

IFB No. 2501 Questions

Questions & Answers (Q&A) - HVAC Upgrades to Heat Pump System

General Project Scope: This project involves replacing and upgrading existing HVAC systems with energy efficient heat pump systems to support CPI's goal of creating cooling centers. The selected contractor will be responsible for design-build delivery that includes engineering, permitting, installation, testing and commissioning of the system.

Q: Is any pre- and final Test, Adjust, and Balancing (TAB) required?

A: Yes. Both pre- and final TAB will be required to verify airflow, temperature control, and system performance upon completion of installation.

Q: Who is responsible for pulling the permits for the mechanical work?

A: The selected bidder will be responsible for obtaining all necessary mechanical, electrical, and building permits associated with HVAC system upgrades.

Q: Is duct cleaning required for all existing interior ductwork?

A: This is optional and may be considered as a potential add-on service after project completion, pending inspection of existing duct conditions.

Q: Will any temporary HVAC equipment be needed for the duration of the project?

A: It's possible. The building will remain operational during upgrades, so please include in your bid the estimated downtime for system changeovers and whether temporary units may be required to maintain temperature control during working hours.

Q: Will the site be occupied by patrons or employees during the project?

A: Yes. CPI's business hours are Monday–Friday, 9:00 a.m. to 7:00 p.m., and Saturday, 8:00 a.m. to 4:00 p.m. Work will need to be coordinated to minimize disruption.

Q: What are the specifications for the heat strips (5kW or 10kW)?

A: The bidder will coordinate with a licensed mechanical engineer to determine appropriate supplemental heat strip sizing based on building load requirements and system design.

Q: Please confirm that the two warehouse locations will have new rooftop package units with concentric diffuser plenum drops rather than mini-split systems.

A: Either configuration may be proposed. This is a design-build bid, and bidders are encouraged to recommend the most efficient and cost-effective system based on load calculations, energy savings, and ease of maintenance.

Q: What are the specifications and preferred manufacturers for smart thermostats?

A: The selected bidder may propose smart thermostats compatible with their system. CPI prefers units that offer:

- Wi-Fi connectivity and remote access,
 - Programmable scheduling, and
 - Proven durability and manufacturer support.
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Q: What are the specs for the air scrubbers or UV lights?

A: No specifications at this time.

Q: What are the specs for the I-Wave-C Ion generators?

A: No specifications at this time.

Q: What are the specs for the bath fans?

A: California Building Code ventilation requirements. Include models that offer humidity sensing or continuous ventilation options where feasible.

Q: Who is the preferred HVAC Controls vendor for this site or will all controls be standalone with slats?

A: CPI has no preferred vendor. Controls may be standalone smart thermostats or integrated into the proposed system's control platform as long as they support remote monitoring and adjustment.

Q: What are the current HVAC controls for this site?

A: The facility currently uses mixed control systems, some of which will require replacement or integration into the new platform. The selected bidder should verify existing components

Q: Will mechanical plans be provided?

A: No existing mechanical plans will be provided. The design-build contractor must include mechanical engineering services and related costs within their proposal.

Q: Will a full set of plans be provided including structural?

A: Not at this time, though structural drawings may be made available in the future.

Q: What are the work hours?

A: Work may occur during normal business hours unless otherwise coordinated with CPI to minimize disruption to client services.

Q: Will the 10 year warranty be for labor and materials on all new heat pumps units?

A: Yes. If available, CPI requests a comprehensive 10-year warranty covering both labor and materials on all newly installed heat pump units

Q: Who is responsible for carrying out all the electrical upgrades for both buildings?

A: The selected bidder will be responsible for coordinating all electrical scope associated with HVAC upgrades.

Q: Do you have a preferred bid form that you want used for the bid?

A: No specific form is required. Bidders must follow the submission format outlined in the Invitation for Bid (IFB) and include all required documentation and cost breakdowns.

Q: Who is responsible for carrying MEP design and drawings?

A: The awarded bidder will be responsible for providing complete Mechanical, Electrical, and Plumbing (MEP) design and drawings as part of their design-build proposal.

Q: What or where is the work staging area?

A: The staging area is to be determined and will be coordinated with CPI prior to mobilization.

Q: What or where is the crane or lift staging area?

A:

- Warehouse B: East or west side of the building.
 - Warehouse A: Directly in front of the building.
 - Exact locations will be finalized with the awarded bidder based on equipment access and safety needs.
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Q: Is there any engineer's estimate or job duration for this project?

A: Work must be completed by February 2027 in accordance with grant timelines. No formal engineer's estimate has been released at this time.

Q: What is the specific license requirement for this project?

A: Vendors must be in good standing with the California Secretary of State and confirm proper licensure and insurance through the California Contractors State License Board.