

December 7, 2023

**TO PROSPECTIVE PROPOSERS UNDER RFP No. 928-23-457, “SD-457 MWWTP ADMINISTRATION AND LABORATORY BUILDING SEISMIC AND HVAC SYSTEMS IMPROVEMENT”**

Notice is hereby given of the following questions received and answers provided for the RFP NO. 928-23-457 of the East Bay Municipal Utility District as follows:

**General Questions:**

1. Question: No projected duration has been provided for the various tasks. Please confirm that the consultant is to assume reasonable durations and state that clearly in the response to the RFP.

Answer: Confirmed.

2. Question: Is there an inventory of all the equipment in the lab? Are there existing plans available that show the location of all the existing equipment in the lab?

Answer: Yes. The inventory will be shared with the selected consultant. A plan that shows the location of the equipment in the lab is not available. However, a map that identifies the rooms with the analysis/technology is available and will be shared with the selected consultant.

**Seismic Questions:**

1. Question: We are assuming that the evaluation of seismic bracing of pipelines/ducts in the ceiling space of the lab that will be unaffected by the seismic retrofit work or by the replacement of the HVAC units is beyond our scope. Please confirm. Any new pipes/ducts that will be placed in the ceiling will be handled by through performance specs by a design-build contractor. Please confirm.

Answer: Yes, confirmed.

Answer to the second question: The contract is a “design-bid-build”, not a design-build. So, the design documents shall include adequate details for the new ducts or other accessories that are added by the design.

2. Question: Seismic anchorage of existing HVAC units that will not be replaced will not be evaluated. Please confirm.

Answer: For estimating engineering hours, you do not need to consider anchorage of existing HVAC units that will remain unaffected by the project scope. However, you may propose optional engineering work under Task 9 - Optional Services for items that are not in the scope, but per your experience will be affected by the project work.

**HVAC Questions:**

1. Question: If reusing the existing platforms proves problematic, would EBMUD consider using a temporary AHU arrangement to facilitate replacing the platforms?

Answer: Yes, EBMUD is open to using a temporary AHU arrangement to facilitate replacing the platforms if needed. The consultant would be responsible for ensuring there is sufficient space and structural capacity for the additional loads.

2. Question: If reusing the existing insulated rooftop ductwork proves problematic, would EBMUD consider using a temporary AHU arrangement to facilitate replacing the ductwork?

Answer: Yes, EBMUD is open to using a temporary AHU arrangement to facilitate replacing the ductwork if needed.

3. Question: In our preliminary design report should we explore the merits of decarbonization to see if any steps make sense for this project?

Answer: Yes, EBMUD is open to exploring the merits of decarbonization as necessary for the project. We would like to explore various design options with electric boilers or utilizing the MWWTP's biogas supply.

4. Question: Would EBMUD consider expanding the HVAC scope in the labs to include replacing the coil modules and piping above the lab ceilings?

Answer: The laboratory HVAC scope will focus primarily on all equipment above the roof due to the operational impacts at the zone level with replacing the coil modules. Replacing the coil modules and associated piping is ideal and would be considered, but any access to the laboratory ceiling spaces will need to be coordinated with EBMUD staff and scheduled on weeknights or weekends to minimize interruption.

5. Question: Would EBMUD consider constructing a temporary lab in the admin building to facilitate implementing the extra work described in Question #4?

Answer: No. The District will not consider relocation of the laboratory. The space requirements are larger than what is available in the administration portion of the building and the recertification requirements for equipment and the space would be time prohibitive.

6. Question: If EBMUD elects to consider the HVAC work described in question 4, by constructing a temporary lab as described in question #5, would EBMUD also consider upgrading the lab hoods to VAV?

Answer: The District will not consider relocation of the laboratory.

7. Question: For the purposes of our fee proposal and fee summary spreadsheet (estimated hours) are we to assume the Preliminary Planning Report is the primary RFP scope document to base our scope of work on for this project (i.e. the New Work section)?

Answer: The draft Planning Report was provided as the most recent background information for the state of the HVAC system to inform the consultant design approach but is not intended to be the basis of design.

8. Question: The Preliminary Planning Report only addresses the HVAC System Evaluation – there is no mention of Electrical and Plumbing related scope impacts. Is there another Report available that addresses these disciplines? Electrical and Plumbing service impacts are unknown. We will assume that there will be no E/P related impacts beyond what would be necessitated by the HVAC improvements. Please confirm.

Answer: Correct. No electrical or plumbing improvements are expected, outside of what is anticipated for the intended HVAC improvements.

9. Question: We understand the intent is to replace the existing equipment AHU's and EF's (with new) and for them to be a similar size (footprint). An additional 15% capacity is mentioned for future expansion however there is no mention of upsizing anything beyond the AHU's and EF's (downstream ducts). As the boilers are planned to be replaced (see below), additional capacity can be included in the sizing. The existing chillers are not planned to be modified.
- i. AHU's: 19 units to be replaced with all new coil (piping) connections and condensate drain termination, including connections to existing duct thru roof.
  - ii. EF's: 16 units to be replaced (and horizontal roof duct to connect to existing duct thru roof connections)

Answer: AHU fans shall be sized to accommodate existing duct sizes that will not be replaced below the roof line. The 200-ton chiller was replaced in 2022 as a priority scope item but was sized in anticipation of this work and is not included in this project scope.

10. Question: Supply and Exhaust air volumes appear to be an issue. A detailed review of the interior space planning is outside of scope currently. Is there any plan to address issues within the labs at a zone level?
- i. Clarify if the project is intending to require a comprehensive design study (and potential overhaul) of the lab interiors, to ensure labs are maintained at their required pressure differential (negative/positive).
  - ii. Are lab air-change rate changes anticipated?
  - iii. Are lab interior HVAC duct revisions anticipated?

Answer: The project scope includes condition assessment and identification of deficiencies related to the HVAC system, see Task 3 of the RFP. The laboratory space usage has evolved since the original design, and evaluation of the current space requirements to define air flow/change rates, pressure differential, etc. design requirements is necessary. It is anticipated any such changes are minimal and will not require major modifications. No interior duct revisions are anticipated.

11. Question: Where fans serve multiple fume hoods, are they served by individual air valves?

Answer: Each duct branch has balancing dampers only.

12. Question: Will EMBUD provide a complete equipment inventory list for the project Architect (or Lab Planner) to compile a lab equipment package (drawings and schedules) for the HVAC scope evaluation (if scope added)?

Answer: See Task 3 of the RFP.

13. Question: All pneumatic air controls are to be replaced with new DDC controls. The zone level interiors scope will be limited to new DDC controls. The “preferred” BMS controls system appears to be Alerton Ascent. Is there a preferred controls vendor the team will interact with?

Answer: EBMUD contracts with Syserco, Inc., located in Fremont, CA, as the local Alerton representative.

14. Question: The existing air-cooled chiller (i.e. chiller plant) is noted as having no issues. Scope related to this equipment is excluded (UON). However, there are comments related to the corrosion on all exposed piping. We will assume that all corroded exposed piping will be replaced with new. Please confirm.

Answer: The chiller is new and recently installed as part of the SD402 – MWWTP Admin and Lab HVAC Improvements project. See RFP Exhibit F for a copy of the conformed drawing set for extent of piping replacement and field verify in accordance with Task 3 of the RFP.

15. Question: The existing boilers (and associated pumps) are having operational issues and do not meet BAAQMD regulations. A complete new heating hot water boiler plant is assumed (including new rooftop piping – and limited interior piping). Please confirm.

Answer: Correct. A new HHW boiler plant will be included in the project scope. EBMUD is open to exploring various design options with electric boilers or utilizing the MWWTP’s biogas supply.

16. Question: RFP notes AB and LAB buildings will remain occupied and operational. Does this mean a 24/7 operation 7 days/week? Will bldgs. be shutdown to permit after-hours work to enable replacement of equipment?

Answer: The laboratory is a 24/7 operation and cannot be temporarily relocated or shut down for more than a few hours. Construction during weeknights and weekends are expected to accommodate longer outages that impact operations. The administration portion of the building is more flexible and open to being temporarily relocated for construction.

17. Question: Are there any further updates planned for the Preliminary Planning Report (dated October 23, 2023).

Answer: The 100% draft Planning Report is expected to be completed in January 2024 and will be available to the selected consultant at that time. There are no major scope changes anticipated from what is included in the RFP.

18. Question: Fire Protection and Fire Alarm system scope – PAE can provide performance documents/specifications to describe the scope but we will not be the EOR of these systems. Please confirm a Design-Build approach is permitted.

Answer: Fire protection drawings and specifications are to be stamped by a Fire Protection Engineer registered in the State of California. The contract is a “design-bid-build,” not a design-build. So, the design documents shall include adequate details for the new accessories that are part of the scope.

19. Question: Office Area Specific Questions:

- i. Please confirm the intent to decouple the lab from the office cooling and heating plants.

- ii. Please confirm intent to provide a completely new HVAC system (equipment, ducts, diffusers, DDC, etc.), i.e. the Office will be a major tenant improvement.

Answer: Correct. It is intended to decouple the lab from the admin office cooling and heating plants. The new admin office HVAC system will be completely replaced including equipment, ducts, diffusers, DDC, etc.

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