

CORRECT RETRO-COMMISSIONING DEFICIENCIES (VA259-15-B-0207) CONTRACTOR RI

Question

1	In order to provide the proper heat transfer units we will need the model numbers and or the operating performance information of the existing units. This information should include; gpm rates, temperature ranges, psi.
2	During the solicitation kick off meeting recently held on site, we were informed by the VA present the existing heat transfer units were being replaced with new units that should not include storage tanks, be instantaneous heating, other features and that the specifications provided with the solicitation are older specs for those currently in place and are not what is wanted for the new units. If this is the still the case, please clarify the actual specs for the requested units.
3	Since there appears to be a conflict between what the VA requests for features in the new heat transfer units and specifications provided, are the new units required to meet the new Legionella Directive 1061?
4	During the site visit we noticed access to install the new equipment was very limited. Since the specs for the new units are under question, are we able to provide plate frame heat transfer units?
5	<p>5. Reference RFP pages 9-10, Attachments: It would appear that the following attachments are not included in the RFP; please provide: a.</p> <p>01 00 00 General conditions</p> <p>b. Appendix 1: AHU list (necessary to bid CLIN 0001)</p> <p>c. Appendix 2: VAV inventory</p> <p>d. Appendix 3: Trap survey log</p> <p>e. Appendix 4: Existing water heater list</p>
6	Reference RFP page 7 of 49, paragraph 2) b, Set a minimum and maximum air flow as per attachment... We understand test and balance scope includes only air balancing; please confirm.
7	Can you please provide "Appendix 3 – Trap Survey Log". It doesn't appear to be included in the Solicitation documents. Thank you.
8	Will you be considering awarding to qualified Veteran-Owned Businesses?
9	Will you be posting the sign in sheet from the walk through on this job on FBO.gov?
10	I wanted to verify that the Correct Retro-Commissioning Deficiencies and Upgrade HVAC control bid was still to be delivered by mail and NOT E-mail?

11	Also, the last sentence states bids shall be delivered by mail to the address listed in Box 8 of this form no later than 12:00 PM MST on 23 march 2015, but 13A states Sealed offeres in original and 1 copies is due:00 PM 03-09-2015
12	Where is the steam trap list located in the solicitation?
13	Is the load, flow rate, or pounds per hour rate listed on the steam trap list? This is necessary is properly size the replacement steam traps.
14	Will any of the steam trap replacement have to be done after regular hours?
15	The specs in the bid package were for the existing water heaters, that the COR stated were not wanted. The COR stated that these specifications are not what was expected to receive in submitted proposals. No further definition or spec's have been issued.
16	Spec section 223500, Domestic Water Heat Exchangers, in sub sections 2.1 and 2.2 both talk about storage tanks. During the Prebid meeting, the descriptions of the water heaters were instantaneous, without tanks. Also on the bid form, CLIN #4 states instantaneous hot water heaters. I didn't see any input or output rating, or GPM at a certain outlet temperature for the new water heaters. This information is necessary in sizing the equipment. The basement and 2nd floor mechanical rooms have a lot of room for new equipment. Bldg 20 mechanical is a different story. The widest space to get around existing equipment is about 18", and anything on a skid would have to be taken apart to get into final location. At this location I need to see if this equipment information to determine if it will fit into the described location and/or if it will be required to be dis-assembled and re-assembled in order to get it to fit.
17	Page 10 of 49 in the solicitation, Number 3 states accompanying documents that do not appear to be provided with the solicitation. Specifically, Appendix 3 – Trap Survey Log.
18	Page 1 of the Statement of Work, Base Bid Items, Test and Calibration of AHU Sequences. During the twelve (12) monthly Preventive Maintenance visits, is it a requirement that the Contractor be present with the Controls Subcontractor during each monthly service?
19	Statement of Work, Page 6 of 49, Base Bid Item 1), Test and Calibration of AHU Sequences. During the twelve (12) monthly Preventive Maintenance visits, is there an amount of time (in hours or days) that the VA expects for "on-site" services from a technician rendering these services or is this contract open to interpretation by Controls subcontractor to provide however many hours or days they feel is adequate to perform the preventive maintenance required?

20	Statement of Work, Page 7 of 49, Base Bid Item 2), Testing, Adjusting and Balancing (TAB) Services. Is the Contractor required to perform any TAB Services beyond the VAV boxes themselves? Specifically, do the supply air diffusers, return air grilles, and/or exhaust duct grilles need to be balanced as a part of this contract?
21	Statement of Work, Page 7 of 49, Base Bid Item 3), Replace Steam Traps. Is there any building automation system controls work associated with the steam trap scope?
22	Statement of Work, Page 7 of 49, Base Bid Item 4), Replace HW Heaters. Does the new discharge water temperature sensor and new water flow sensor wire for each HW Heater need to be run in EMT piping? If so, can 1½" EMT be utilized for this?
23	Statement of Work, Page 7 of 49, Base Bid Item 4), Replace HW Heaters. Can existing conduit raceway be used for wire and sensor runs back to network controller?
24	Is there any work that the VA may expect to have performed afterhours or on weekends? If so, please identify if possible.
25	Do any of the AHUs require Testing, Adjusting and Balancing (TAB) Services for air flow?
26	Do any of the AHUs require Testing, Adjusting and Balancing (TAB) Services for water flow?
27	In order to provide the proper heat transfer units we will need the model numbers and or the operating performance information of the existing units. This information should include; gallon per minute flow rates, temperature ranges, steam pressures (psi).
28	We understand VA requires tankless instantaneous water heaters. Specification 22 35 00, paragraph 2.2 Circulating Domestic Water Heat Exchangers includes language requiring a hot water storage tank. We believe this language does not apply to this contract. Please confirm.
29	In Room 148-20 (Bldg 20) access to install the new equipment was very limited. Plate and frame heat exchangers might be a better solution for the tight fit than shell and tube. Are plate and frame heat exchangers acceptable?
30	Will it be necessary to pump condensate from the heat exchangers to a condensate return at a higher elevation, or is there a condensate return at a lower elevation available for gravity return?
31	Reference RFP pages 9-10, Attachments: It would appear that the following attachments are not included in the RFP; please provide: <ul style="list-style-type: none"> a. 01 00 00 General conditions b. Appendix 1: AHU list (necessary to bid CLIN 0001) c. Appendix 2: VAV inventory d. Appendix 3: Trap survey log e. Appendix 4: Existing water heater list

32	Reference RFP page 7 of 49, paragraph 2) b, Set a minimum and maximum air flow as per attachment... We understand test and balance scope includes only air balancing. Water balancing, noise and vibration, duct air leakage testing, changing AHU motor sheaves, etc. is not included in the scope. Please confirm.
33	We understand that VA believes there are sufficient available air volume flows to achieve maximum and minimum air flow at the VAV boxes. Please confirm.

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Answer

Please see updated Statement of Work. The Hot Water heat transfer units have been removed from the project.

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Please see updated attachments for the Specification Section "01 00 00 General Conditions", "Appendix 1: AHU list", "Appendix 2: VAV inventory", and "Appendix 3: Trap survey log". "Appendix 4: Existing water heater list" is no longer needed as the work has been removed from the project.

Confirmed, the project only consists of test and balance which includes only air balancing.

Please see attached "Appendix 3 – Trap Survey Log" to this amendment.

The project is set aside for Service Disabled Veteran Owned Small Businesses (SDVOSB).

The sign in sheet will be posted with this amendment.

The bid will be delivered through regular mail.

Amendment has been done extending the bid date in order to answer additional contractor RFIs.
Please see updated attachments for the "Appendix 3: Trap survey log".
Steam traps will have to be sized based on the information provided in "Appendix 3: Trap survey log" and field evaluation of existing traps to be replaced. Contractor shall conduct field evaluation to appropriately size replacement steam trap.
The majority of the steam trap replacements can be completed during normal working hours.
Please see updated Statement of Work. The Hot Water heat transfer units have been removed from the project.
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Please see attached "Appendix 3 – Trap Survey Log" to this amendment.
No, during the twelve (12) monthly Preventive Maintenance visits, is it a not a requirement that the Contractor be present with the Controls Subcontractor during each monthly service.
Preventive Maintenance is not part of contract.

No, supply air diffusers, return air grilles, and/or exhaust duct grilles do not need to be balanced.
No, there is no building automation system controls work associated with the steam trap replacement.
Please see updated Statement of Work. The Hot Water heat transfer units have been removed from the project.
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Most of the work can be performed during normal working hours.
No, AHUs require Testing, Adjusting and Balancing (TAB) Services for air flow is not required.
No, Testing, Adjusting and Balancing (TAB) Services for water flow is not required.
Please see updated Statement of Work. The Hot Water heat transfer units have been removed from the project.
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Confirmed, the project only consists of test and balance which includes only air balancing.

Yes, there should be sufficient available air volume in the system to achieve maximum and minimum air flow at the VAV boxes.