

Questions

The following are answers from the submitted questions for the HVAC submitted before January 16, 2024.

1. Can you please provide photos of panels and panel locations?
 - a. Photos of the accessible electrical panels have been collected.
2. Can you please provide any as built documents that are related to controls, floor plans, plumbing and mechanical?
 - a. There are no drawings, as-builts, or floor plans available for the building.
3. Can you please provide square footage, ceiling heights, and insulation value if possible for accessory buildings? (welding and construction)
 - a. The welding building is 3,500 square feet. The construction building is 6,000 square feet. There are no drawings, as-builts, or floor plans available for the buildings.
4. Is a site walk possible for subcontracted trades? Electrical, asbestos abatement crews, controls contractors, lift and rigging contractors EXT...
 - a. Upon being awarded, the vendor may schedule site visits to expedite installation and meet the installation end date.
5. Can you please provide nameplate documentation and motor rating info for all equipment requiring DX cooling coils?
 - a. Nameplates of existing equipment not available at this time.
6. Can you please provide photos of BMS control panels, and software version of current BMS installed?
 - a. The existing BMS is a Slack Platform, developed by Northwest Controls, Co. At this time, the BMS is no longer active and cannot be managed by onsite staff. Attached is an Image of Control panel for the building.
7. Please outline your intent for contracting? (Is this fixed price bid, GMP. EXT...)
 - a. The bidder may propose the contracting structure that will meet the proposed budget and installation completion timeline of September 30, 2024. The project is funded through grant money so there is a fixed amount available and invoice deadline.
8. Please provide terms and agreements for expected measures of contracting?
 - a. There is flexibility with terms that will be negotiated during awarding of the bid.
9. How will contingencies be handled throughout the project?
 - a. As per question 7, the project has a fixed timeline and budget per the grant money. The district is flexible on start of the installation but is firm on the completion date.
10. Permitting will require an Engineered Design and plan review will take place through the county/city?
 - a. As stated within the RFP, "The bidder shall create and provide all electrical and mechanical drawings required to obtain permits". Please visit <https://www.cityofburnsor.gov/forms> for details on permitting.
11. Is the hot water piping well insulated?
 - a. The hot water piping has insulation but was observed to be deteriorated due to age.
12. Does the school have three phase electrical power at the school?
 - a. Yes, the school has 3 phase service through OTEC
13. Is there a separate electrical service for the welding and construction building?
 - a. The Welding and Construction building are on the same electrical service.
14. Do we want fencing for condensing units outside?
 - a. Yes, please provide fencing around exterior condensing units.