARD unit at D-108



View of existing Crispaire unit at C-110

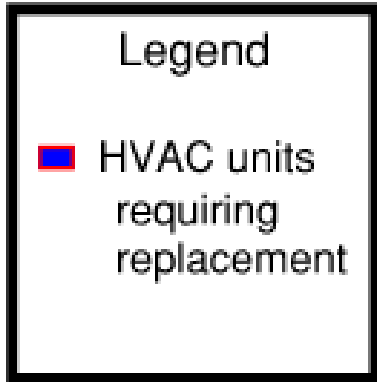
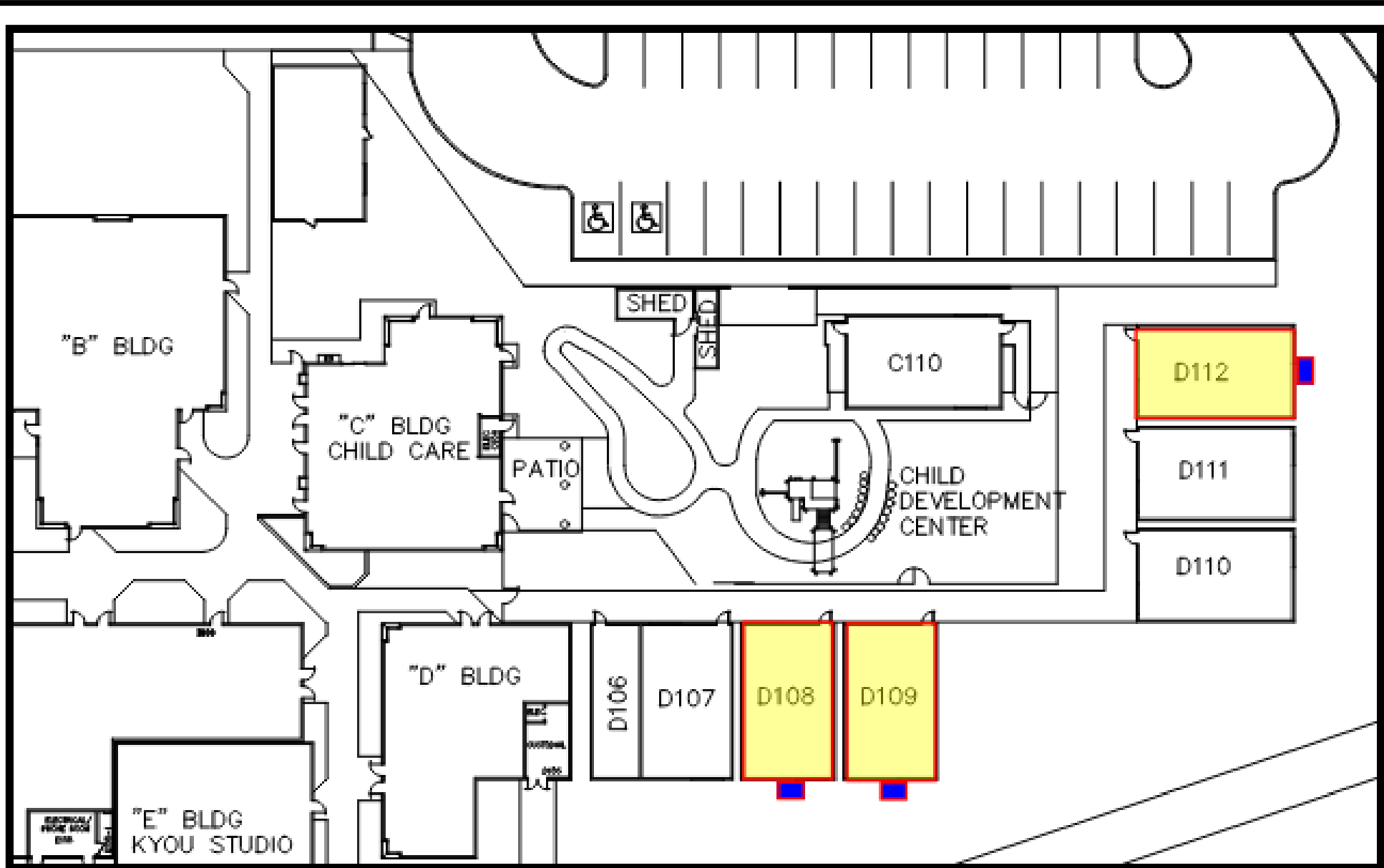


View of existing Marvair unit at C-111

General Notes:

1 - It is the contractor's responsibility to check, confirm, and verify with the manufacturer that the replacement units are a 100% "like-for-like" replacements.

Existing HVAC Equipment



Scope of Work:

The contractor is to provide all labor, materials, and equipment to replace the existing BARD and Marvair (formerly Crispaire) with like-for-like, new equipment. The detailed scope of work includes: removal and disposal of existing HVAC equipment, installation of new HVAC equipment, provide necessary system connections, perform all electrical work required, installation of thermostats (TC3-4-Thermostats with CO2 option), and commissioning of the equipment to demonstrate to the District that they are functionally operational via the Web.

Building "D" BARD Heat Pump Units Scope of Work (D108, D109, D112)

Removal of Existing BARD Units:

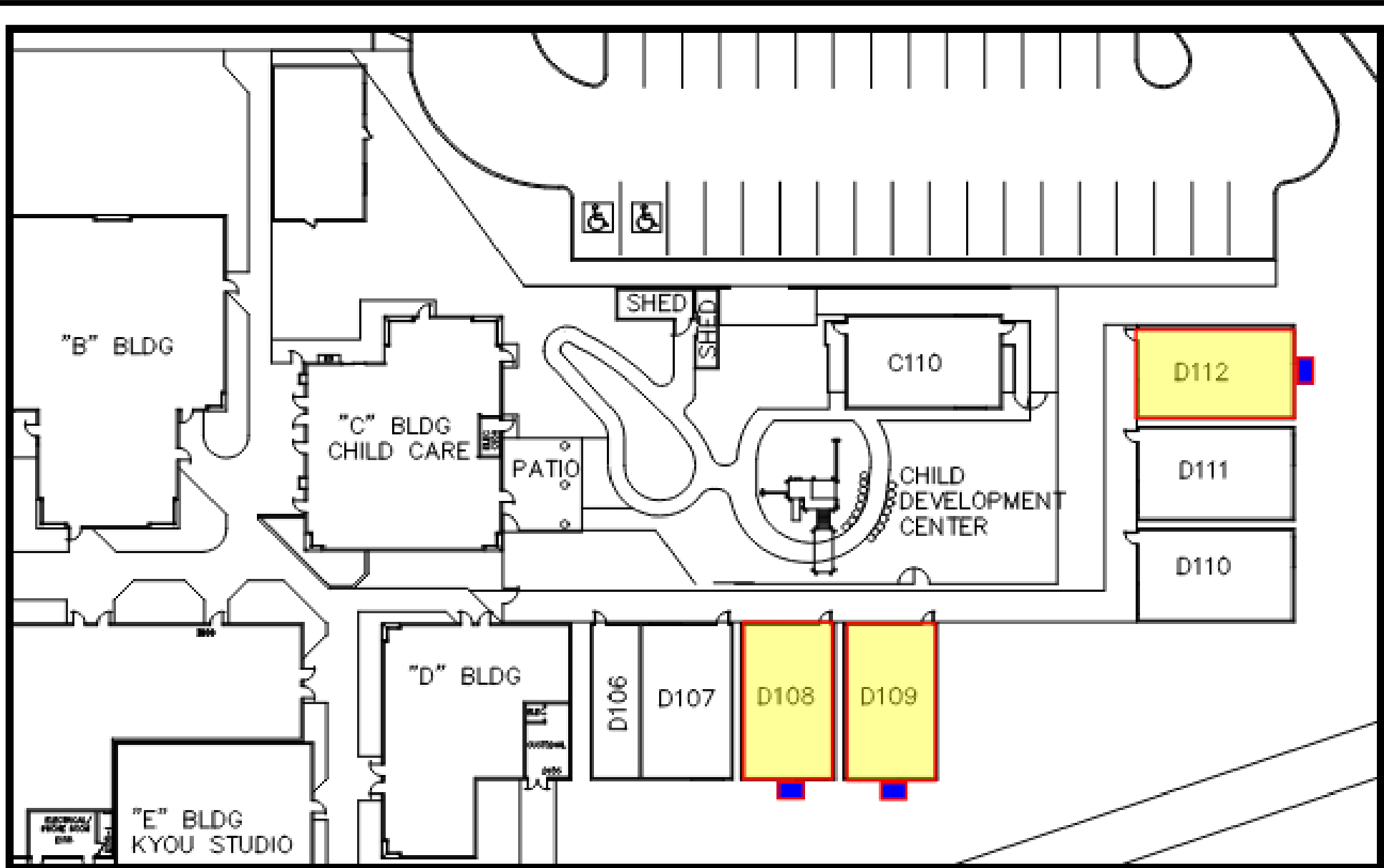
- 1- "Safe-Off", electrically disconnect units. Lock-Out, Tag-Out at electrical panel Circuit Breaker.
- 2 - Remove existing electrical fused-service disconnect and replace with new.
- 3 - Remove the existing BARD HVAC Wall Mounted Unit from their location.
- ~~4 - Close and secure the compressed air line running to the building.~~
- 5-Contractor to provide proper disposal of used equipment.

Installation of New BARD (Wall Mount) Heat Pump Units

The contractor must furnish and install new like-for-like BARD Heat Pumps from one of the following acceptable manufacturers, or an approved equal:

- BARD
- Geary Pacific Supply
- Or approved equal

Scope of Work-BARD



Legend

■ HVAC units requiring replacement

Unit Mounting, Electrical, and Additional Installation Requirements

Install new units at the same location as the removed equipment.

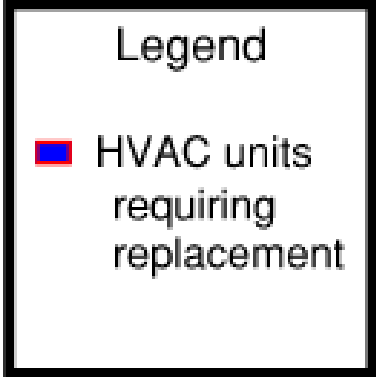
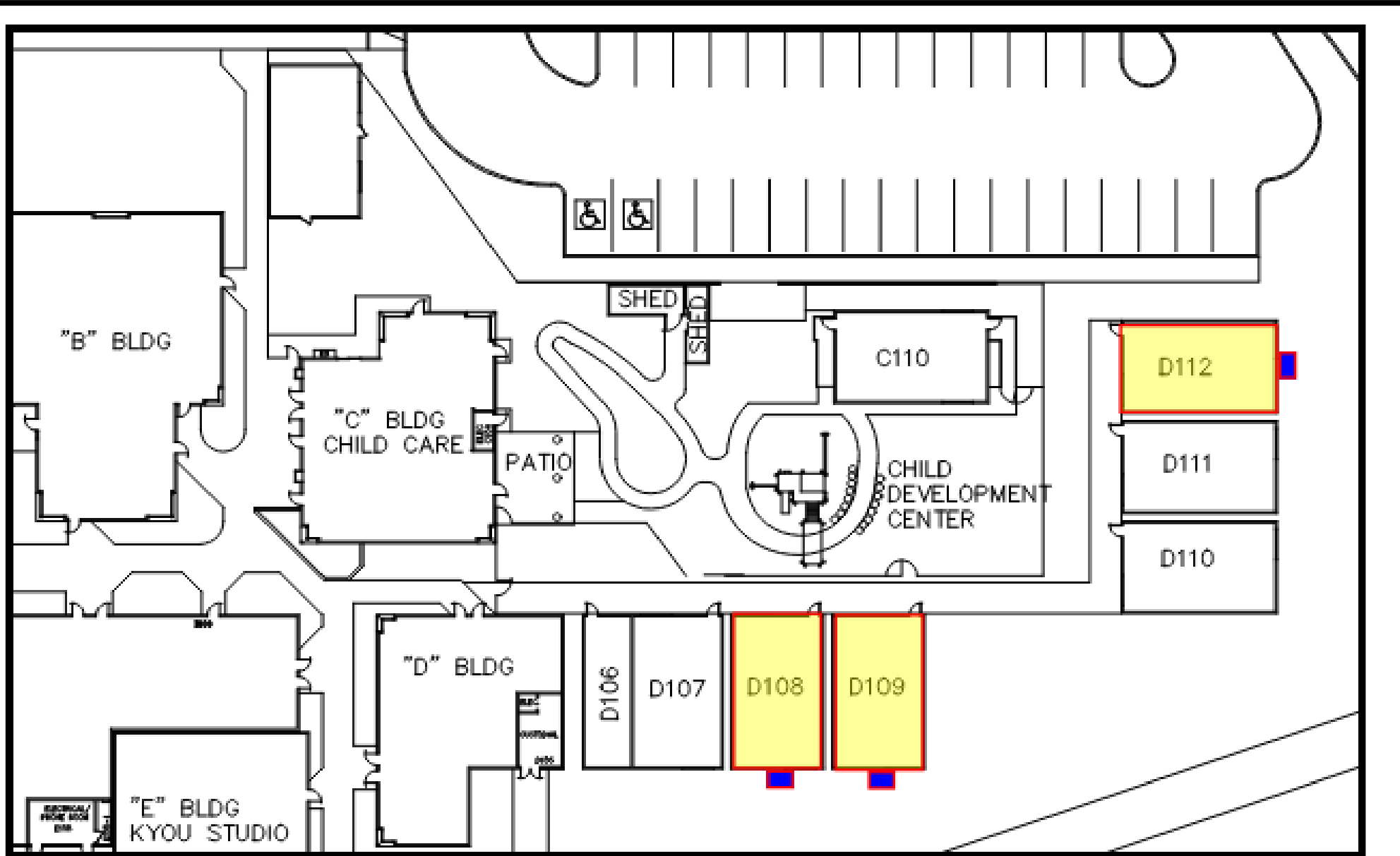
Contractor is to furnish and install the following:

- 1 - pre-verification of the unit dimensions and to confirm compatibility with the existing opening dimensions, prior to ordering any equipment.
- 2 - any / all new metal flashings or sheet metal adaptors are to be submitted on by the contractor.
- 3 - upon completion of the installation of the sheet metal flashings, contractor is to use District approved caulking to prevent water intrusion into the building.
- 4 - provide two (2) sets of air filters. One for use during construction, and one for use after completion of construction activities. Both sets of air filters to be installed by the contractor.
- 5 - check for ducting, air/water (intrusion/extrusion) and refrigerant leaks.
- 6 - remove existing P-trap and install new copper P-trap for proper condensate drainage.
- 7 - remove and replace components that do not pass tests and inspections, and retest as specified above.
- 8 - demonstrate proper operation and functionality of the new units to the District inspector and Maintenance & Operation personnel.

To be included in this project/Scope of Work, the contractor is responsible for:

- 1 - complete removal, proper disposal of, and replacement with a new fully functional BARD Heat Pump HVAC unit with the following items, at no additional cost to the District.
- 2 - providing an equipment tag.
- 3 - complete factory approved start-up of unit.
- 4 - full installation checklist for the equipment (furnish copy to District inspector).
- 5 - verify the installation has been performed satisfactorily and documented.
- 6 - verify that the operational requirements are met.

Scope of Work-BARD

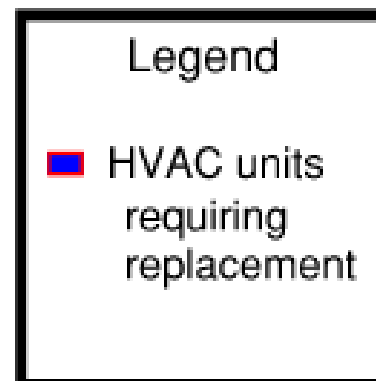
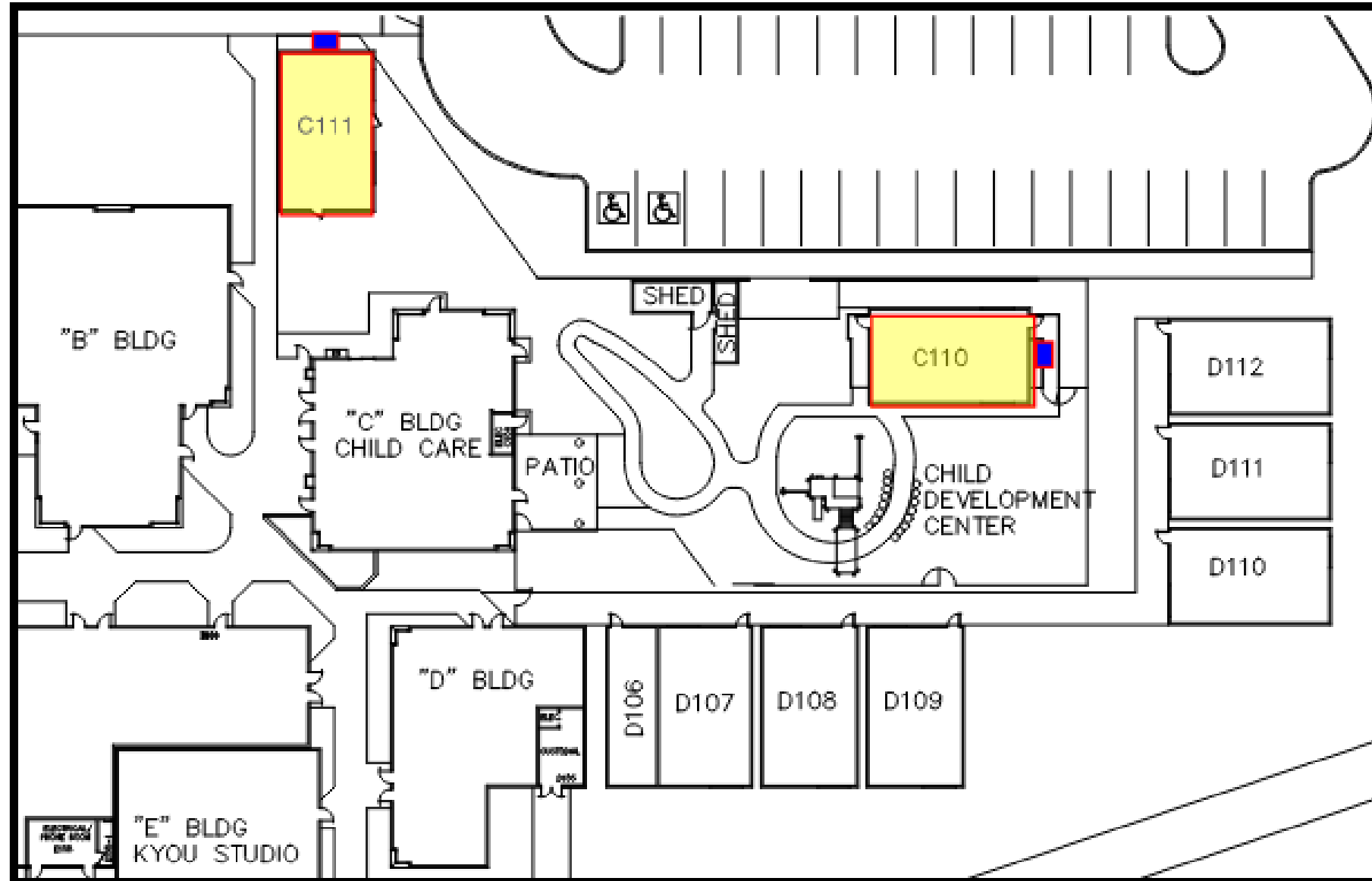


Electrical Work

Prior to ordering equipment:

- 1 - contractor to verify that the new HVAC unit voltage, power, and frequency are compatible with the existing power supply system (230/208V/1PH/60HZ).
- 2 - communicate observations/discrepancies with the RSCCD District Representative.
- 3 - **Contractor to remove existing local disconnect switch during demolition,** and:
- 4 - verify motor starting method is compatible with the existing electrical setup.
- 5 - **furnish and install new electrical fused disconnect within sight of the unit.**
- 6 - do not mount the new electrical fused disconnect over the unit nameplate data.
- 7 - provide and install equipment tag to the disconnect.
- 8 - all electrical re-connections to be of the highest workmanship, quality and in full compliance with the latest revision of the NEC Code.
- 9 - install new conduit, seal-tight electrical flex connection and wire from the disconnect electrical connection to the A/C unit service entrance.
- 10 - Reuse the existing BARD unit electrical branch circuit, conduit, and wire to the electrical panel.
- 11 - Ensure all electrical work complies with the latest National Electrical Code (NEC)

Scope of Work-BARD



Scope of Work:

The contractor is to provide all labor, materials, and equipment to replace the existing BARD and Marvair (formerly Crispaire) with like-for-like, new equipment. The detailed scope of work includes: removal and disposal of existing HVAC equipment, installation of new HVAC equipment, provide necessary system connections, perform all electrical work required, installation of thermostats (TC3-1-Thermostats with CO2 option), and commissioning of the equipment to demonstrate to the District that they are functionally operational via the Web.

Building "C" Marvair Heat Pump Units Scope of Work (C110, C111)

Removal of Existing Marvair (Crispaire) Units

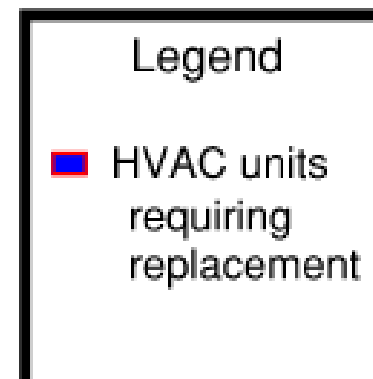
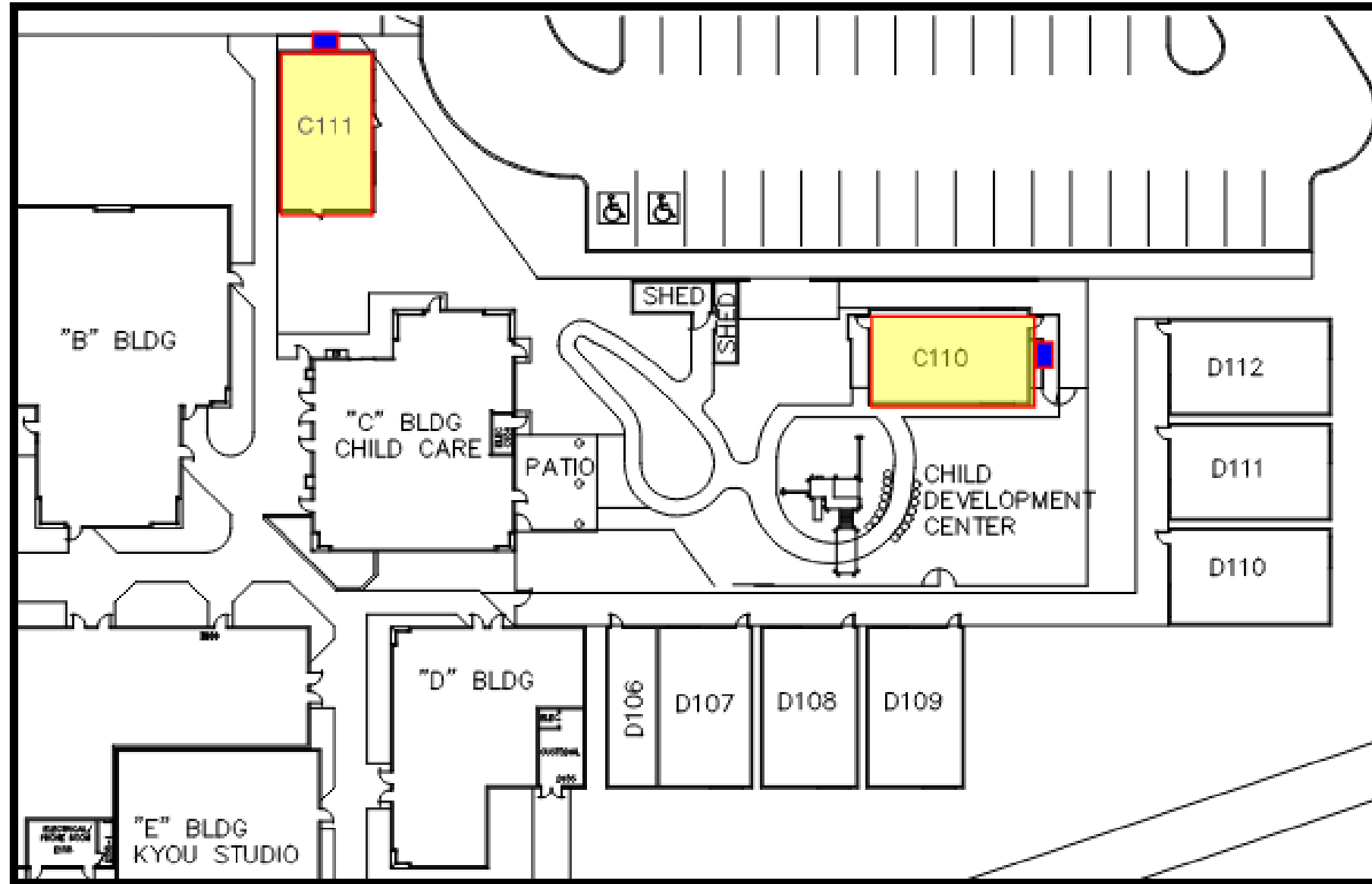
- 1 - "Safe-Off", electrically disconnect units. Lock-Out, Tag-Out at electrical panel Circuit Breaker.
- 2 - Remove existing electrical fused-service disconnect and replace with new.
- 3 - Remove the existing Marvair (Crispaire) Wall Mounted Unit from their location.
- 4 - ~~Close and secure the compressed air line running to the building.~~
- 5 - Contractor to provide proper disposal of used equipment

Installation of New Marvair (formerly Crispaire) Heat Pump Unit.

The contractor must furnish and install new like-for-like Marvair (formerly Crispaire) Heat Pumps from one of the following acceptable manufacturers, or an approved equal:

- Marvair (formerly Crispaire)
- Air Treatment HVAC supply
- Or approved equal

Scope of Work-Marvair



Unit Mounting, Electrical, and Additional Installation Requirements

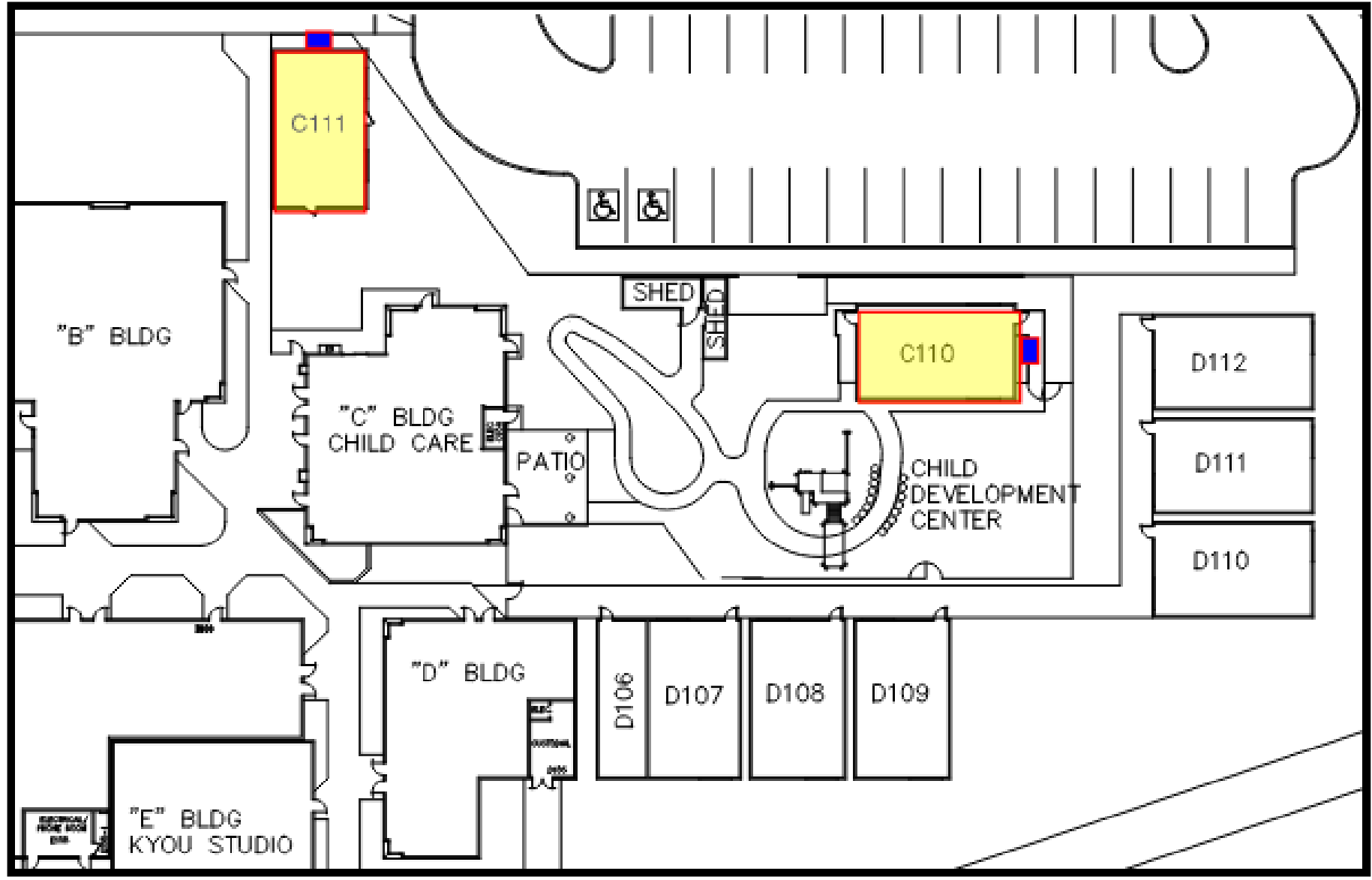
Install new units at the same location as the removed equipment. Contractor is to furnish and install the following:

- 1 - pre-verification of the unit dimensions and to confirm compatibility with the existing opening dimensions, prior to ordering any equipment.
- 2 - any / all new metal flashings or sheet metal adaptors are to be submitted on by the contractor.
- 3 - upon completion of installation of the sheet metal flashings are installed, contractor is to use District approved caulking to prevent water intrusion into the building.
- 4 - provide two (2) sets of air filters, one for use during construction, and one for use after completion of construction activities. Both sets of air filters to be installed by the contractor.
- 5 - check for ducting, air/water (intrusion/extrusion) and refrigerant leaks.
- 6 - remove existing P-trap and install new copper P-trap for proper condensate drainage.
- 7 - remove and replace components that do not pass tests and inspections, and retest as specified above.
- 8 - demonstrate proper operation and functionality of the new unit to the District inspector and M & O personnel.


To be included in this project/Scope of Work, the contractor is responsible for:

- 1 - complete removal, proper disposal of, and replacement with a new fully functional Marvair (formerly Crispaire) Heat Pump HVAC unit with the following items, at no additional cost to the District.
- 2 - providing an equipment tag.
- 3 - complete factory approved start-up of unit.
- 4 - full installation checklist for the equipment (furnish copy to District inspector).
- 5 - verify that the installation has been performed satisfactorily and documented.
- 6 - verify that the operational requirements are met.

Scope of Work-Marvair



Legend

 HVAC units requiring replacement

Electrical Work

Prior to ordering equipment:

- 1 - contractor to verify that the new HVAC unit voltage, power, and frequency are compatible with the existing power supply system (230/208V/1PH/60HZ).
- 2 - communicate observations/discrepancies with the RSCCD District Representative.
- 3 - **Contractor to remove existing local disconnect switch during demolition,** and:
- 4 - verify motor starting method is compatible with the existing electrical setup.
- 5 - **furnish and install new electrical fused disconnect within sight of the unit.**
- 6 - do not mount the new electrical fused disconnect over the unit nameplate data.
- 7 - provide and install equipment tag to the disconnect.
- 8 - all electrical re-connections to be of the highest workmanship, quality and in full compliance with the latest revision of the NEC Code.
- 9 - install new conduit, seal-tight electrical flex connection and wire from the disconnect electrical connection to the A/C unit service entrance.
- 10 - Reuse the existing Marvair (formerly Crispaire) unit electrical branch circuit, conduit, and wire to the electrical panel.
- 11 - Ensure all electrical work complies with the latest National Electrical Code (NEC)

Scope of Work-Marvair

General Notes:

- 1- Contractor to reclaim all freon from units prior to disconnect.
- 2- Contractor to provide temporary HVAC and control as required.
- 3- Contractor to provide all warranties and manuals in electronic format.
- 4- Contractor to provide any necessary end user training.
- 5- Provide air balance within all rooms and report to the District Representative.

Additional Details

- b. Operate outside air dampers, ~~energize UV air purifier~~, turn on lights, and place the indoor fan in “constant fan” mode when occupancy is sensed in the classroom.
- c. Protect the compressor with a three-minute anti-cycle timer.
- d. Include an override switch to facilitate servicing the HVAC equipment.
- e. Provide 1 hour pre-purge prior to occupancy.