

ROC Rooftop Unit Replacement

Request for Information

Questions and Answers

Please confirm working hours for this project and please provide normal business hours of operation for the ROC. **ROC working may vary from area to area. Schedules of construction needs to be coordinated by area when needed.**

Does all work have to occur over weekends? **No, all work needs to be done after working hours. Some weekends might be needed but all work won't be done during weekends.**

Do all areas need to remain uninterrupted during normal business hours? Examples: Waiting / Office Areas served by RTU – 6, can this area's service (HVAC) be interrupted at any time during normal business hours? CT Room ROC1.105a served by RTU-22, can this area's service (HVAC) be interrupted at any time during normal business hours? **For bid purposes all areas will remain uninterrupted during normal business hours.**

Can areas or sections of the Waiting / Office Areas served by RTU – 6 be taken offline and contained during normal business hours in order to complete scopes of work such as the demolition of existing and installation of new ductwork? **This is a coordination that we believed can be done, but with COVID things got a little complicated we need to revisit the waiting area with the selected contractor and come with a plan to minimize the impact on working hours.**

Will STARC containment be required? **STARC is not something we will required during this bid. We will required temp walls if needed but not a STARC system as part of the BID.**

Note 4 on M2.02 states that "One CT Scan room shall be under construction at a time". Are the Scan Rooms and associated Control Rooms able to be taken down / offline for construction activities? Are there any other areas other than the CT Scan Rooms / Control rooms that will be allowed to be taken down / offline for construction activities? **Yes, a CT Scan room at a time is we need to plan for during construction. No other areas were considered to be shut down as part of our construction plan.**

Are there any existing shielding reports or as built available for the CT Scan Rooms and MRI Rooms? Is the shielding on the walls only or on the ceilings as well? **We do have drawings for the MRI shielding if needed.**

The CT and MRI rooms appear to be very small. Is the equipment going to remain energized while work is occurring in these rooms? Who is responsible for protecting this equipment? What

protection will be required or recommended by equipment vendor? **Equipment needs to be protected by the contractor.**

No alternate is indicated on the bid form. Sheet M6.01 and M2.01 for Office Duct Heaters is listed to be provided as alternate pricing, please confirm and if so, please adjust bid form accordingly. **Duct heaters are NOT alternates they are part of construction.**

Is staging of any RTUs allowed on the roof at any time during construction or swap out? **No staging on the roof is accepted.**

Recycling of units was brought up during the pre-bid walk through. We were told that the units will be taken to an MDA recycling center, please confirm. Please provide the address / location for this recycling center. **Yes, MDA has recycling facilities in our south campus.**

Please confirm that smoke detectors will be required for RTUs 6,7,20,21,22,23. **As per drawings.**

Please confirm that MDA will be contracting directly with TAB and Cx firms. Will each RTU need to be completed with TAB and Cx after it is installed or can all RTUs be completed with TAB and Cx at one time once all are installed? **MDA will contract TAB and Cx in a separate contract.**

The bid form states 120 calendar days to achieve substantial completion after a notice to proceed is issued. Please confirm that the contractors are to strictly abide by this timeline and build a schedule and price the project according to that timeframe. **Confirmed.**

*Please address the following questions and discrepancies in a future addendum on the above referenced project

1. According to drawings E1.01 and E8.01 the existing panels L,A1,A2,A3,A4 and MDPA show to have new breakers installed if available. Please provide the panel types and existing panel schedules for each panel mentioned so that I can determine breaker types and if a new feeder install will be necessary. **Information not available, contractor will have to address once onboard.**
2. When attending the bid walk through I noticed each individual unit has lightning protection installed. To clarify, is Division 26 responsible for any re-work/install of any lightning protection systems. **Any adjustments that are needed for the new units to comply with regulations and stds are required.**
3. Could photos of the existing electrical panels be made available? **I will be sending a link that has all pictures taken by the A/E team during their investigation. It will include the panels.**

Please address the following questions and discrepancies in a future addendum on the above referenced project

1. Will a staging area be provided on-site? If so, what area will be given to the contractor. Please show potential location in a drawing. **No, no staging area will be provided for the contractor at this point. Coordination's will be discussed during our first coordination meeting once contractor is onboard.**
2. There is new ductwork and equipment being installed above the ceiling. Please provide an RCP for the entire building. Not too sure if hard ceilings or ACT? Since we were unable to go inside on walk through. **The building is all ACT ceiling.**
3. Please advise who holds the warranty on the building's existing roof. Please provide the contact company name and phone number and a person contact information would be helpful.
Thermal Protection – phone # 210-560-7414.
4. Drawing 19 & 09/A8.00 indicate a wooden curb is to be installed for the new RTU's, however, the mechanical schedule on M0.01 notes to provide a welded steel curb. Please advise which curb is to be provided? **Steel**
5. Will the new RTU's have UV lights included. If so, what type of power is required for them? Please show this on the electrical drawings. **Verify with the vendor, new RTU schedule in the drawings.**

Please address the following questions and discrepancies in a future addendum on the above referenced project

1. We need to have clear photos of the electrical panels & spaces involved to identify the breakers needed and the available space for the new panel. We need information on brand, AIC ratings, frame styles, confirm space for the new breakers in the existing to be reused or replaced in panels: MDPA, L, A1, A2, A3, A4 – **Only pictures of the panels will be supplied. Additional information not available.**
2. Are the duct smoke detectors to be furnished by the electrical contractor or per sheet M6.01 Bill of Material note 1, by the unit manufacturer? **Unit manufacturer.**
3. Sheet E1.01 RTU's Note call for one 1" conduit for controls to the rooftop units, can the conduit extend to the ceiling space below and the BACnet cable be installed without raceway in the plenum? **Question should be part of a formal RFI once the construction project its ongoing.**
4. Are the electrical duct heater disconnects supplied by the mechanical or electrical contractor?
Electrical contractor should supply the disconnect.

Links to drawings are attached.

IMPORTANT: Click a link below to access files associated with this transmittal that came in through the Johnston, LLC Info Exchange web site.

[Download all associated files](#)

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