

**A DESIGN AND BUILD PROJECT
FOR THE COOLING TOWER REPLACEMENT
FOR HAWAII CONVENTION CENTER**

4/19/2019

ITEM NO.	OWNER ACTION BY	BIDDER REQUESTING INFORMATION	DATE OF QUESTION / RESPONSE	QUESTION / RESPONSE	STATUS OPEN / CLOSED
Q-001		Norman S.Wright		This solicitation identifies the project as a design-build contract, but with intent for a <u>fixed</u> upfront price.	CLOSED
	CUMMING		4/2/2019	Correct D&B & Fixed price	CLOSED
Q-002		Norman S.Wright		By extension, this means that certain key scope items of intent should be locked in prior to bid award, to limit the scale of potential scope creep and growth (e.g., change orders). <ul style="list-style-type: none"> •This certainly helps vendors narrow down options on equipment intent. •This helps Contractors to know what pieces they need to plan for; and how much to provision for contingency. 	CLOSED
	CUMMING		4/2/2019	Noted	CLOSED
Q-003		Norman S.Wright		Are there any limits from the Owner side with respect to the design-build portion of the project? <ul style="list-style-type: none"> • Is intent strictly to replace the equipment in place with equivalent existing, or is there intent to adjust system capacity as well? •Is intent for the winning party, as part of the design-build, to re-evaluate the system in place as part of their project scope? <ul style="list-style-type: none"> •This could spur additional changes, and potentially re-selection of equipment offers 	CLOSED
	CUMMING		4/2/2019	Replace to match –but improve the performance of the cooling towers	CLOSED
Q-004		Norman S.Wright		I would like some clarification on items that are connected to, but not directly a part of, the cooling towers, to better coordinate potential replacement equipment sizing and layouts. Looking for identification of items, specifically from the Owner's view, that are: <ul style="list-style-type: none"> •Early within the scope of work (included); •Early NOT within the scope of work (NIS); •Which items are somewhat up for debate, depending on working conditions? 	CLOSED
	CUMMING		4/2/2019	Noted	CLOSED
Q-005		Norman S.Wright		Existing condenser water (CDW) piping. <ul style="list-style-type: none"> •Assuming all piping up in the CT yard outside is included in scope. •Assuming piping in the mech room below may be included or NIS, depending on new layout. •If budget is available, might be prudent to replace the piping in the room as well, since it is about 20 years old now, and will likely have some corrosion / scaling on the inner surface. o •Piping penetrations through slab – intent could go either way, depending on sizes and locations of new CDW piping and connection points. <ul style="list-style-type: none"> o Should I assume preference is to try and reuse existing penetrations to minimize project impact on building? •Thinking at minimum, if penetrations are reused, that embedded pipe may require some touch-up (epoxy lining maybe). <ul style="list-style-type: none"> o Intent may also drive selection options; and I will need to know the pipe size of those sections (I think they are 10" per field measurement, but would like to get confirmation if possible) 	CLOSED

	CUMMING		4/2/2019	Please advise on existing pipe work condition / use existing penetration where possible and make good water proofing / site measure all pipe for clarification	CLOSED
Q-006		Norman S.Wright		Existing chemical pot feeders for the CDW systems (at least I think that's what they are – devices connected to each tower via PVC piping, since most CDW is treated) – assuming these are included in scope. <ul style="list-style-type: none"> • Is there a specific Vendor that HCC already employs, that Owner would prefer to retain for this service (similar to the RFP callout for Island Controls)? 	CLOSED
	CUMMING / AEG		4/2/2019	JCI has water treatment under them. Island Controls must be used for New installation of controls going to BAS	CLOSED
Q-007		Norman S.Wright		Existing make-up water provisions, to include the make-up water backflow preventer and meter. <ul style="list-style-type: none"> • Check at site suggests that this is a dedicated 3" domestic cold water line. • Existing line splits after the RBPB; one side feeds the towers, though I'm not sure where the other branch feeds off to (goes out of the yard toward the center). • Assuming this is NIS; Contractor may need to move the existing meter and piping during construction, but that would be almost incidental, not critical. 	CLOSED
	CUMMING / AEG		4/2/2019	JCI has water treatment under them. Island Controls must be used for New installation of controls going to BAS / Contractor to site measure all pipe. / Pipe split to feed 4th floor planters	CLOSED
Q-008		Norman S.Wright		Existing condenser water pumps (CWP) – 1 per cooling tower. <ul style="list-style-type: none"> • Is intent to reuse these pumps at identical flow rates to existing; or to replace these in coordination with new equipment? • The pumps look to be original (were any of the motors changed out?). • This could swing either way (in scope or not) depending on the what the design engineer thinks of existing provisions, and if intent aligns with new tower equipment 	CLOSED
	CUMMING		4/2/2019	If needed to coordinate with new equipment can be changed / 2 new motors changed	CLOSED
Q-009		Norman S.Wright		The existing motor control center (MCC) for the CT fans, pumps, etc. (this is the electrical gear right behind access to CT yard at rooftop) <ul style="list-style-type: none"> • Also want to know about existing provisions for power (e.g., breakers / switches) that are components of the MCC. • Assuming the MCC itself is likely NIS; but that new switches / breakers would be fair game as replacements to match new tower selections if needed. <ul style="list-style-type: none"> o Are electrical as-builts available? I missed the rating on the overall MCC – would like that info if available, to get an idea on motor size limits 	CLOSED
	CUMMING		4/2/2019	A link for as-built will be issued	CLOSED
Q-010		Norman S.Wright		Outdoor architectural components such as the outdoor sound-attenuating louvers around the CT enclosure. <ul style="list-style-type: none"> • Assuming NIS unless the new towers' footprint is drastically different from existing, with potential effects on airflow. <ul style="list-style-type: none"> o I did notice that there are some diagonal structural steel braces connecting the CT enclosure walls to the middle of the yard. <ul style="list-style-type: none"> • One set crosses between CT-1 and CT-2; and then another set is between CT-3 and CT-4. o Can you confirm if these are indeed structural, and if they are hard constraints (cannot be moved / altered)? <ul style="list-style-type: none"> • This will definitely drive options if those supports are hard constraints, to remain. • Noticed some SS vents coming up from the mech room below; assuming these are also NIS, to remain undisturbed? 	CLOSED

			4/2/2019	All steel support structure on the acoustic / louvre system and cross braces are to be replaced with new steel - engineer & design as per RFP / SS vents to remain	CLOSED
Q-011		Norman S.Wright		Can you advise if PDF versions of as-builts (specifically for the CT installation) are available for the existing towers as currently installed? <ul style="list-style-type: none"> • A LOT of information can be pulled about the existing equipment, layout, etc.; this will help in new design considerations, and in selection of replacement equipment. • Mech and Elec sets would be best for my part; structural might also be good to ask around about, since the DB structural will need to evaluate them 	CLOSED
	CUMMING		4/2/2019	A link will lbe issued for all know as-builts	CLOSED
Q-012		Norman S.Wright		Has a preliminary schematic design or professional engineering assessment of the cooling towers and associated yard been conducted to date? <ul style="list-style-type: none"> • If so, will this information be made available to all bidding parties? 	CLOSED
	CUMMING		4/2/2019	Not know - AEG to confirm	CLOSED
Q-013		Norman S.Wright		Are there any known conditions about the site, specifically related to the cooling tower yard and connected mechanical room below, which have been or need to be evaluated / addressed before this work can commence; or which are intended to be addressed as part of this cooling tower replacement project? <ul style="list-style-type: none"> • Some considerations may include any issues with structural integrity, and potential consideration of replacement unit weight limits; or issues with integrity of weatherproofing in CT yard and effects on new concrete work (supports or pedestals) / penetrations. • Noticed that the slab under the CTs isn't super thick; if there are weight limits associated, this can also drive selections. 	CLOSED
	CUMMING		4/2/2019	As per RFP scope of works narrative	CLOSED
Q-014		Norman S.Wright		Not sure how available this information is, but since the water to the CTs is metered (dedicated), is it possible to obtain water usage information from the meter (and/or the building system) to identify approximate water usage at the towers?	CLOSED
	CUMMING / AEG		4/2/2019	Only on monthly basis changes a lot due to Event usage	CLOSED
Q-015		Norman S.Wright		Since the cooling towers are the most important scope piece of this project, I would like to know a few things about the Owner's intent and preferences on the new towers. <ul style="list-style-type: none"> • Such info will help any offeror (Contractor, Engineer, Vendor, etc.) better plan for this as well. • Nailing down some common config restrictions can also significantly narrow potential price range 	CLOSED
			4/2/2019	Noted	CLOSED
Q-016		Norman S.Wright		Does the Owner want the new towers to be stainless steel as well? <ul style="list-style-type: none"> • Existing BAC towers look to be stainless; I don't know specifically what grade. • For new towers, Type 316 SS is generally considered the best for corrosion resistance; also tends to be the most expensive. • Other SS types being looked at are 304 SS and 301L SS, both at lower cost than 316 SS. • Non-SS options are usually galvanized (much cheaper, but in Hawaii this is not recommended since galvanized steel typically does not last long, especially seaside) or fiberglass (base material is not as strong, so options are typically more limited). • Primary tower construction material can cause big swings in price (especially between SS and other material options) 	CLOSED
	CUMMING / AEG		4/2/2019	Yes FOR ST STEEL / Yes for support systems if can	CLOSED

Q-017		Norman S.Wright		Support steel (and hardware) looks to have been standard structural steel, which was coated at some point (not sure if field painted) and touched up at least once. Material galvanic difference between towers and support steel may be accelerating corrosion on the supports too.	CLOSED
	CUMMING		4/2/2019	Noted	CLOSED
Q-018		Norman S.Wright		Also noticed presence of spring isolators on the towers; some of these were in similar condition to the support steel.	CLOSED
			4/2/2019	Noted	CLOSED
Q-019		Norman S.Wright		Does the Owner intend for the new towers' support style to be similar to existing? If so, will the new towers be planned around different structural base material (like SS beams)? SS is not as strong as carbon steel, so support beams might end up being thicker. If plan is for SS support steel, assuming SS hardware will be required as well?	CLOSED
	CUMMING		4/2/2019	Yes FOR ST STEEL / Yes for support systems if can / contractor to submit proposal as per RFP	CLOSED
Q-020		Norman S.Wright		Does the Owner prefer to have these towers factory-assembled and installed; or shipped broken down and erected on site? This can be an Owner-dictated or a Contractor-preference item; please let me know if Owner wants to dictate or leave to Contractor. Don't know what kind of provisions are near site for cranes; this space is decently high up, so landing the new towers in the existing yard intact may be difficult. Field assembly of towers is generally more expensive, but may make things easier to send up to the yard. Factory assembled towers will be large and heavy; not sure what capacity cranes are available. Given their overall size, breakdown ship / field assembly actually might be necessary.	CLOSED
	CUMMING / AEG		4/2/2019	Means & methods for bidder	CLOSED
Q-021		Norman S.Wright		Does the Owner have any specific noise thresholds that need to be met? Most towers from mainstream manufacturers (SPX, BAC, Evapco) will have options to reduce sound output. Noted that HCC is very close to residential properties, including high rise towers; pretty sure sound is always a concern in general. Not sure if the existing towers specifically are a problem. If existing towers are NOT a sound problem for HCC's neighbors, can sound info be provided for the existing towers, to guide new selections? If Owner knows of any sound limits or has preferences based on the existing installation, guidelines from other properties, etc., please advise.	CLOSED
	CUMMING / AEG		4/2/2019	Noise levels to be as low as possible	CLOSED

Q-022		Norman S.Wright		<p>Does the Owner want variable frequency drives (VFDs) on their new cooling towers, primarily for the CT fans?</p> <ul style="list-style-type: none"> • From my look Friday, I didn't see any VFDs on the existing towers. <ul style="list-style-type: none"> o Didn't open the control panels on the roof though; if they do have VFDs, they are likely in those enclosures. • VFDs are often good options for being able to "turn down" the towers for reduced capacity, as opposed to turning the entire tower on or off. <ul style="list-style-type: none"> o However, they are not absolutely necessary; CTs can work pretty well without. o Main consideration is saving on electrical power to the fan over time, but paying more upfront for the VFD. • If CDW pumps are also in scope for replacement, these could also be in consideration for VFDs as well. <ul style="list-style-type: none"> o Didn't see any VFDs for the existing CDW pumps – do you know if any were installed originally? o If pumps are NIS, will take note. 	CLOSED
	CUMMING / AEG		4/2/2019	Yes for VFD / No VFD on existing CDW pumps /	CLOSED
Q-023		Norman S.Wright		<p>Existing layout has (4) towers, isolated into (2) pairs; not sure if they are operated independently or in 2-tower groups.</p> <ul style="list-style-type: none"> • Can you advise if the new towers are to be controlled individually or in pairs? 	CLOSED
	CUMMING / AEG		4/2/2019	ALL control individually	CLOSED
Q-024		Norman S.Wright		<p>Does the Owner desire better accessibility / maintenance options for their new towers?</p> <ul style="list-style-type: none"> • Noticed that the existing towers have poor provisions for accessibility; basically a small door on the far end (measured in field to be 40"H x 24"W, which had a fiberglass ladder propped up to it against the side of the tower cased face. <ul style="list-style-type: none"> o Also saw a lashed extension ladder on Friday going to the tower top; if this is the primary (or only) access to topside, that may not be safe. o Is the Owner having any trouble maintaining their CT systems currently? • Most mainstream CTs can come with build-on options for accessibility and maintenance. <ul style="list-style-type: none"> o These are usually not cheap adds, and they usually require chunks of space for installation. o Recommend, if these are desired, that they be requested upfront. Helps everyone plan around them, space-wise and price-wise. * On an upside, the far end of the CT yard had lots of space for this; if the new towers have a similar footprint, then these access features can all be thrown onto that side of the yard. <ul style="list-style-type: none"> o Some service / maintenance adds include: <ul style="list-style-type: none"> * Access ladders to top of tower. <ul style="list-style-type: none"> • Access ladder safety cages / gates. • Guardrails at top of tower, with knee guards and toe boards. * Access platform to step into side access door on tower. * Internal access walkways / platforms for equipment access. * Cell-to-cell internal access (meaning you can go between CT cells with just access from one far end). o Some manufacturers can make these access and maintenance options out of SS, to match the tower, if desired. 	CLOSED
	CUMMING / AEG		4/2/2019	No issue currently / bidder can improve access on proposal	CLOSED

Q-025		Norman S.Wright		<p>Assuming Owner prefers for the new towers to be raised, similar to existing?</p> <ul style="list-style-type: none"> From field measurements, looks like existing towers are raised about 5 feet from deck (measured 63"). <ul style="list-style-type: none"> Is intent for new to be similar? For bidding purposes, can I assume that the outdoor concrete pedestals can / will be reconfigured to match new tower dimensions? If this is NOT intent, please let me know. 	CLOSED
	CUMMING / AEG		4/2/2019	Layout as per existing / bidder can improve layout - submit proposal as per RFP	CLOSED
Q-026		Norman S.Wright		<p>Does the Owner intend to have this project phased, with two (or more) main phases of work?</p> <ul style="list-style-type: none"> Per RFP, stated intent for the facility to maintain operations; this is very likely preferred. Thinking that, if this is intent, depending on the actual project window, pricing might change between the time of the first and second order. <ul style="list-style-type: none"> Steel prices in particular (to include SS), have been quite volatile in the last 3 years. On-site storage capacity also seems to be limited though. Would Owner prefer vendors quote the towers for the project with two expected order and arrival dates planned in, and for Contractors to plan for this? 	CLOSED
	CUMMING / AEG		4/2/2019	As per RFP scope of works narrative	CLOSED
					CLOSED
Q-027		Norman S.Wright		<p>Does the Owner have any specific warranty requirements / preferences?</p> <ul style="list-style-type: none"> At least from my side, SPX has a standard 5-year parts warranty on new SS towers. <ul style="list-style-type: none"> Other manufacturers probably have slightly differing warranty offerings. Not all manufacturers have flexible warranty options. <ul style="list-style-type: none"> On my end, if different / additional warranty options are desired, will need time to consult with factory to see what is available. 	CLOSED
	CUMMING / AEG		4/2/2019	Bidder to offer warranty duration as long as possible	CLOSED
Q-028		Norman S.Wright		<p>Does the Owner want to receive directly (or through Contractor) copies of the equipment bids for direct comparisons?</p>	CLOSED
	CUMMING / AEG		4/2/2019	Yes - submit ot CUMMING / AEG as per RFP	CLOSED
Q-029		Heide & Cook		<p>Rain water is ponding under the Cooling Tower locations. It appears the operating weight of 'the CT's may be too heavy for the supporting structural beams below. Solutions for quick fix:</p> <p>'a) Provide new concrete curbs at both roof penetrations</p> <p>'b) Provide new roof drain (1) at low point of roof under CT's</p>	CLOSED
	CUMMING		4/2/2019	Bidder to propose solutions	CLOSED
Q-030		Heide & Cook		<p>Existing roof hatch appears to be in excellent condition, no visible signs of rain water 'leaking from mechanical room below.</p>	CLOSED
	CUMMING		4/2/2019	Noted	CLOSED
Q-031		Heide & Cook		<p>Existing steel support angles supporting the architectural screen enclosure is in fair condition. Will it be acceptable to replace the rusted sections only? (base of each support)</p>	CLOSED
	CUMMING		4/2/2019	Bidder to propose solutions	CLOSED
Q-032		Heide & Cook		<p>Will it be acceptable if a three-four (3-4) day replacement window be allowed to remove two (2) CT's, install new, pipe and restart? Replacing one at a time will be too costly and time consuming</p>	CLOSED
	CUMMING		4/2/2019	Bidder to propose a schedule / 2 at a time would work but needs to be coordinated with AEG and event schedule	CLOSED
Q-033		Heide & Cook		<p>Appendix B is an example of HCC Event Schedule. Would HCC already have a confirmed event schedule for later months of 2020? This will help us with estimating.</p>	CLOSED

	CUMMING		4/2/2019	This will be updated and issued.	CLOSED
Q-034		Economy Plumbing and AC	4/9/2019	Is this strictly a one to one replacement of equipment or is an engineering study of loads and resizing of equipment required?	CLOSED
	CUMMING / HCC		4/19/2019	1 to 1 - and improve efficiency as per RFP	CLOSED
Q-035		Economy Plumbing and AC	4/9/2019	Has roof cooling tower area been tested for hazardous materials? Will mitigation of hazardous materials need to be included?	CLOSED
	CUMMING / HCC		4/19/2019	No hazardous materials on the roof	CLOSED
Q-036		Economy Plumbing and AC	4/9/2019	Are condenser water pumps and existing chemical treatment system part of scope?	CLOSED
	CUMMING / HCC		4/19/2019	Pumps NO - Chemical treatment has a line item will be provide for this cost should owner decide to take it on	CLOSED
Q-037		Economy Plumbing and AC	4/9/2019	Please confirm condenser water pipe POC – does Contractor replace existing piping through roof and redo waterproofing?	CLOSED
	CUMMING / HCC		4/19/2019	Yes - new pipes up to the first 90 deg bend in the plant room below cooling towers	CLOSED
Q-038		Economy Plumbing and AC	4/9/2019	What are existing HX being used for? Are HXs part of this RFP scope?	CLOSED
	CUMMING / HCC		4/19/2019	HX - Not part of the scope	CLOSED
Q-039		Economy Plumbing and AC	4/9/2019	Will roof need to be recoated? Will existing roof hatch need to be replaced with new? Scope right now just says "Repair all roofing, roof hatches, flashing, counter flashing..."	CLOSED
	CUMMING / HCC		4/19/2019	Replace / recoat the roof - hatch is good	CLOSED
Q-040		Economy Plumbing and AC	4/9/2019	Will performance and payment bond be required? Will a bid bond be required?	CLOSED
	CUMMING / HCC		4/19/2019	As per RFP / AIA documents	CLOSED
Q-041		HBM - Hawaii building maintenance	4/12/2019	Please verify that the cooling tower replacement is part of the scope of work as the scope of work states "Remove and replace all existing Cooling Tower structures and ancillary systems as required and commissioning the systems, to be placed back in sequential service in each construction phase as approved by HCC."	CLOSED
	CUMMING / HCC		4/19/2019	Yes as per RFP	CLOSED
Q-042		HBM - Hawaii building maintenance	4/12/2019	Please clarify the repair work and scope of work for the Cooling Tower piping. This is assumed to be an "ancillary system". Is the intent of the repair and or scope of work to replace the piping up to the condenser water pumps or through the roof only?	CLOSED
	CUMMING / HCC		4/19/2019	Yes as per Q-37 Answer	CLOSED

Q-043		HBM - Hawaii building maintenance	4/12/2019	<p>Please clarify ancillary systems stated in the Scope of Work As per Q-37</p> <p>a. <input checked="" type="checkbox"/> replacing the condenser water pumps, piping, and associated appurtenances such as valves included in the scope of work? - NO</p> <p>b. <input checked="" type="checkbox"/> replacing the pumps are included, please verify Variable Frequency Drives can be provided with the replacement. -NO</p> <p>c. <input checked="" type="checkbox"/> replacing the heat exchangers, its associated pumps, piping, and its associated appurtenances such as valves included in the scope of work? - NO</p> <p>d. <input checked="" type="checkbox"/> replacing the heat exchangers and pumps are included, please verify Variable Frequency Drives can be provided with the replacement. - NO</p> <p>e. <input checked="" type="checkbox"/> replacing the jockey pump located next to CWP-4 included in the scope of work? - NO</p> <p>f. <input checked="" type="checkbox"/> the Lakos filtration system tied to the condenser water pumps included in the scope of work? - YES LINE ITEM FOR COST ON RATE CARD</p>	CLOSED
	CUMMING / HCC		4/19/2019	See above	CLOSED
Q-044		HBM - Hawaii building maintenance	4/12/2019	Please clarify if after hours (after 8 PM) construction work is required and/or allowed	CLOSED
	CUMMING / HCC		4/19/2019	Yes - to be arranged with HCC with location and type of work under permit	CLOSED
Q-045		HBM - Hawaii building maintenance	4/12/2019	Please confirm that the capacity of the towers can handle the possible peak load during construction? Can two cooling towers support the full load of the building?	CLOSED
	CUMMING / HCC		4/19/2019	Yes - but two towers need to be on all the time under construction	CLOSED
Q-046		HBM - Hawaii building maintenance	4/12/2019	<p><input checked="" type="checkbox"/> Will VFD's be required for the new cooling towers?</p> <p>a. <input checked="" type="checkbox"/> so, what will be the sequence of control for VFD frequency? Will we control to condensing water temp or wet bulb temperature?</p>	CLOSED
	CUMMING / HCC		4/19/2019	Yes each tower & control to condensing water	CLOSED
Q-047		HBM - Hawaii building maintenance	4/12/2019	Regarding temporary power, how much do they expect from the electrical engineer? Can we assume that the electrical contractor will take care of the planning required for temporary power set-ups?	CLOSED
	CUMMING / HCC		4/19/2019	D&B - power to be on, bidder to propose solution	CLOSED
Q-048		HBM - Hawaii building maintenance	4/12/2019	<p><input checked="" type="checkbox"/> Do they want to replace condenser water pumps? If not, do they want to add VFDs to them? NO</p> <p><input checked="" type="checkbox"/> Do they want to add VFDs to the cooling tower fans? YES EACH</p> <p><input checked="" type="checkbox"/> Do they need us to evaluate the electrical infrastructure for corrosion or are we assuming that electrical capacity is available and that there are no upgrades required to the existing systems? YES ROOF ONLY - BIDDER TO PERFORM DUE DILIGENCE</p> <p><input checked="" type="checkbox"/> Are we going to get existing mechanical, electrical, and plumbing drawings? If so, will they be in CAD or PDF? LINK WAS ISSUED</p>	CLOSED
	CUMMING / HCC		4/19/2019		CLOSED

Q-049		HBM - Hawaii building maintenance	4/12/2019	<p>1. What scope of commissioning is desired? FULL NEW INSTALLED SYSTEMS AS PER RFP</p> <p>2. Only new systems commissioned or the entire system? - YES NEW</p> <p>3. Do they want commissioning after everything has been installed, or do they want commissioning throughout the entire design phase? - PHASED</p> <p>4. Do they want water treatment for the cooling towers tested? - YES</p> <p>5. Do they want a certain amount of trend data to confirm the system is functioning? (We typically do one week, address all issues, and then go back and do a second week of trending) YES UNDER ALL LOADS</p> <p>6. Are there any other special requests the owner wants for this? CLIENT TO WITNESS ALL TESTS WITH CUMMING</p> <p>7. In the final report, we typically include meeting minutes, trending data, log of point-to-point, log of commissioning issues and their resolution, and a systems manual. YES</p> <p>8. Would we be able to gain access to Island Controls to be able to do trending and manipulate the equipment while we are onsite? YES</p> <p>9. Do they want us to commission: YES</p> <p>a. The sequence of operations, YES</p> <p>b. Safety interlock shutdown, YES</p> <p>c. Seismic restraints, YES</p> <p>d. Water balance, YES</p> <p>e. Pump speeds (if VFD) YES</p> <p>f. Close/open of control valves YES</p>	CLOSED
	CUMMING / HCC		4/19/2019	See above	CLOSED
Q-050		HBM - Hawaii building maintenance	4/12/2019	Will the contractor prefer replacing the whole steel support for the cooling tower, or try to repair or reuse some? From my field observations, the repairing effort will be quite substantial. It may be more cost effective to replace the whole thing.	CLOSED
	CUMMING / HCC			REPLACE ALL STEEL SUPPORTS	CLOSED
Q-051		HBM - Hawaii building maintenance	4/12/2019	<p>1. What is the existing waterproofing coating on roof deck? BIDDER TO SAMPLE & MATCH</p> <p>2. Is there an existing warranty on the waterproof coating on roof deck? If so, how much longer is it under warranty? NO</p> <p>3. What is the warranty requested/required of roof repairs and new waterproofing installations, if any? AS PER RFP / D&B / As per engineers recommendation or manufactures standard - as long as possible</p> <p>4. The existing waterproofing coating has evidence of ponding, water staining and breaches in the surface and is delaminating. Will replacement of the waterproofing coating be a part of the scope? yes</p> <p>5. Are there any reported leaks under the existing roof coating into room below cooling towers? yes</p> <p>6. Should roof repairs include repairs to existing fireproofing below the roof? yes</p> <p>7. Has there been any asbestos and lead testing? If so, what are the results? yes & results are negative</p>	CLOSED
	CUMMING / HCC		4/19/2019	See above	CLOSED

Q-052		HEIDE & COOK	4/15/2019	<p>1. May we obtain the latest As-Built for the system including the equipment schedules, piping diagram, and layout? LINK HAS BEEN ISSUED</p> <p>2. Please provide flow data, energy usage data, and or trend data for the condenser and chilled water that Island Controls may have for review and for proposing efficient equipment that will meet the loads required. OWNER WILL SUPPLY - IN 7 DAYS FROM DATE OF THIS Q&A ISSUANCE</p> <p>3. Please clarify the repair work and scope of work for the Cooling Tower piping. This is assumed to be an "ancillary system". Is the intent of the repair and or scope of work to replace the piping up to the condenser water pumps or through the roof only? see Q37</p> <p>4. Please clarify ancillary systems stated in the Scope of Work. See Q37</p> <p>a. Replacing the condenser water pumps, piping, and associated appurtenances such as valves included in the scope of work? See Q30 - Q37</p> <p>b. If replacing the pumps are included, please verify Variable Frequency Drives can be provided with the replacement. See Q30 - Q37</p> <p>c. Replacing the heat exchangers, its associated pumps, piping, and its associated appurtenances such as valves included in the scope of work? See Q30 - Q37</p> <p>d. If replacing the heat exchangers and pumps are included, please verify Variable Frequency Drives can be provided with the replacement. See Q30 - Q37</p> <p>e. Replacing the jockey pump located next to CWP-4 included in the scope of work? See Q30 - Q37</p> <p>f. Is the Lakos filtration system tied to the condenser water pumps included in the scope of work? YES</p> <p>5. Please clarify if after hours (after 8 PM) construction work is required. D&B - propose schedule as per RFP</p>	CLOSED
			4/19/2019	See above	CLOSED
Q-054		HEIDE & COOK	4/12/2019	<p>1. Regarding temporary power, how much do they expect from the electrical engineer? Can we assume that the electrical contractor will take care of the planning required for temporary power set-ups?</p> <p>2. Do they want to replace condenser water pumps? If not, do they want to add VFDs to them?</p> <p>3. Do they want to add VFDs to the cooling tower fans?</p> <p>4. Do they need us to evaluate the electrical infrastructure for corrosion or are we assuming that electrical capacity is available and that there are no upgrades required to the existing systems?</p> <p>5. Are we going to get existing mechanical, electrical, and plumbing drawings? If so, will they be in CAD or PDF?</p>	CLOSED
	CUMMING / HCC		4/19/2019	See above	CLOSED

Q-055		HEIDE & COOK	4/12/2019	<p>1. What scope of commissioning is desired?</p> <p>2. Only new systems commissioned or the entire system?</p> <p>3. Do they want commissioning after everything has been installed, or do they want commissioning throughout the entire design phase?</p> <p>4. Do they want water treatment for the cooling towers tested?</p> <p>5. Do they want a certain amount of trend data to confirm the system is functioning? (We typically do one week, address all issues, and then go back and do a second week of trending)</p> <p>6. Are there any other special requests the owner wants for this?</p> <p>7. In the final report, we typically include meeting minutes, trending data, log of point-to-point, log of commissioning issues and their resolution, and a systems manual.</p> <p>8. Would we be able to gain access to Island Controls to be able to do trending and manipulate the equipment while we are onsite?</p> <p>9. Do they want us to commission:</p> <p>a. The sequence of operations,</p> <p>b. Safety interlock shutdown,</p> <p>c. Seismic restraints,</p> <p>d. Water balance,</p> <p>e. Pump speeds (if VFD)</p> <p>f. Close/open of control valves</p> <p>g. Cooling tower makeup water</p>	CLOSED
	CUMMING / HCC				CLOSED
Q-056		HEIDE & COOK	4/12/2019	<p>1. Will the contractor prefer replacing the whole steel support for the cooling tower, or try to repair or reuse some? From my field observations, the repairing effort will be quite substantial. It may be more cost effective to replace the whole thing. Thanks.</p> <p>2. Is the Architectural Acoustical Louver wall bracing repair a part of the scope?</p> <p>3. Noticed some ponding on the roof, is re-sloping of the roof a part of the scope?</p>	CLOSED
	CUMMING / HCC		4/19/2019	See Q30 - Q38	CLOSED
Q-057		HEIDE & COOK	4/12/2019	<p>1. What is the existing waterproofing coating on roof deck?</p> <p>2. Is there an existing warranty on the waterproof coating on roof deck? If so, how much longer is it under warranty?</p> <p>3. What is the warranty requested/required of roof repairs and new waterproofing installations, if any?</p> <p>4. The existing waterproofing coating has evidence of ponding, water staining, breaches in the surface, and is delaminating. Will replacement of the waterproofing coating be a part of the scope?</p> <p>5. Are there any reported leaks under the existing roof coating into room below cooling towers?</p> <p>6. Should roof repairs include repairs to existing fireproofing below the roof?</p> <p>7. Has there been any asbestos and lead testing? If so, what are the results?</p>	CLOSED
	CUMMING / HCC		4/19/2019	See Q30 - Q38	CLOSED

NOTES:

1	All questions shall be submitted electronically using this log. All questions are due per the terms of the RFP.
2	Firms shall provide information in the white cells only (columns 3,4 & 5). Note: The blue cells will be used by the Owner for tracking responses to your questions.
3	All questions will be compiled into a single report, assigned an associated question number and responses provided.

4	Questions are to be researched thoroughly before submittal.