

- 1) Can we get a link to download the Exhibit B – HVAC As-Built Drawings?
Please see the attached link to gain access to the drawings for the CV Starr Center.
<http://gofile.me/5bhVF/hCJ6Pb8L3>
- 2) I assume they are the two units serving the pool area?
Correct, These are the two units serving the pool/aquatic center area.
- 3) Is the corrosion issue internal to the AH or perhaps a combination of internal and external?
From my understanding of the corrosion, the units have rusted from the inside out.
- 4) Is there consideration for litigation regarding this matter?
As of now, no litigation is being considered given the overdue “end of life” condition of the equipment.
- 5) Are the units currently working – are there any issues with functionality of the units that make the replacement time sensitive? Semi-custom rooftop AHU’s currently have very long lead times.
The units serve, and will continue to serve the aquatic center with frequent filter replacement, and the priority for the City of Fort Bragg is high given the fact that this project is budgeted for this fiscal year. We understand the potential lead times of equipment and are willing to work with them.
- 6) Due to the distance (travel time) from Santa Rosa to Ft Bragg we would limit our trips to 3 during design and 2 during construction for our base proposal, additional trips would be billed as additional services. Regular meetings should be online. Is this acceptable?
We understand the distance factor given the remoteness, and are certainly willing to work with an accommodated schedule of in person visits/site walks.
- 7) Regular meetings should be online. Is this acceptable?
An online meeting format for progress updates etc is acceptable.
- 8) What is the City’s budget for this project?
This project is budgeted for this fiscal year, and the specific information regarding the budget for this project can be found in the City of Fort Bragg Capital Improvements budget under CV Starr HVAC for a total design and construction cost sum.

[March 2, 2011 \(govaccess.org\)](http://govaccess.org)

810	HVAC Air Intake Redesign	CV Starr		1,686,226					1,686,226		1,686,226
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- 9) Can you expand on the number of “regular meetings throughout the design process”? How often does this City plan to have meetings during the design phase and would these all be in-person or virtual?

This may depend on your proposed design schedule to deliver the 30/60/90 and CD drawing sets. Generally speaking, design meetings would occur every other week for the duration of the design phase.

- 10) Will there be a job walk for this project?

No job walk is currently scheduled for this project.

- 11) Could you tell me what brand of Controls is being used?

The brand of controls being used will be up to the designer to implement into the design.

- 12) Do you know if commissioning (Testing of Mechanical Systems) will be through a different solicitation or if this RFP will cover that as well?

The commissioning/testing of the mechanical system will be implemented into the proposal for the physical scope of work, and I will expect the awarded contractor to perform this, or sub it out.

- 13) Please provide construction administration duration for the construction phase of the subject project.

Once we have received your stamped design drawings, the RFP requests support services for the duration of the construction phase. The construction schedule will become clear to us once we have received a proposal for the installation of the HVAC equipment, so I cannot give a definite response to the timeline, but we would expect that the design consultant be available to answer questions/make minor amendments to the design in the case that issues arise with the design documents.

- 14) Please clarify if the two existing AHUs to be replaced are currently being served by a central plant or they are packaged gas/ electric units.

Please refer to the manufacturer label to derive the most accurate information about these units.

- 15) Please clarify if as-built drawings are available in CAD or Revit. Provide as-builts for the mechanical drawings including information for the two AHUs.

We do not have CAD or Revit files for this facility. Please utilize the following link to view the drawings for the facility. Included in these drawings are the mechanical sheets for the CV Starr center.

- 16) Does the building have EMS/ BMS system? provide information on the existing control system?

Please refer to the electrical sheets to derive the most accurate data about the existing system. I can follow up with the facility maintenance director if the information is not located in the sheets.

17) Please clarify the mechanical scope of work below the roof level and point of connection and if modification to the existing duct work is necessary .

The existing ductwork inside of the building appears to be in good standing. The ductwork on the roof leading into the penetration of the building wall will need to be replaced to accommodate the new air handlers, and a revised intake/discharge system.

18) Are the existing units down flow or horizontal discharge?

I believe that these units are horizontal discharge air handlers. Please refer to the drawings/manufacturer labels for verification.

19) What areas/ zones are currently the existing units serving?

The area currently being served by these two air handler units is the natatorium side of the facility. The other portion of the facility I believe is served by 13 smaller independent units which are currently out of scope.

20) What is the size/ capacity of the existing two units?

Please refer to the manufacturer label to derive the most accurate information about these units.

21) Please provide the HVAC units capacity in CFM and BTU.

Please refer to the manufacturer label to derive the most accurate information about these units.

22) Do you have the AHU specs? Mechanical plans for the old Aquatic Center?

I was unable to gather the equipment specs, but I have attached the manufactures labels as jpg files. Hopefully this is sufficient to answer your questions. Mechanical plans are in the as-builts.

