INFORMATION ITEM NO. 1

Issued on March 15, 2018

TITLE: GUNSTON M.S. HVAC MODERNIZATION PROJECT

ITB NO.: 53FY18

BID CLOSING DATE PRIOR TO 2:00 P. M., (LOCAL PREVAILING TIME)
ON AND TIME: MARCH 22, 2018

The following information is provided to help with the preparation of Bids:

Q1: Please confirm if the subcontractors are required to submit bid bonds.
A1: Only the prime bidders are required to submit bid bonds. Subcontractors are not required to submit bid bonds.

Q2: Will “as-equal” products be allowed?
A2: The Owner will consider “as-equal” products as long as they meet the performance and specifications; however, bidders are reminded to adhere to requirements for substitutions as covered in the project documents.

Q3: Will other controls manufacturers be allowed?
A3: The project will only allow Automated Logic Controls.

Q4: Is there any hazardous material in the building that will be disturbed?
A4: Hazardous materials may be present in areas of scope of work, however APS shall review demo drawings and provide testing and abatement as required. Abatement and/or testing is not included as part of this Contract.

Q5: What framing/dunnage will be used to support the new cooling towers and Roof Top Units (RTUs)?
A5: The intent is to retain and reuse the existing dunnage and other existing framing and to add structural steel as needed. Bidders shall pay particular attention to the structural drawings for further clarification.

Q6: Where can the cranes be set up? Can the cranes use the existing roads around the school?
A6: Bidders are responsible to assess whether roads and other areas will accommodate loads imposed by cranes traveling and/or setting up and performing lifts.
Q7: Since this project will be done over two summers in three phases, is it possible to provide the P&P bond in three phases as well?
A7: No, the bond shall be carried for the total cost of the project.

Q7: Will APS allow Mechanical Contractors to act as Prime Contractors?
A7: Addendum 1 provides clarification.

Q8: Will APS consider changing the experience The Bidder must have ten (10) years’ experience as a full time General Contractor to “full time general contractor” and “5-7 years” for the project superintendent, etc.
A8: Addendum 1 provides clarification.

Q9: Is it possible to set up another site visit?
A9: Yes, another site visit will be held Monday, March 19th at 1:00 PM. Attendees should meet at the Main Office (Door #1)

Q10: Is this project to be ran by a General Contractor or can this project be ran by a Mechanical Contractor? As majority of the work is mechanical.
A10: Addendum 1 provides clarification.

Q11: Will the control contractor work directly for the owner or under the awarded contractor?
A11: Control contractor will work directly for the General Contractor.

Q12: Please clarify who the control contractor is.
A12: Automated Logic.

Q13: What is the estimated project cost?
A13: This will be announced just prior to bid opening on 3/22/18.

Q14: Are sub-contractors working for the awarded contractor required to furnish Bonds or are they covered under the awarded contractors Bonds?
A14: Only the contractor awarded the contract is required to furnish bonds to APS and the contractor shall carry the bonds for the entire project

Q15: Please advise if Mechanical Drawing M301 is an accurate representation of the Tower Water piping configuration required for the project. It is my understanding that the cooling towers are located across the street from the Mechanical Room.
A15: M301 shows an accurate representation of the cooling plant building. There is a separate boiler room within the building, as shown on M300. Refer to PH000 and the Civil Drawings for additional detail.

Q16: Is piping required from the Ozone Generators directly to the sump basin of the cooling towers?
A16: Yes. Refer to Detail 2/M007 which shows piping from each Ozone Generator to each basin, along with the supply and return pipe size. Also refer to M301 for location of Cooling Tower, Ozone Generator and associated components.

Q17: Please advise if heat trace is required on all exposed outdoor piping to the Cooling Tower.
A17: Yes. Refer to Detail 2/M007 which calls for exposed above ground piping to be heat traced and insulated.

Q18: Please advise if heat trace is required on the piping above the roof level serving the RTUs.
A18: Yes. Refer to Note 3/M000 on Schedule 23 0719: HYDRONIC PIPING INSULATION SCHEDULE.
Q19: Please advise if heat trace control panels are required at any locations.
A19: Provide heat trace controls in accordance with 23 0719 2.5. Provide control panel for each system. Install control panel in accessible location. Refer to mechanical drawings for additional detail and required locations. Coordinate BAS monitoring in accordance with 5/M407.

Q20: Please provide a specification for heat tracing if required.
A20: Refer to Specification 23 0719.

Pre-Bid Conference Attendance Record
A copy of the pre-Bid Conference Attendance Record is provided.

Pre-Bid Conference Minutes
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ISSUED BY:

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