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**BID No. 09/24**

**CLARIFICATIONS**

**MAIN BUILDING (MNB) ROOFTOP UNITS REPLACEMENT**

***Questions of interested companies.***

Answers from the GS/OAS

- 1. Are there Specifications for the new Heat Pumps: Manufacturers, Seer Ratings, and Electric Heat Kits KW ratings. There are so many different efficiency units. We need more information or OAS will get the cheaper model to meet the size of the existing RTU.***

New rooftop units shall be Carrier or Trane heat pumps with specifications similar to or better than those of existing ones.

- 2. Refrigerant standards are changing Jan 2025. Do we follow the current refrigerant standard R410 or provide the new refrigerant? Need to know!***

Please provide new refrigerant R454B.

- 3. Does OAS want to keep demoed RTUs?***

OAS will keep the demoed RTUs. The Contractor is to bring units down from the roof.

- 4. Want to confirm who is the current roof warranty under? Need the OAS Roofing Contractor.***

OAS will provide roof warranty information when work is to be performed.

- 5. If it is determined to use equipment stands instead of curbs, does OAS want its roofing contractor to secure and seal equipment stands to the roof.***

The Contractor is to coordinate and provide all roof repair work, through subcontractors, as required, and include the price in the bid.

- 6. Need detailed Specifications for Supply and Return Duct.***

Supply and return ductwork shall be installed to match existing, or per the RTU manufacturer's requirement, and the latest SMACMA duct construction standards.

- 7. Need Specifications for the Duct Insulation.***

All new ductwork shall be fabricated from galvanized sheet metal and in accordance with the latest SMACMA duct construction standards. Insulation to be provided shall conform in accordance with ASTM C1071 standards.

**8. *Is the requirement to provide Test and Balance during Regular Hours after new equipment is installed?***

Yes, it is.

**9. *We understand we are to provide a full (3) three-year equipment manufacturer's warranty. What does this cover All Parts , Coils, Compressors, Labor?***

A 3-year warranty is expected on all parts, coils, compressors, and labor.

**10. *Please provide the DC Tax Exemption certificate for contractors***

DC tax exemption certificate will be provided to the contractor once the contract has been awarded.

**11. *The Annex IV is extremely lengthy with 24 line items and included unit cost and totals for each system, so 48 line items of cost! This is excessive! Can this be reduced to the major items Labor, materials, and equipment?***

Yes, you can reduce labor, materials, and equipment.

**12. *We did not receive the pictures as promised on the Site Visit of the Thermostats and associated wiring channel used in the two offices. Please provide!***

Pictures will be provided separately. The existing thermostats are NEST and shall be replaced in kind.

**13. *Can all work be performed during normal working hours including the thermostats in offices?***

No, repair work is to only be performed during weekends.

**14. *Has OAS funded this project? We have priced this project several times already over the last 2 years!***

Yes, this project has secured funds for completion.

**15. *When will this project be awarded?***

This project will be awarded in the next month as it needs to be completed by April 2025.