



QUESTIONS AND ANSWERS

BID No. 08/21

PURCHASE AND INSTALLATION OF HIGH EFFICIENCY GAS BOILERS FOR THE GENERAL SECRETARIAT OF THE ORGANIZATION OF AMERICAN STATES

Questions of interested companies.

Answers from the GS/OAS

1. Who is the control contractor and contact?

Siemens – Bucher, Isaac <isaac.bucher@siemens.com>

2. What are the working hours in spaces other than the mechanical room?

6:00 AM 3:00PM

3. What are the working hours in the mechanical room?

6:00 AM 3:00PM

4. Do we need any clearances for daily access and if so, what is required?

Yes, Security protocol

5. Are we required to X-Ray or GPR? If so, what is the procedure to perform and approve penetrations?

Yes, contractor shall GPR/X-ray structure and turn over results and obtain approval from Owner's Representative prior to any core drilling or slab cuts. GPR, X-ray, core drilling / slab cuts are to be coordinated with the Building Engineer in advance.

6. Are bathrooms accessible for use?

Portable bathroom (Contractor)

7. What areas are we allowed to eat and take breaks?

Outside of the building and mechanical room break area

8. Rooms that have furniture, custom book cases, etc. Who responsible for moving furniture and moving custom pieces of furniture?

GS/OAS DGS Team

9. Penetrations through windows for breaching. What are the expectations when penetrating breaching through existing windows?

The window panel is expected to be replaced with a pre-insulated metal panel of minimum R-value of 3.0.

10. Is parking going to be available onsite?

Yes

11. Timing of the installation. When is this project going to begin?

We are expecting feedback from Washington Gas at any time as to when they are planning to extend the natural gas lines to our three buildings. However, we do not have a definitive timeline of when they will respond to us, nor when they would begin their work.

12. Is temporary heating going to be required and if so, how?

Portable (Contractor)

13. What is the requirement to perform shutdowns for water system?

GS/OAS DGS Coordination, coordination must be 24 hours before the execution

14. Who is responsible for draining down, refilling, and venting water system?

GS/OAS DGS Team

15. What is required for water treatment?

GS/OAS will contract with its water treatment vendor to provide the required water treatment for the boiler side of the new system. The building side of the HW system is already being treated. The Contractor is expected to coordinate with the GS/OAS's water treatment vendor for any

equipment location installation requirements, but those installations will be the responsibility of the GS/OAS's water treatment vendor.

16. Who is the current water treatment company?

Aquatomic

17. Drawings show two UH in the tunnel space but the schedule notes only one. Are these heaters identical?

These two unit heaters are identical (UH-1), and are shown as such on E101 and E201. UH-1 is scheduled on M401.

18. Does code require breaching to be how many feet from an operational window?

Boiler exhaust needs to be terminated a minimum of 10 feet from an opening.

19. Does code require the venting to be above ground and at the highest point of the building? The Class for venting could be stainless or plastic CPVC, are we allowed to use plastic if it permits due to the classification?

The types of vent piping allowed to be used is provided in the Condensing Boiler Specification Item 9 on M401. Venting termination for this project is not intended to be at the highest point of the building, but above-ground. At areaways, the termination is intended to be at or near to top of the areaway.

20. Equipment pads. Are we required to paint equipment pads?

Yes

21. Are we required to paint piping and insulation?

Yes

22. Have the design drawings been approved by DCRA?

It is our understanding that GS/OAS is not required to obtain DCRA approval of the design drawings.

23. Are we required to pull a building permit?

It is our understanding that since GS/OAS is not required to obtain DCRA approval of the design drawings, that a building permit is not required.

24. Is this a tax exempt project? If so who will provide the proper info?

Yes, GS/OAS is tax exempt. Information will be provided to the vendor selected for this project.

25. Specs note a commissioning agent, is the contractor required to provide this? Would this be a conflict of interest? Who will provide info on what the expectations of the commissioning forms and extent of the testing?

We are not aware of any mention of a commissioning agent in the specifications. The contractor is required to perform the commission requirements as described in the General Specifications portion of M401.

26. Are we required to match existing materials in all spaces to match existing ceilings and walls? Can sheetrock be used in all patching?

The intent is to match existing materials in kind. Sheets A101 and A102 have notes addressing use of drywall.

27. Painting could be a challenge to match existing when installing bulkheads etc.. What is the expectation for painting?

The intent is to match existing as close as possible, and extend the new paint to a reasonable location where any differences between new and existing paint is minimally observable.

28. Due to the age of the building and the type of the building is there any requirements from the historical society for work to be performed?

No.

29. What will be the process for change orders and what will the markup be for the change orders?

The change order shall be presented to owners Representative and the mark up shall not be more than 10%.

30. Do any of these buildings have post tension in ceilings and floors?

No

31. Would GS/OAS accept a proposal with an alternate location for the boilers in case it is considered more beneficial?

Yes, we are open to consider alternate location.