

Addendum-Questions and Answers to CHFA 257
Requests for Proposals for Full or Partial Replacement of HVAC System at CHFA

Question: Will the mechanical and architectural drawings be available on CAD or PDF only? Will CAD files be made available to the awarded design firm?

Answer: The drawings will be available in scanned PDF or paper only.

Question: Will scaled drawings be made available to the awarded firm?

Answer: No. Any dimensions will need to be field verified by the Consultant/ Firm.

Question: Are existing electrical drawings available?

Answer: Please assume existing conditions to be field verified/documented.

Question: Has there been much change in the configuration of the floor plans since 1999?

Answer: There have not been significant changes in the configuration of floor plans since 1999.

Question: The provided HVAC plans are dated 1999. Have there been any significant architectural floor plan changes since 1999?

Answer: There have not been significant architectural floor plan changes since 1999.

Question: The 1999 drawings refer back to plans from 1984 and 1993 for existing duct sizes and numerous existing VAV boxes. Are these plans still available?

Answer: Please assume existing conditions to be field verified/documented.

Question: Energy codes have evolved significantly since 1999. Will the existing-to-remain portions of the system have to comply with all aspects of current energy codes?

Answer: Consultant shall provide determination for code requirements and include in this bid. Existing systems will remain unless modifications are required by code.

Question: Is replacing all hot water branch piping due to condition in the scope for the VAV replacement part of the job? Should we assume the piping is in good condition and will remain?

Answer: VAV Piping scope shall be limited to the immediate connections to the VAV/control valve. Scope to include enough piping to facilitate new control valve, balancing valve, isolation valves, sensors, gages, etc.

Question: Should the entire VAV box be replaced, or are firms replacing the pneumatic actuator with electronic Belimo type actuators? Is CHFA interested in both options depending on the condition of the existing VAV boxes and existing hot water reheat coils?

Answer: This shall be determined by the selected firm. Equipment that has exceeded its expected useful life should be considered for replacement.

Question: Does the above ceiling field investigation work need to occur during off hours?

Answer: No, the field investigation work does not need to occur during off hours.

Question: The job is split into four different bid packages (RTU, Boiler, VAV, DDC controls). Is CHFA considering only implementing 1, 2 or 3 of these options or is the plan to implement all 4 together (e.g. if only the boiler bid package moves forward, then what would firms be doing for the boiler controls [standalone via boiler controller?])

Answer: RTUs shall be capable of operating via on-board control. Boiler System (boiler, pump(s), etc.) shall be capable of operating via boiler on-board control. All systems shall be compatible with DDC (open protocol, bacnet or equal).

Question: The existing RTU's are supported on Steel Dunnage with vibration isolation supports. The new unit may require modification to the steel supports due to physical size or orientation. Do firms need to include any structural engineering that may be required as a result of unit replacements?

Answer: Yes, delegated design will not be accepted for basis of design. The basis of design must include three (3) acceptable RTUs to allow for competitive bidding.

Question: Is there a budget or cost estimate?

Answer: There is not a specific budget or cost estimate.

Question: On page 8 of the RFP, "III, B. Contents of Written Proposal," it states:

8. All companies must address the following issues and questions:

Company Information

- Description of your company and its history; presence in Connecticut, including corporate existence, whether formed in Connecticut or authorized to do business.
 - Include, but not be limited to, information on the number of offices your company maintains in Connecticut, the location, number of Connecticut residents employed in those offices, and payroll and corporate taxes paid in Connecticut

Does this mean respondents must have an office in Connecticut or licensed and authorized to do business in Connecticut? Will a listing on CT DAS suffice as proof or is there some other documentation required?

Answer: The first paragraph of the RFP indicates that qualified bidders must have an office located in the State of Connecticut.

Question: Can CHFA provide a point list or screenshots of graphics of all the equipment on the existing JCI Metasys system?

Answer: No, CHFA cannot provide a point list or screenshots of graphics of all the equipment.

Question: Can CHFA confirm the extent of the anticipated ceiling scope? Shall firms carry an architect to specify new ceilings in rooms where terminal units are being replaced, or will it suffice to have the mechanical contractor coordinate removal and reinstallation of existing ceiling track & tiles?

Answer: Selected firm shall include all trades/disciplines required to facilitate a complete biddable set of documents.

Question: Are structural drawings of the building available?

Answer: Please assume existing conditions to be field verified/documented.