



201 & 209 River Street Chiller RFB For BPHC

MC-170-25

Response to Questions

Q. Is this a filed sub-bid project?

A. No it's not applicable, a filed sub-bid project is required for projects estimated to exceed 10 million dollars in cost.

Q. Is there general contractor work that the bidder needs to get pricing on? Or is the awarded contractor expected to handle all aspects of the scope directly?

A. The awarded contractor is responsible for all aspects of the chiller replacement.

Q. Electrical Work: Will the contractor be responsible for any electrical disconnections, reconnections, or panel modifications related to the chiller and pump replacements?

A. The awarded contractor is responsible for all aspects of the chiller replacement.

Q. Insulation: Does the scope include any insulation for piping or ductwork associated with the new chillers and fan coil units?

A. No, this work will be completed in Phase two of the chiller replacement project.

Q. TAB: Will there be any testing, adjusting, and balancing requirements for a new system upon completion, and if so, will a separate contractor be able to handle this or is it the bidder's responsibility?

A. The awarded contractor is responsible for all aspects of the chiller replacement, including testing upon completion.

Q. Are there any additional trade-specific requirements that bidders should account for beyond what is stated in the RFB?

A. No there is not.

Q. Per our conversation about flexibility on when will work needs to be done, is quoting the job with all regular hours still preferred? Should we include an add/alt in case the work needs to be done on all OT hours?

A. BPHC prefers all regular hours and will consider OT hours on a need basis.

Q. Will the equipment specifications still be sent over today? If so, will this include specs for all equipment in RFB?

A. As of now only specifications is for the York model chiller units. FCU's will is no longer included in Phase 1 of this chiller RFB.

Q. How many FCU's are in 201?

A. N/A

Q. Please provide make, model and specifications for replacement FCU's at 201?

A. N/A, FCU's replacement is not part of Phase 1 of this chiller RFB.

Q. Confirm that FCU's have an electrical switch to isolate units?

A. N/A, FCU's replacement is not part of Phase 1 of this chiller RFB.

Q. Confirm each FCU is to receive a new thermostat located in each room?

A. N/A, FCU's replacement is not part of Phase 1 of this chiller RFB.

Q. Do you want isolation valves added to FCU's in building 201?

A. N/A

Q. Do we need to carry an allowance for off hours work, if so, how many hours should be carried?

A. BPHC will further discuss with awarded vendor during a detailed follow up meeting.

Q. We strongly suggest that the FCU replacement be done in the off season where cooling is not required for the building. This will mitigate the need to drain and refill the system daily (which could take 4 hours daily), this will be significantly more efficient and cost effective. If this is not the intention, can you please advise on sequencing plans for building 201 & 209?

A. BPHC agrees and will complete the FCU's replacement in Phase 2.

Q. Confirm that the new specified air chiller YORYLAA0048 is accurate for building 201?

A. Confirmed

Q. Does this model have integral pumps? if so, please specify the make and model required?

A. 201 River Street has internal pump(s). BPHC will revisit in a detailed follow up walkthrough with awarded vendor to gather specifications.

Q. Confirm that the new specified air chiller YORYLAA0041 is accurate for building 209?

A. Confirmed

Q. Does this model have integral pumps? if so, please specify the make and model required?

A. 209 River Street has separate pump(s) located within the mechanical room. BPHC will revisit in a detailed follow up walkthrough with awarded vendor to gather specifications.

Q. Are we required to replace/remove existing pumps at building 209, if so, please provide specifications?

A. Yes, awarded vendor is responsible for all aspects of the chiller replacement. BPHC will revisit in a detailed follow up walkthrough with awarded vendor to gather specifications.

Q. Is pump head required for each machine?

A. Yes

Q. Are controls on separate power supply?

A. Yes

Q. Seacoast protection required on coils?

A. N/A

Q. Any other accessories required for chiller?

A. The awarded contractor is responsible for all aspects of the chiller replacement. BPHC will revisit in a detailed follow up walkthrough with awarded vendor to gather specifications.

Q. Are we to separate bids for 201 & 209?

A. Yes, please separate by building within your RFB package during your submission.

Q. Will you be providing a bid sheet?

A. Please refer to the RFB package for submission details.

Q. Confirm that on page 6 of the RFB this request "email request: shall have letter attached on company letterhead with the bidder contact's signature..." is not required?

A. Please include a company letterhead with a visual signature for verification purposes.

Q. Confirm that we will have a secure storage and dumpster area for both properties?

A. Confirmed, BPHC will revisit in a detailed follow up walkthrough with awarded vendor.

Q. Toilets will be provided on property, we will not be providing portable toilets, confirm understanding is accurate.

A. Confirmed

Q. Will the contract be issued on an AIA contract or should we assume a different contract setup?

A. To obtain this information, please submit a formal request to the BPHC GC office via email address: GeneralCounsel@bphc.org.

