

COMMUNITY CENTER HVAC REPLACEMENT AT RUSCH COMMUNITY PARK
Pre-Bid Questions and Answers
July 19, 2024
11:00AM

1. Question: Page 2 of the RFP states bids should be submitted to "Wayne Edmundson Sunrise Recreation and Park District 7801 Auburn Blvd. Citrus Heights, Ca 95610", but page 5 states bis should be submitted to "Wayne Edmundson via Email To wedmundson@sunriseparks.com"
Could you please clarify where it should be submitted
 - **Answer: Bids should be submitted via email prior to 11:00 AM on August 9.**
2. Question: Is there an engineer's estimate for this project?
 - **Answer: No this was not deemed necessary since we are simply asking that these 30-year-old units be replaced with new models of similar size and capability.**
3. Question: How many working days are estimated?
 - **Answer: We did not set a restriction on working days, although we would like it to be completed as quickly as possible to accommodate all programming within the facility. The only deadline stipulated in the RFP is that the project must be completed no later than February 28,2025**
4. Question: Will there be any plans released for this project?
 - **Answer: No. The project is to remove (2) old units and replace with (2) new units. We are hopeful that the mandatory bid-walk on July 9th will allow any potential bidders to review the project for themselves and ascertain any additional information necessary.**
5. Question: Who will be responsible for any Mechanical/Electrical/Structural related engineering, permits and/or plan check fees, as well as an inspector?
 - **Answer: The successful bidder will incur these responsibilities.**
6. Question: Is full title 24 read and reports required?
 - **Answer: If applicable**
7. Question: Are Pre and Post read required?
 - **Answer: Yes**

8. Question: Who is IOR or are we to coordinate with local building department for permits and inspections?
 - **Answer: This will up to the successful bidder to administrate.**
9. Question: Clarify all work to be done is during straight time, including all craning and rigging of equipment.
 - **Answer: Yes, that is the expectation.**
10. Question: Will the building still be occupied during construction phase? If so, please provide occupied schedule for facility.
 - **Answer: We would like to avoid occupancy during construction as much as possible. Once bid has been awarded, we can work on scheduling and modifying programming within the building accordingly.**
11. Question: What is the acceptable downtime for piece of equipment?
 - **Answer: We would like to minimize downtime as much as possible but remain flexible.**
12. Question: Will contractor laydown and staging area be provided onsite?
 - **Answer: Yes**
13. Question: Is it the contractor's responsibility to provide Temp heating or cooling?
 - **Answer: No**
14. Question: Will current electrical infrastructure I.E., breakers, wire sizing, conduit, be sufficient to handle new equipment loads?
 - **Answer: Yes, that is our understanding. However, if additional breakers or wire sizing is necessary, that would be up to the contractor to match according to new equipment requirements. That was the main purpose of the pre-bid walk conducted on July 9th.**
15. Question: Are Hail Guards, Hinged Access Doors, and convenience outlets a requirement on packaged unit equipment?
 - **Answer: If and where necessary.**
16. Question: Is the contractor required to participate in liquidated damages, if so, what is the exact date that liquidated damages will start?
 - **Answer: There are provisions within the contract that account for this.**

17. Question: If equipment or material are delayed , will the start date of LD's be extended?
- **Answer: We would like to avoid any delays, but fully understand that supply chain issues are sometimes unavoidable. Yes, LD's will be extended if supply chain issues occur.**
18. Question: Will duct cleaning be a requirement as part of this project?
- **Answer: Only as it pertains to the project. most of the exterior duct work above roof penetrations are being replaced and therefore do not need to be cleaned.**
19. Question: Assume we are reusing stand alone thermostats and no BMS system is required?
- **Answer: Yes, that is correct.**
20. Question: Will new 120v service outlets be required as part of this project?
- **Answer: No**
21. Question: Please clarify 10 year warranty as this is not a common request? Typical warranties are 5 year for compressor and 1 year for other components and labor.
- **Answer: Warranty comments were made in reference to standard manufacturer's warranty and not necessarily the installer and/or parts. We do understand there are variations of warranties on individual components. Please submit the warranties associated with the units and equipment used in your proposal.**
22. Question: Is there a specific brand being proposed?
- **Answer: No, we are open to a variety of brands as long as they are high quality commercial units from a reputable manufacturer.**