

METROPOLITAN STATE HOSPITAL

11401 S. Bloomfield Avenue
Norwalk, CA 90650



***IFB #25-20108-00 was cancelled on Friday, June 26, 2026.
This Q&A is being provided for bidder's reference***

#25-20108-000
Central Kitchen Air Conditioning

QUESTION AND ANSWER CLARIFICATION #1

1. Is the project under OSHPD regulations?

A: Yes, this project is subject to regulations from OSHPD/Department of Health Care Access and Information (HCAI).

2. Will there be a TIO on this project?

A: Testing, Inspection, and Observation (TIO) will be completed by DSH's contracted consultant, J.C. Chang & Associates, Inc.

3. Who is responsible for inspection?

A: DGS with UES for special inspections and the Office of the State Fire Marshal (OSFM).

4. What is the Owner's Estimate / Budget for this project?

A: An owner's estimate/budget is not available at this time.

5. What are the liquidated damages: \$500 per day or \$3,000 per day?

A: The liquidated damages will be \$2,500.00 per day, Project Manual, Division-01, Section 00 73 00 will be updated to be consistent with Division-00.

6. For bidding purposes, please confirm all On-Site Works will occur during regular hours, 7:30 am to 4:00 pm. Any required overtime or work outside regular hours, or work dependent on the Central Kitchen's operations can be claimed or charged as Extras or Changes to the Contract during construction.

A: Yes, all On-Site Work will be done during regular hours, 7:30 am to 4:00 pm. Project Manual, Division-01 will be updated to reflect this.

- 7. With reference to CU-2 Anchorage on SHT DTL3 of the Approved Structural Calculations, is the Contractor supposed to build a new concrete pad over the existing parking for the golf carts? Or can the Condensing Unit be directly anchored onto the existing golf cart parking as mentioned during the job walk?**

A: Please refer to the Approved Drawings, Keynote 7 on Sheet M2.1 and Detail 1/M3.1 for new concrete pad for the Outdoor Condensing Unit.

- 8. Referencing Title Sheet T0.1, it indicates this project has no Deferred Approvals. T0.1 Seismic Notes points to sheet T0.2, where Seismic Protection Notes mentions the narrative(s) / texts regarding deferred approvals on bracings/supports. Please clarify the contradictory statements.**

A: If hanging, bracing, and seismic anchoring conditions change, Contractor will need to provide stamped structural details to DSH for AHJ approval.

- 9. Sheet T0.2 also mentions pre-approved bracings. However, the mechanical drawings lack details on the upper attachments and the distance/height of the hangers. Please advise.**

A: Please see the mechanical details on Sheet T0.2, it will be less than 12”.

- 10. During the job walk, existing conditions above the ceiling were not accessible. Is there batt insulation above?**

A: The full height walls, wherever they occur, have R-11 BATT insulation. Not BATT insulation below roof deck.

- 11. Please clarify about Lennox Commercial being the Basis of Design Contact for the Samsung equipment as indicated on the M0.2 Mechanical Equipment Schedules. To our knowledge Samsung products are represented by US Air Conditioning Distributors, not Lennox Commercial.**

A: US Air Conditioning is the current Basis of Design. This will be updated on the Approved Drawings, M0.2 Mechanical Equipment Schedules at a later date.

- 12. Are the interior dividing walls between Rooms 127, 107, and 109 full height or limited to the ceiling elevation?**

A: Please refer to the provided partial as-builts for floor plan, roof plan and reflected ceiling plan for wall heights.

- 13. Please confirm that the interior walls above the ceiling are standard drywall.**

A: Please refer to the provided partial as-builts for floor plan and finish plan.

14. Reference to New Work Key Note 5 on M2.1, condensate pipe riser is to run inside the existing wall. What is the existing wall? What is the finished? Is it tiled? Is there a mirror?

A: Please refer to attached partial as-builts for existing wall finishes and wall types.

15. Reference to M2.1, Hot Prep 125 and Cold Prep 140 have the same high ceiling heights. Does this mean all piping from IU7 and IU8 will be exposed inside Cold Prep 140?

A: The Line Set going to the IU7 and IU8 can penetrate the cinderblock wall passing through the Mechanical Room, then penetrate a wall going into the ceiling of the production area.

16. If DX piping from IU7 and IU8 will run above the Bulk Freezer 143, does the condensate line also need to? If so, do we need to provide a separate external condensate pump(s) like a Little Giant? If not, please provide the new routing for the condensate lines(s).

A: The line set and power can run down along the wall where the Indoor Units will be installed, instead of running on top of the Bulk Freezer. Condensate line can be directed to the drain in the mechanical room. External condensate pump may be needed because of the tubing elevation that gravity drain may not work.

17. During the site visit, the structure above the work area was observed to be approximately 25'-0" to 30'-0" above finished floor. Please confirm that all supports may be wall-mounted to the existing wall (or to wall blocking) at a lower, accessible elevation in lieu of ceiling-hung supports.

A: No exceptions shall be taken.

18. Section 1.11 states that all work is to be performed within the hours of 7:30 PM to 4:00 AM. However, Section 1.11.B.4 and 1.11.B.5 reference different daytime work hours, creating an apparent conflict. Additionally, it was discussed during the site visit that portions of the work may be performed during normal daytime hours.

Please clarify the following:

Confirm the permitted work hours and reconcile the discrepancy between the night hours stated in Section 1.11 and the daytime hours referenced in Section 1.11.B.4 and B.5.

A: Please see Section 01 10 00, 1.11 Work Restrictions for updated permitted work hours.

Identify which scopes of work are required to be performed at night versus which scopes may be performed during normal daytime hours.

A: Please refer to Project Manual, Division-01, Section 01 10 00, 1.11 Work Restrictions.

19. Per site visit it was discussed that laydown space will be provided near the Central Kitchen. Please confirm and provide location of anticipated laydown space.

A: Will be discussed during kickoff meeting with awarded Contractor.

20. Please confirm the existing building automation system (BAS/BMS) contractor of record for the facility. Additionally, please confirm whether the new VRF split systems are required to tie into the existing front-end system, or whether they are to operate as standalone systems on the manufacturer's local controls. If a tie-in to the existing front-end is required, please confirm that the named BAS contractor is to perform the integration and identify the protocol and point of connection+D17:E18

A: Standalone new system will not be integrated with the existing building automation system.

21. During the site visit it was stated there were pictures and or videos above ceiling space at t-bar ceiling and above "Bulk Freezer 143". Can these photos and videos be provided for coordination.

A: Yes, photos will be provided via the Cal eProcure Event page.

22. Can as-built drawings of the Central Kitchen building please be provided if available?

A: DSH can provide as-builts upon request.

23. Please confirm whether a BMS gateway is currently installed at the Central Kitchen to monitor the new VRF system through the facility's existing building automation system. If a gateway is present, please identify its make/model and communication protocol (e.g., BACnet, Modbus, or LonWorks). If no gateway currently exists, please confirm whether furnishing and installing a new VRF-to-BMS gateway/interface is included in the scope of this project.

A: Standalone new system, will not be integrated with the existing building automation system.

24. Paragraph 20.4.B states that the Contractor shall include in the bid all costs necessary to accommodate Hospital Police Officer escorts during inventories (tool checks). The scope of work for this project is located outside of the secured treatment area. Please confirm whether Hospital Police Officer escorts and associated tool-check procedures will be required for this work. If they are not required, please confirm that these costs may be excluded from the bid.

A: This was included in error and will be removed.

25. Please confirm parking is free of use for contractors and parking permits are not required.

A: Upon execution of the agreement, Contractor staff shall submit to a LIVE SCAN/Background check then be issued a temporary badge and parking permit.

26. Please confirm that a Certified TAB Report is not required for the project.

A: A Certified TAB Report will not be required for this project.

27. With reference to the Floor Plan and Control Wiring Diagram on M2.1, the thermostats for the Fan Coil Units are remotely located inside Supervising Cook I, Room 118. Is this correct?

A: Correct.

28. Please confirm that this project involves no BAS/EMS work or integration.

A: Standalone new system will not be integrated with the existing building automation system.