

E9093 Burns Building Chiller Rebuild Bid Questions and Answers

Question 1: The Non-Tech Spec documents provided appear to be something that would normally be utilized during a construction project. These items are not typical for a service repair project and can cause the project to exceed budget pricing. These include:

- C1 – Temporary water
- C2 – Temporary electric
- C4 – Site Security
- C5 – Architect & Engineer’s field office
- C6 – Temporary Field Office
- C7 – Project Signage
- Statute 255.255 – Life Cycle Costs

Answer 1: The Non-Tech Specs are generic in nature for typical construction projects. The items you listed are not required for this particular project.

Question 2: As a service provider, we do not typically work with retainage on our billings. For an ordinary R’newal project, we would bill 100% at completion of each R’newal. Is there a way that we can provide a breakdown price for Chiller #1 and Chiller #2 such that we bill each chiller when it is complete (no retainage). The factory 5 year warranty would start at the date of Factory start-up and turnover on a per chiller basis.

Answer 2: Please provide the lump sum bid as requested. However, an additional page of the breakdown of prices would be welcomed.

Question 3: On service projects like Chiller R’newals & Overhauls, we don’t typically utilize a “Superintendent”. Instead, we have a “Lead Mechanic” who is responsible for getting the project completed. Additionally, project progress is overseen by our Service Manager and the Service Account Manager on a regular basis.

Answer 3: We consider the “Lead Mechanic” as filling the role of “Superintendent.”