

PFISD Windermere ES, Northwest ES, and Provan HVAC and Control System Replacement

Prebid RFI's

General RFI's :

Windermere Elementary:

1. Please Provide the information of the warranty holding roof contractor.

Answer: Per the district, see attached.

2. Sheet MEP1: Keyed Note 6 references to replace air handling units, Please Confirm SF-1K marked keyed note 6 is a Kitchen Supply Fan and is to be replaced.

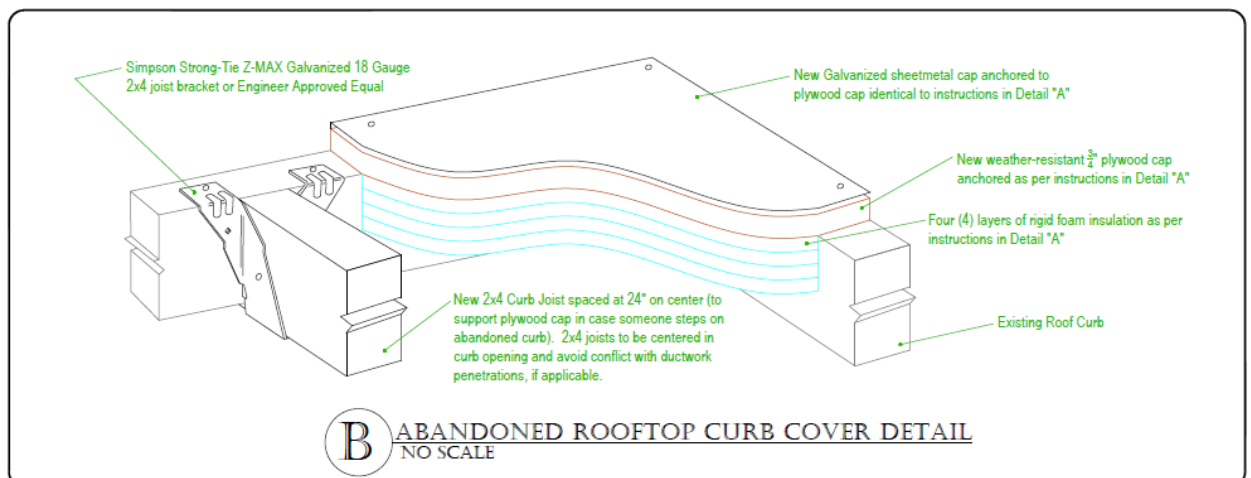
Answer: After discussions with the district, it was found that this Kitchen is not used for food prep any longer that function was moved to the Cafeteria in the DX Section. Therefore, neither SF-1K nor EF-1K in the Hydronic Section will be replaced.

3. Sheet MEP1: Play Area A122, Shows to demo two SF's, four UH's, and two EAH's, please confirm these are not to be replaced.

Answer: I believe this is in reference to Drawing MEP-9 and yes, the notes are correct, and the equipment will not be replaced. The new Gym RTU will replace the function of the removed equipment and replacement will not be necessary.

4. Sheet MEP1: Please Confirm if it is acceptable to use a curb cap to seal the openings left by demo of the two roof SF's and two roof EAH's above Play Area A122.

Answer: Yes it will be acceptable. Please reference the detail included below.



Windermere ES questions continued:

5. Sheet MEP2: The Keyed Notes 1 and 2 shown in Mech Room A142, Elec Room A143, and Storage Room A145 are not listed under Plan Keyed Notes (DX Section), Please Clarify Keyed Notes 1 and 2.

Answer: Keyed notes 1 and 2 in these spaces are carry-overs from the plan backgrounds back when they were used to replace the control system in 2018. Please disregard these key notes. There will be a change in the scope of work for these spaces that will be defined in Addendum #1.

Northwest Elementary:

1. Please Provide the information of the warranty holding roof contractor.

Answer: Per the district, see attached.

2. Sheet MEP6: Keyed notes are cut off, Please clarify.

Answer: Apologies, Keyed Notes are as follows:

NORTHWEST ELEMENTARY ROOFTOP REPLACEMENT PLAN KEYED NOTES:

① CONTRACTOR TO REPLACE EXISTING RTU.

② RELOCATE, OR PROVIDE AND INSTALL NEW AS REQUIRED, GAS PIPE, ELECTRICAL CONDUIT AND CONDENSATE DRAIN SUPPORTS FOR NEW ARRANGEMENT.

③ CONTRACTOR TO INTEGRATE NEW RTU WITH EXISTING ALERTON CONTROL SYSTEM.

④ CONTRACTOR TO REPLACE EXISTING EXHAUST FAN (ROOF).

⑤ CONTRACTOR TO REPLACE EXISTING DOMESTIC WATER HEATER.

⑥ CONTRACTOR TO REPLACE EXISTING SPACE HEAT BOILER.

⑦ CONTRACTOR TO REPLACE EXISTING AIR-COOLED CHILLER.

⑧ CONTRACTOR TO REMOVE EXISTING SF-1 AND ASSOCIATED DUCTWORK.

⑨ CONTRACTOR TO REPLACE EXISTING SF-1K.

3. Sheet MEP7 and MEP8: Keyed notes reference to integrate new RTU with existing Alerton Control System. Spec Section 25 00 00: 1.1- A: States to install a new totally native BACnet-based DDC System. Please confirm RTU's are to be tied into the existing Alerton Control System.

Answer: The replacement RTUs will be integrated with the existing Alerton control system that was installed about 2018 at NWES. Please disregard the statement referring to a new control system for NWES and any reference to Section 25 00 00 for NWES – there is no Section 25 00 00 in the spec book for NWES.

4. Please Confirm no structural Supports will be required for new RTU's and Chillers.

Answer, Part A: The existing RTUs are installed on adapter curbs or original manufacturer curbs. The replacement RTUs should be installed on new adapter curbs mated to the existing original manufacturer curbs. No structural modifications are expected to be required.

Answer, Part B: The existing chillers are ground-mounted on existing concrete maintenance pads. The chillers should be installed on the existing concrete maintenance pads and no structural requirements are necessary.

Northwest ES Questions continued:

5. Spec Section 23 05 93 – Air and Water Balancing: Please confirm test and balance contractor is to be selected and employed by owner.

Answer: The Test and Balance Contractor will be hired by the Prime Contractor for the facilities that they are awarded. The Engineer of Record will assist managing and will review the work of the TAB Contractor.

Provan Opportunity Center:

1. Please Provide the information of the warranty holding roof contractor.

Answer: Per the district, we are currently reviewing our records to confirm the warranty details for the roof in question. We'll continue working to locate the warranty documentation and will provide you with the necessary information as soon possible.

2. Provan Opportunity Center: Alternates are shown for the Provan Opportunity Center, the proposal form does not have a section for alternates. Please advise on how alternate pricing is to be submitted.

The responding proposer will please add a hand-written line item for Provan's response to include the price for the alternate price. Label

"Alternate-1 turn-key ADD = \$<<Contractor fill in the cost>>"

in the event the alternate pricing is an add to the base bid replacement of MZRTU-1 with a new MZRTU. Label

"Alternate-1 turn-key DEDUCT = \$<<Contractor fill in the cost>>"

if the alternate results in a total cost less than the base bid replacement of MZRTU-1 with a new MZRTU.

3. Spec 23 05 00 Mechanical General Provisions item F states "Install new smoke detectors in return air systems with a capacity greater than 2,000CFM". Provan OC Controls System Replacement specs 1-A item 3 states "Existing duct Smoke Detectors are to remain and be re-used." Please advise.

Answer: Apologies, the 1-A, Item 3 statement is a carry-over for when control systems are replaced and the equipment is not. Please provide and install a new smoke detector for all NEW units greater than 2,000 CFM as stated in the General Provisions.

4. Sheet MEP3 – Keyed Note 6: States that new curb adapters are required for RTU-1, RTU-2, RTU-3, RTU-4, and RTU-5. Sheet MEP5 Equipment Schedules for the five RTU's Notes to use curb adapters. Please confirm if new curbs or curb adapters are required.

Answer: The Contract can utilize adapter curbs for the installation of replacement RTUs 1,2,3,4 and 5. New manufacturer curbs will be required for Base Bid RTU-SCI-1 and RTU SCI-2. New manufacturer curbs will also be required for Alternate-1 RTUs 1Z5, 1Z6, 1Z7, 1Z8, 1Z9 and 1Z10 should the alternate be accepted.

5. Provan OC HVAC Control System Project Manual, Page 7: List Solar Parameters to be displayed on graphics. Please confirm no solar work is required for this campus.
Correct. There is no solar system to be displayed on the new control system graphics at Provan.

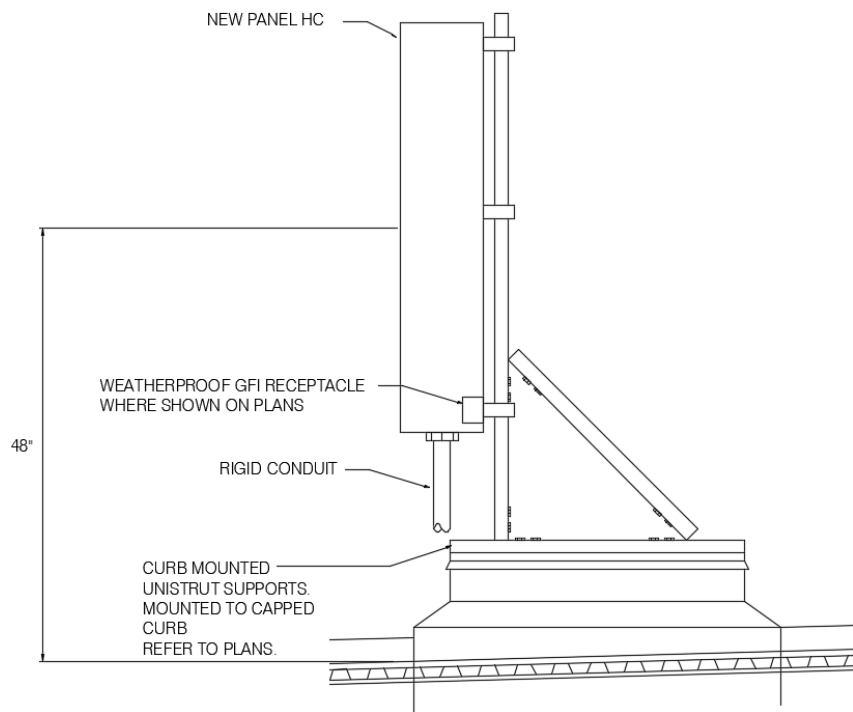
Provan questions, continued:

6. Sheet MEP3 – Keyed Note 4: States to supply and install new electrical disconnect H324SS for RTUMZ-1 and RTUMZ-2. Sheet MEP5: Equipment schedule notes for RTUMZ-1 and RTUMZ-2 state for units to have a factory installed disconnect. Please confirm RTUMZ-1 and RTUMZ-2 are to have a factory installed disconnect as well as disconnect H324SS.

Answer: If the equipment is ordered and supplied with an integrated electrical disconnect, then there is no need to supply an additional service disconnect.

7. MEP Alt#1-6: Alt #1 New Roof Panel “HC” is shown to be a NEMA 1 indoor enclosure and location is not shown on Sheet MEP Alt#1-3 or Sheet MEP Alt#1-4. Please Confirm location and NEMA Rating of panel “HC”

Answer: It is shown on the drawing, but the keyed note for the panel to identify it was not. On Drawing ALT 1-3, at the plan northeast corner of the existing MZRTU-1 curb is a small box with supports shown connected to it. This represents the unistrut supports and Panel HC and corresponds to the existing electrical feeders and disconnect for MZRTU-1. As an exterior panel, it must be NEMA 3R or higher rated; please supply a NEMA 3R rated panel for new panel HC. See detail below.



SIDE VIEW - NEW EXTERIOR PANEL DETAIL