

#### HOUSING AUTHORITY OF THE CITY OF COLLEGE PARK

9014 RHODE ISLAND AVE • COLLEGE PARK, MARYLAND 20740 301-345-3600 PH • 301-345-4292 FAX

ARELIS PÉREZ CHAIRMAN

age.

RFP Q&A Number:	2023-2
Project Title:	Heating, Ventilation, And Air
	Conditioning Replacement Units
Proposals questions must be mailed	9014 Rhode Island Ave. College Park
to:	MD, 20740
Questions about this RFP must be	mcjohnson@haccp.agency
submitted to the application email	
address:	
Responses to questions will post on:	8/22/2023

#### **QUESTION & ANSWERS**

- How many of each VFB's are needed?
   3 VFB?
   4VFB?
   6VFB?
   Answer 1: 176
- 2. How many left-handed units? Answer 2: 96
- 3. How many right-handed units? Answer 3: 80
- Regarding the sub meters should there be one per apartment or one per fan coil unit? Answer 4: One per apartment, we would like to have the meters in the electrical room the 1<sup>st</sup> floor.
- 5. Should they be inside the actual fan coil units? Answer 5: No
- 6. Should the common area fan coil units be sub metered? If so each unit or each room? Answer 6: They should all be on one meter.





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- 7. Regarding the quantity of fan coil units that need to be replaced the RFP states that the number is 174 but I counted 181 on the walk through (and conversations) which includes the common areas. What is the true number of fan coil units to be replaced and what are the sizes/cfm of each? Answer 7: 176 8. We need quantity of each FCU Model and what the corresponding CFM is for each of those models? For example, how many units should be 200 CFm and how many units should be 400 cfm, etc.? • Qty. (xx) 3 VFB? • Oty. (xx) 4 VFB?  $\circ$  Qty. (xx) 6 VFB? Answer 8: 10/400 & 166/200 9. Can we provide In-Kind FCUs, or is your preference Magic-Aire? Answer 9: No preference 10. Is this Davis Bacon or buy American wage rate? Answer 10: Davis Bacon 11. Are there ISO valves for tier/riser to isolate each dedicated tier to remove/install new convectors? Answer 11: Yes If not, the entire system will need to be drained. 12. Are the isolation valves to be replaced at the units, and for the Main Riser ISO valves? Answer 12: Yes 13. Is there any way possible to push the bid due date to August 31? Answer 13: No
- 14. 1- building engineer said risers are to be replaced are we replacing riser piping for all tiers?Answer 14: No
- 15. 2- how many left hand units and size? Answer 15: 96





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16. 3- how many right hand units and size? Answer 17: 80
17. 4- what is the voltage to the thermostats Answer 17: 120V
18. 5- what is the voltage on the fan coil units? Answer 18: 120V
19. 6- can you clarify on the type of submeters /for water or electric? Answer 19: Electric
20. 7- can you provide drawings so we can formulate a schedule? Answer 20 : See Attached
21.8-do we need to keep the thermostats in the same location? Answer 21: Yes
22. 9-if fan coil units are slightly smaller do we carry the responsibility of painting and matching the wall or does in house perform that work? Answer 22: The contractor will perform this duty.
<ul><li>23. 10- during scheduled riser shut down if not able to gain entry into units can we schedule other locations?</li><li>Answer 23: You will have access during the work hours M-F 8:30AM to 4:00PM</li></ul>
24. Are there existing drawings (architectural, mechanical, electrical) and will they be accessible? Answer 24:Yes
25. If there are existing drawings, which format are they in (ie. PDF, CAD, JPEG, etc.)?Answer 25: See attached
26. For submetering HVAC units, do you want the meter readings to be accessible from outside the apartments (ie. wifi connected), or do you plan to go into each apartment and take readings. Answer 26: Include the Price both Wi-Fi and conventional.

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27. Will contractors be responsible for new permit set drawings? The addition of metering devices likely requires updated MEP drawing sets? Answer 27: Yes
28. Can you clarify if there are existing drawings for the project (Architectural and/or MEP), and if they are in PDF or CAD? Answer 28: See Attached
29. Would you be able to provide us with the model/serial #(s) for the HVACs/Convector and Scope of Sork? Or equip list? Please advise Answer 29: See RFP haccpmd.agency
30. Any chance we can get the documents regarding the project before the site visit? Answer 30. RFP is on the HACCP website haccpmd.agency
Below and attached are the questions captured during 8/15/23 Pre-Bid Conference Meeting. Also, below and attached are the participants and the sign-in sheet.
<ol> <li>When does the bidding close? Answer 1: 8/28/23 4PM EST</li> </ol>
<ol> <li>What is the work completion date? Answer 2: 12/15/23</li> </ol>
3. What is the timing for beginning and completing the project? Answer 3: ASAP
4. Is parking available? Answer 4: Yes
5. Are bathrooms available? Answer 5: Yes
6. What is the total number of convector units to be replaced? Answer 6: 176



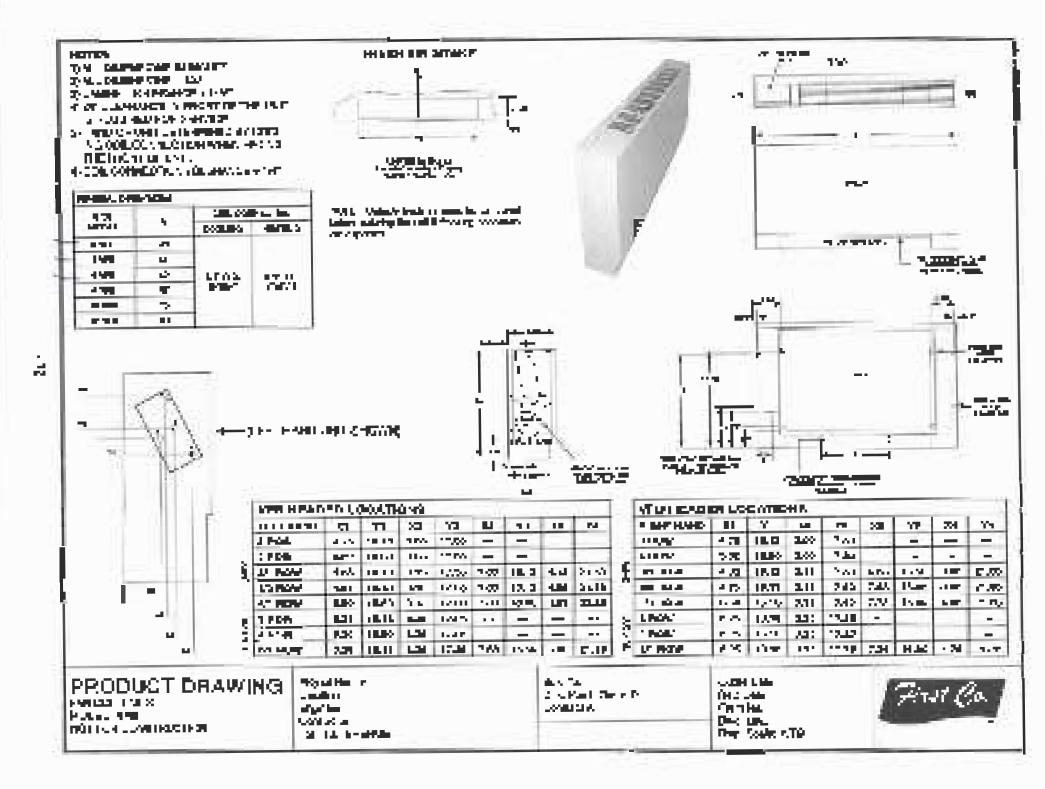
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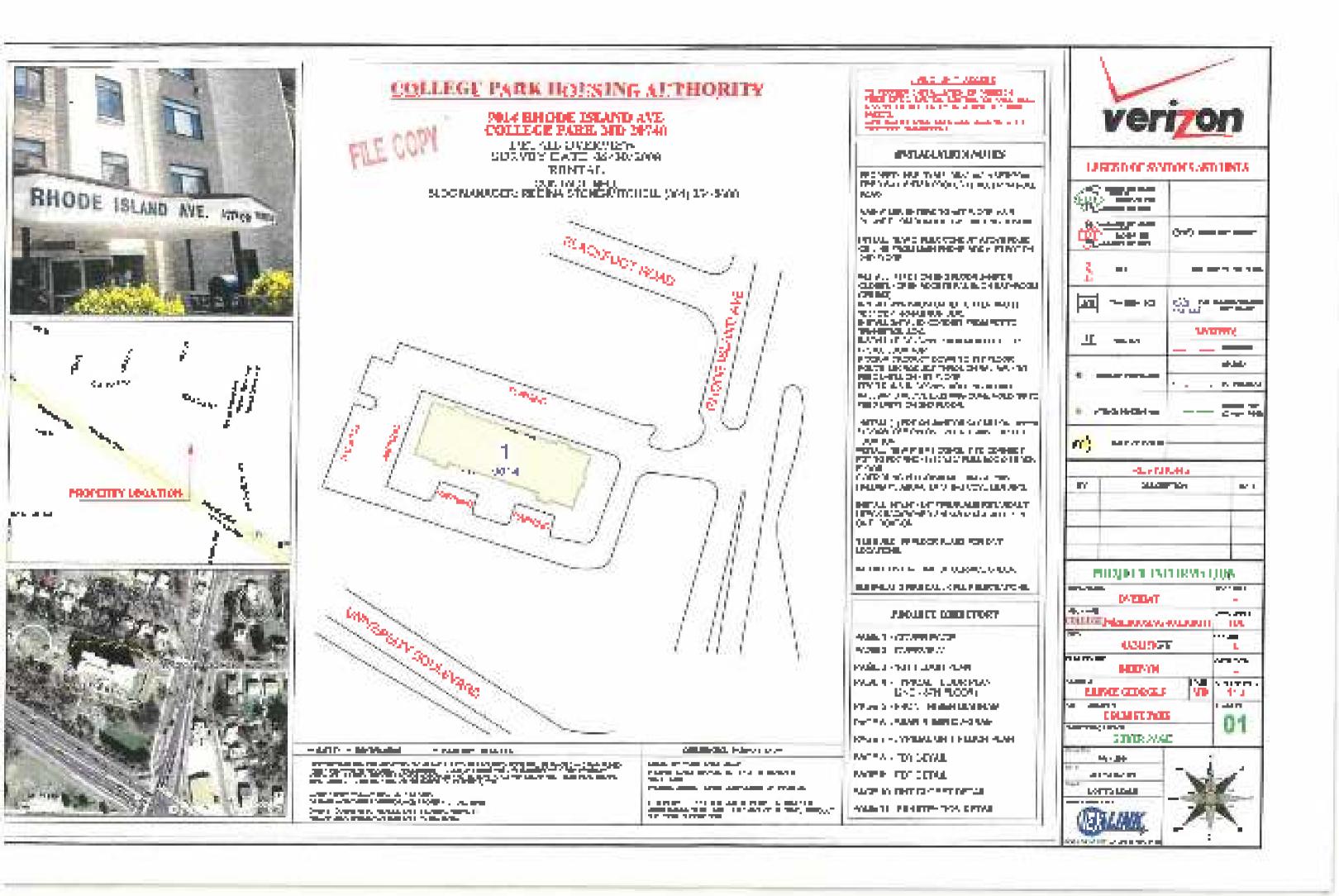
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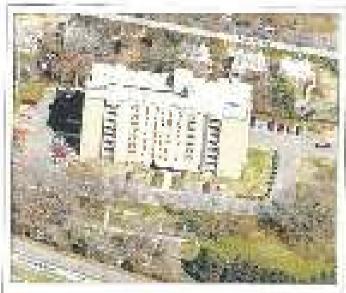
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7.	Will thermostats need to be replaced? Answer 7: Yes
8.	How will the contractor gain access to the resident units? Answer 8: Property has Staff on site to give access.
9.	Who will be responsible for moving furniture for access and replacement of convector units? Answer 9: Tenants/Staff
10.	Does each unit need to be on separate meters? Answer 10: No, each convector does not need their own meter.
11.	Will it be one submeter per resident unit? Answer 11: Yes
12.	Is it a 2 or 4 pipe system? Answer 12: 2
13.	Are there existing building drawings? Answer 13: See attached
14.	Is the boiling system zoned? Answer 14: No
15.	Is the HACCP Maintenance completing the drain down of the system? Answer 15: There are isolated values in the common areas, drain down is not required.
16.	Are there individual valves (Isolation and control) and are they being replaced? Answer 16: The only value that's being replaced are in the convector.





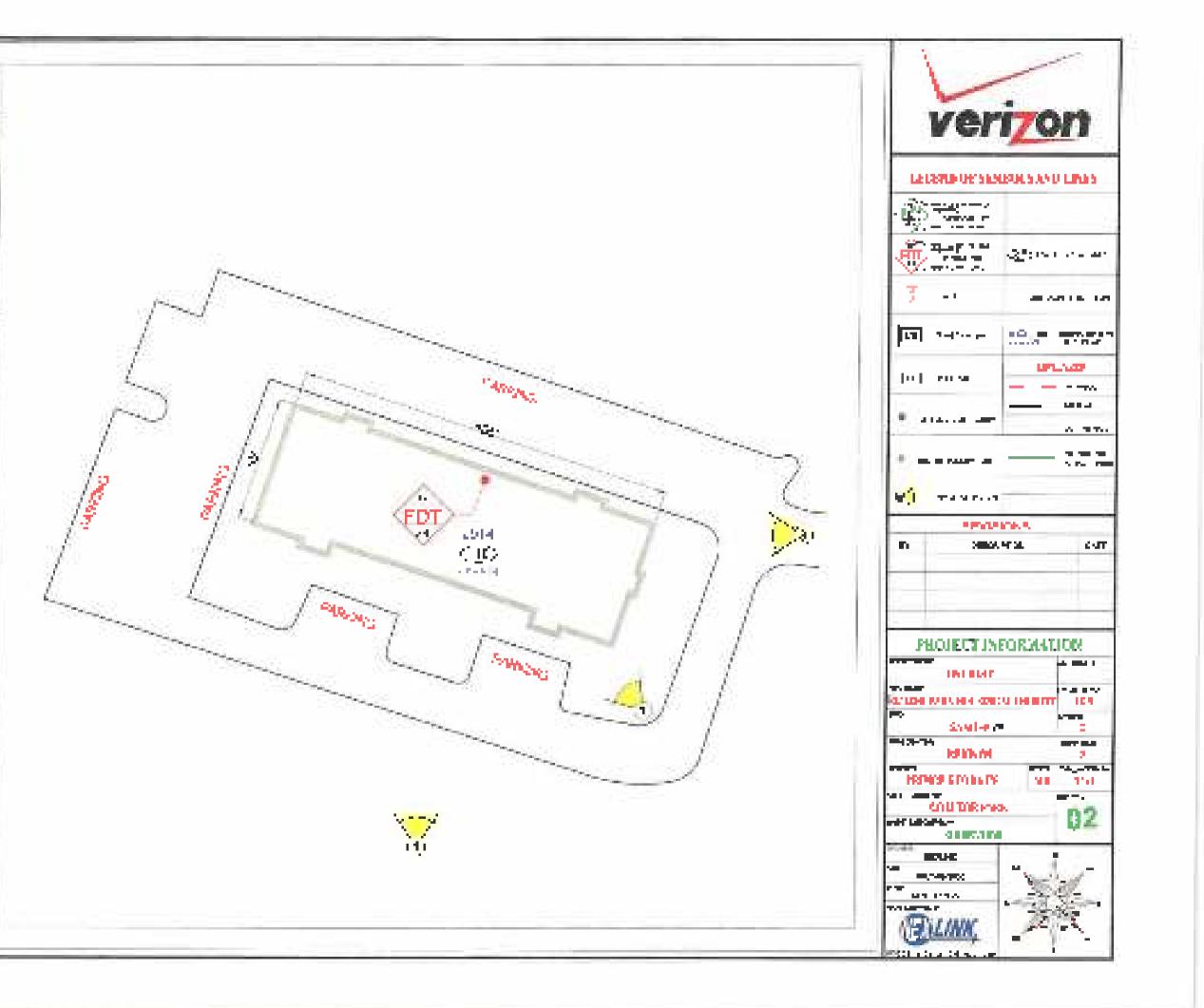


PICTURE 1



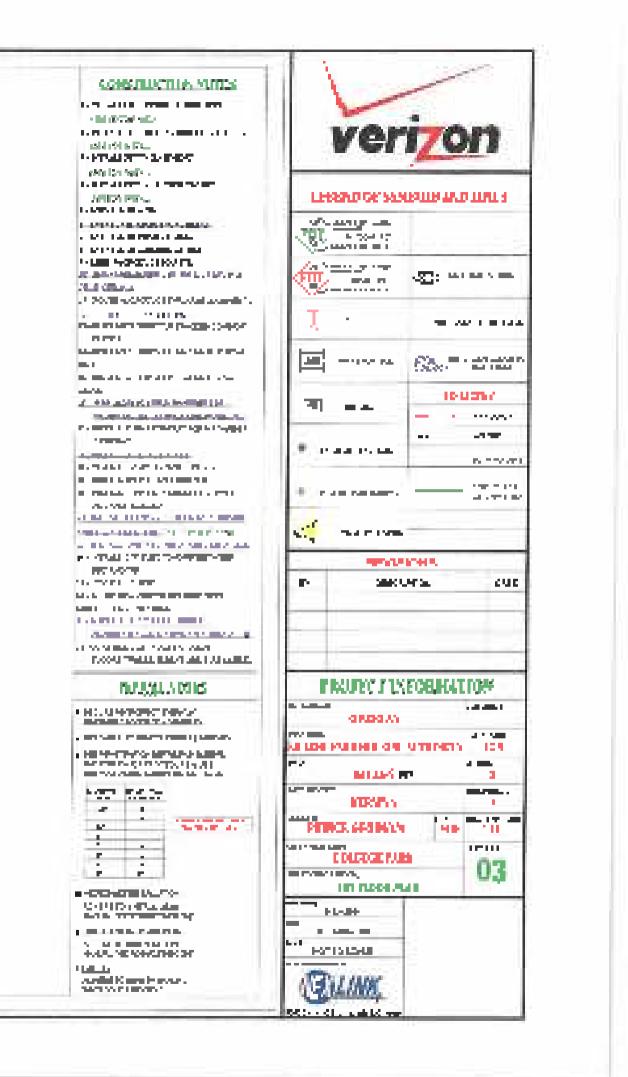
PICTURE 2





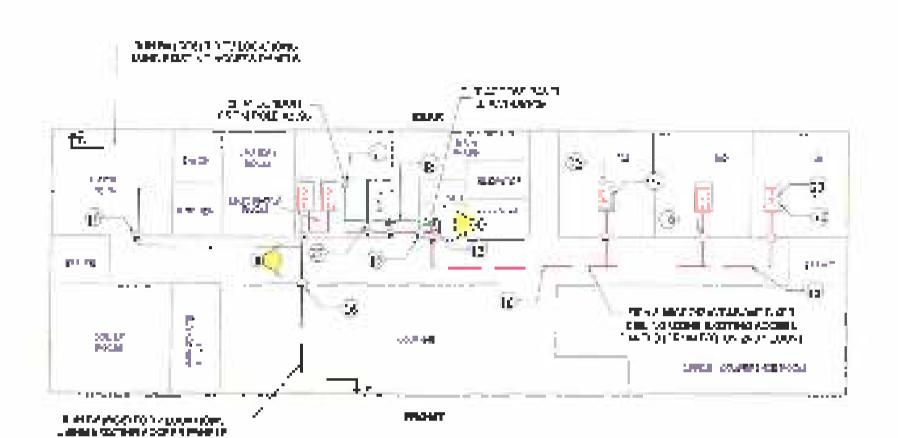


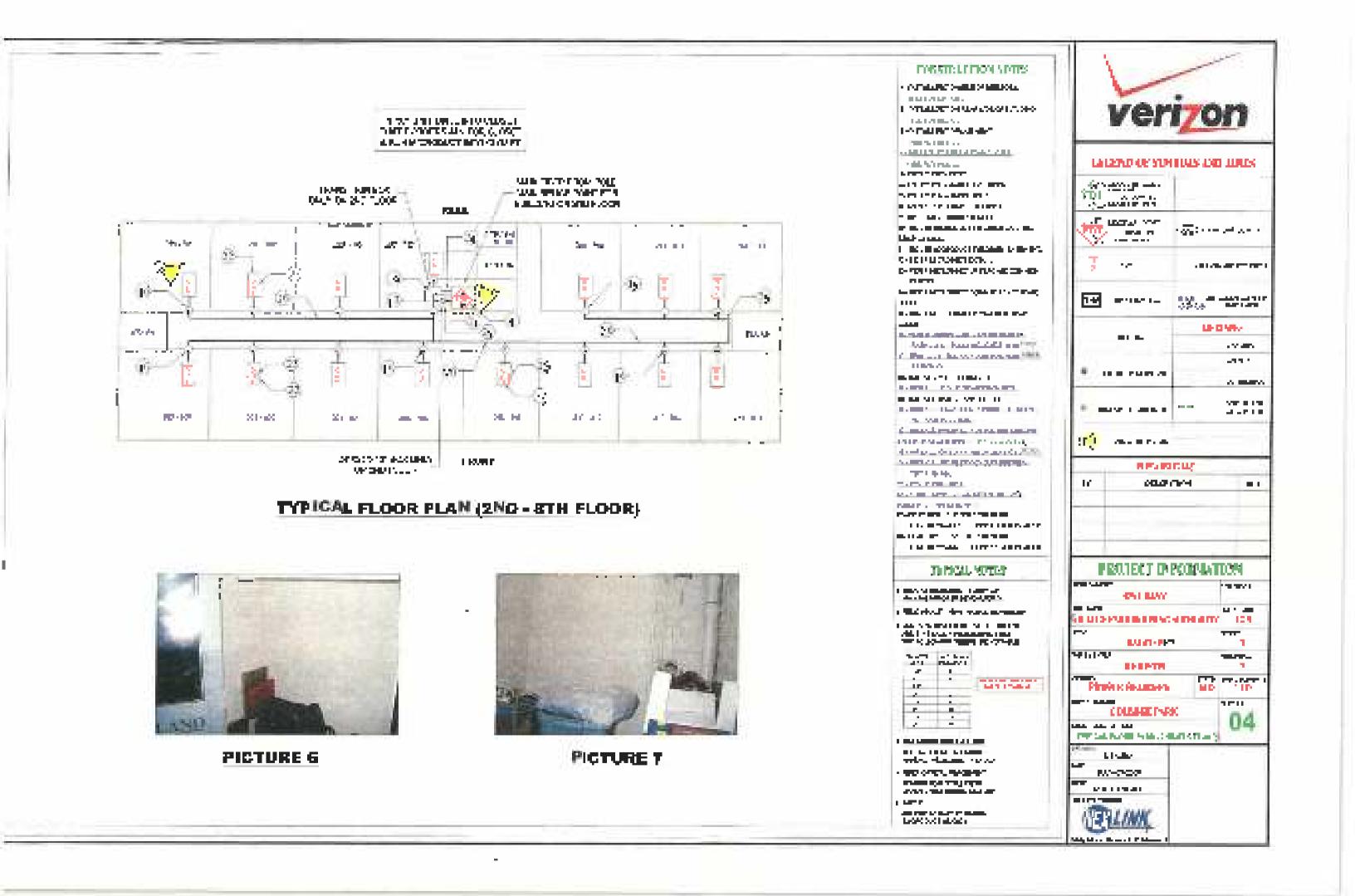
PICTURE 5

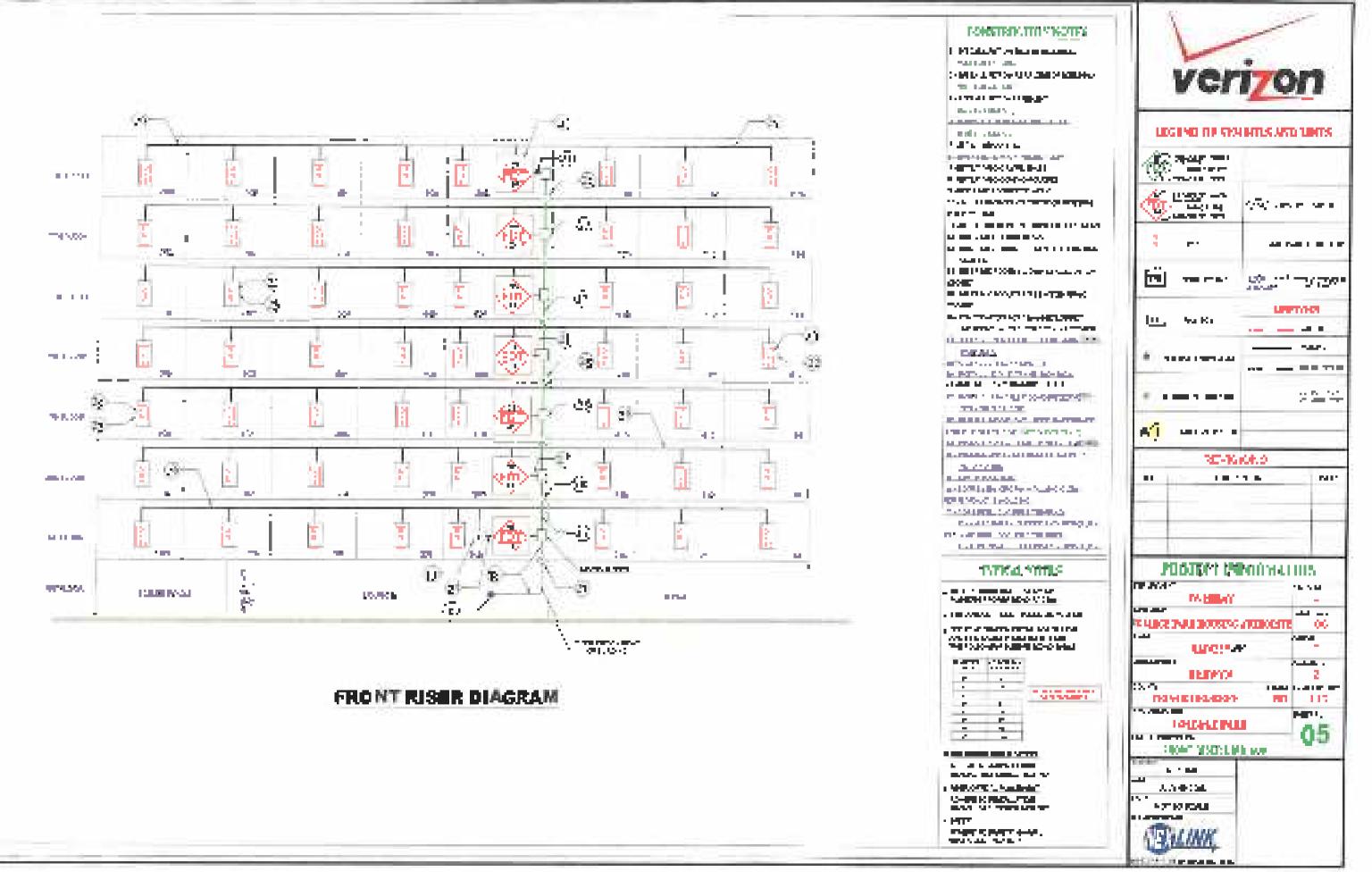


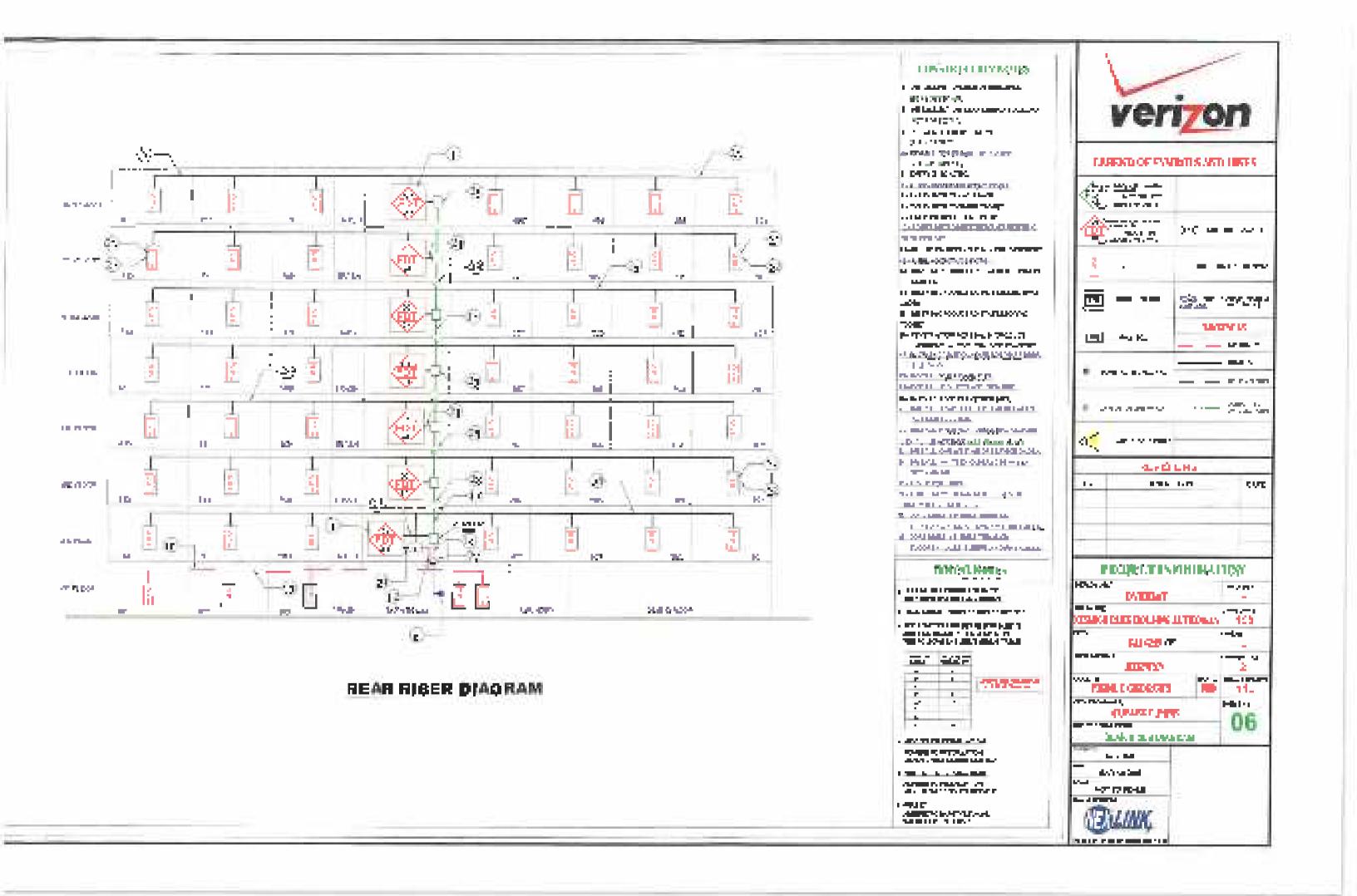
PICTURE 4

1ST FLOOR PLAN

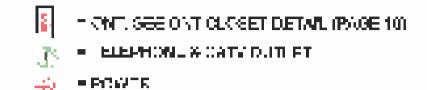


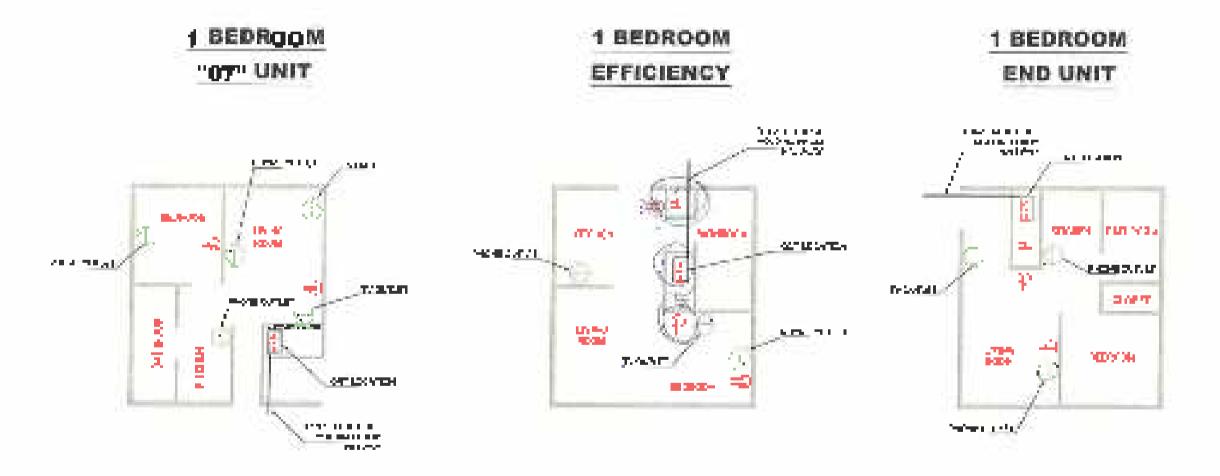






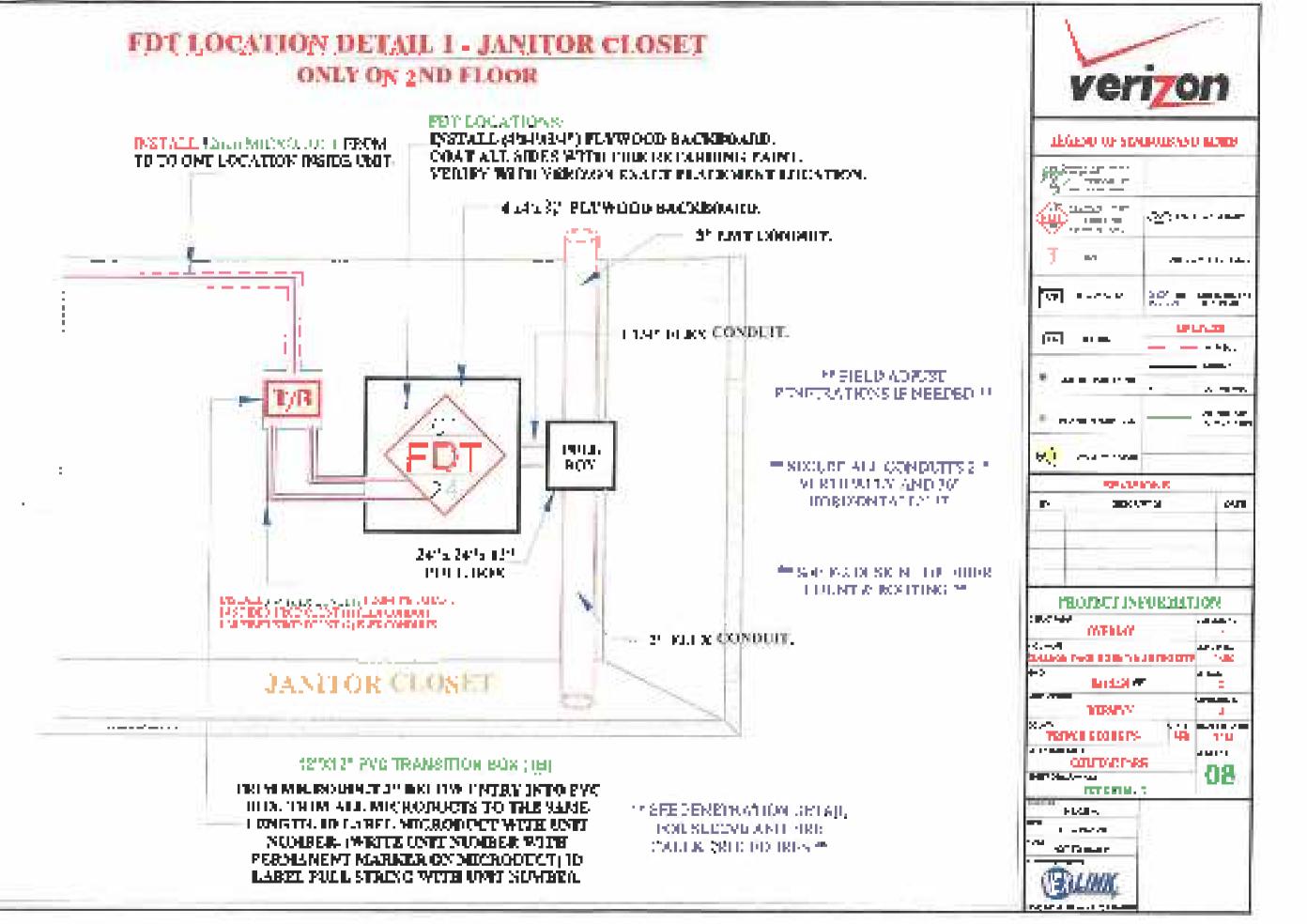
# FLOOR PLANS







### FDT LOCATION DETAIL 1 - JANITOR CLOSET ONLY ON 2ND FLOOR



## FDT LOCATION DETAIL 2 - JANTIOR CLOSET

