RFP 1605C3-26-R-00008 Questions – Mechanical Related

1) Is there already a Mechanical Contractor providing the portion of work noted in the Solicitation or are they to be wrapped under the GC?

   Response: No, they need to be included in the GC.

2) How will we repair the existing leaks in the DX unit if the investigation is not completed until after award?

   Response: As a fix-based contract, the contractor will have to accept the risk and build that into their proposal.

3) How will retro-commissioning of the existing HVAC system be accomplished prior to investigation and testing?

   Response: As a fix-based contract, the contractor will have to accept the risk and build that into their proposal.

4) Could the government provide existing drawings for quantities or bidding quantities?

   Response: All available drawings were included with the solicitation in attachment J3.

5) In the Auditorium, is the fire suppression system to be relocated and reinstalled or demolished and replaced?

   Response: Demolished and replaced.

6) In the Auditorium, is the Fire Alarm System to be relocated and reinstalled or demolished and replaced?

   Response: Demolished and replaced.

7) In the Great Hall, is the fire suppression system to be relocated and reinstalled or demolished and replaced?

   Response: Demolished and replaced.

8) In the Great Hall, is the Fire Alarm System to be relocated and reinstalled or demolished and replaced?

   Response: Demolished and replaced.

9) In the Mezzanine, is the fire suppression system to be relocated and reinstalled or demolished and replaced?

Response: Demolished and replaced.

10) In the Mezzanine, is the Fire Alarm System to be relocated and reinstalled or demolished and replaced?

    Response: Demolished and replaced.

11) Please provide existing HVAC drawings and capacities for the Great Hall and Mezzanine. Are existing electrical services sized to support the new independent HVAC systems?

    Response: The requested information is attached. Yes.

12) Are roof locations, grade locations, or screened yards preferred for new condensers/chillers? Are there weight limitations or architectural restrictions?

    Response: Screened yards acceptable.

13) The PWS requires redundant cooling systems. Is N+1 redundancy required or is dual-circuit equipment acceptable?

    Response: Either N+1 redundancy or dual-circuit equipment is acceptable.

14) Please provide available panel schedules, one-line diagrams, and spare breaker capacities.

    Response: Yes. The government will provide.

15) Should bidders include allowances for transformer, switchboard, or feeder upgrades, or will these be handled by the Government if required?

    Response: Yes, you should include this information for possible upgrades.

16) Is there a preferred lighting control manufacturer or BAS integration standard?

    Response: No, it should be up to date equipment, and no there is not a BAS integration standard.

17) Please provide the existing fire alarm manufacturer and model.

    Response: Edwards EST 3

18) Are hydraulic calculations available for the existing sprinkler system? Will additional water supply analysis be required?

    Response: Hydraulic calculations are not available. Yes, the contractor should conduct their own analysis.

19) Are mass notification modifications required as part of the fire alarm scope?

Response: Yes.

20) HVAC Replacement Scope: Please confirm whether “full replacement” includes AHUs, VAVs, controls, ductwork, etc.

Response: Yes

21) Definition of Full Replacement: Please define “full replacement” as used in the PWS.

Response: Yes

22) Reuse of Existing Ductwork: Can existing ductwork be reused when feasible and code-compliant?

Response: Yes.

23) Freight Elevator: Will the freight elevator be available for contractor's use?

Response: Yes, freight elevators will be available.

24) Freight Elevator Specs: Please provide freight elevator dimensions and weight limits.

Response: The South side Freight Elevators 29-30 dimensions are L10’X W6’4”X H8’. The North side Freight Elevators 27-28 dimensions are L10’X W8’10” X H8’ and both Freight Elevators weight limits are 6,000LB.

25) Please provide the complete set of original building drawings and all available record/as-built drawings, renovation drawings. These documents are required to verify existing conditions and develop a coordinated design-build proposal. Specifically, please provide roof plans to evaluate potential new DOAS/outdoor equipment locations, sixth floor mechanical room plans to evaluate potential equipment locations, existing ductwork plans to identify ductwork that may be intercepted and reused, and shaft/chase plans or sections showing available space on each floor, duct routing between floors, and any existing duct taps/takeoffs within the shafts.

Response: All available drawings were included with the solicitation in attachment J3.

26) Please provide the required design criteria for HVAC load calculations and ventilation calculations for the Auditorium, Great Hall, Mezzanine, and associated support spaces, including indoor temperature/humidity setpoints, occupancy counts, operating schedules, equipment/AV loads, lighting loads.

Response: The contractor is required to determine these requirements.

27) Please confirm whether any new mechanical systems are required to be connected to emergency power, standby power, or UPS-backed power.

    Response: No

28) Please confirm whether the existing building chilled water system may be used as the cooling source for the new Great Hall and Mezzanine HVAC systems.

    Response: Yes

29) If existing ductwork is reused as part of the new air distribution system, please confirm whether duct cleaning is required prior to connection to new HVAC equipment and air devices.

    Response: Yes

30) Please provide a supplemental site visit to allow inspection of existing shafts, chases, and sixth floor mechanical rooms that may be required for new HVAC, piping, controls, and routing associated with the Auditorium, Great Hall, and Mezzanine work.

    Response: A site visit was held on June 3, 2026, so an additional visit will not be held.

31) During the site visit, several perforated ceiling air devices were observed in the Great Hall ACT ceiling. Please confirm whether these devices are existing return air diffusers.

    Response: No, they are not returns.

32) Need complete and full as-built drawings for Phase 1 (dated 1967) and Phase 2 (dated 1971) for all trades (Architectural, Structural, Mechanical, Electrical, Plumbing), including all contractor modifications and standard details.

    Response: DOL will provide all available as-built drawings for Phase 1 (dated 1967), and Phase 2 (dated 1971) for all trades. Drawings are attached.

33) Are there as-built drawings available for life safety, sprinkler, and fire alarm/mass notification systems for the Great Hall, Auditorium, and Mezzanine areas?

    Response: Drawing are available for life safety and fire alarm. Drawings are included in J3.

34) Are third party inspections required?

    Response: Third party inspection is required for Fire Alarm System/Asbestos.

35) Is any landscaping restoration required for this project? For example; topsoil, seeding, and fertilizer.

Response: No

36) Is the Frances Perkins Building considered a historic property or subject to Section 106 or GSA historic preservation requirements? If so, please provide applicable restrictions.

Response: While most tasks involve interior renovations with no specific historic preservation requirements, it is important for the contractor to comply with all necessary DC SHPO requirements when adding to or modifying the building such as exterior walls and facade.

37) Please provide structural loading capacities for floors and roofs supporting new AV walls, control booths, ceiling systems, and mechanical equipment.

Response: The requested information does not exist.

38) Please clarify required integrated testing and acceptance procedures for AV, BAS, lighting controls, fire alarm, and communications systems.

Response: The Contractor shall perform all testing, commissioning, and acceptance activities necessary to demonstrate that installed systems are fully functional and operating in accordance with the contract requirements, manufacturer recommendations, applicable codes and standards, and approved design documents. Integrated system testing shall verify proper operation of all interfaces and coordination between AV, BAS, lighting controls, fire alarm, communications, and other connected systems, as applicable. The Contractor shall provide test plans, test results, and commissioning documentation for Government review and acceptance. Final acceptance will be based upon successful completion of all required testing and correction of identified deficiencies.

39) Based on pre-proposal walk-through, the Auditorium and Mezzanine appear to have hard ceilings. How should the design team plan to investigate above-ceiling conditions (e.g., existing sprinkler piping and utilities)?

Response: Since a firm-fixed price contract will be established, the contractor should include the appropriate risk mitigation measures in their proposal and review the existing documents that were provided.