



HAPO CENTER™

RFP Title: HAPO Center Arena HVAC Replacement/Installation

RFP Number: 2024-HC-01-Amendment 002

Response to Questions

1. Please provide all existing architectural, mechanical, structural, civil and electrical drawings for the site and facility available.

In response to your request for information, we would like to clarify the availability of architectural, mechanical, structural, civil, and electrical drawings for the site and facility.

At present, we do have some existing architectural drawings available for the facility. However, the availability of mechanical, structural, civil, and electrical drawings varies. We are in the process of compiling all available relevant documentation to ensure comprehensive access for interested contractors.

Please note that while we strive to provide as much information as possible to facilitate your bidding process, some drawings or specific information may be unavailable at this time. It is the responsibility of the contractor to perform a site visit to verify any specific information required to provide an accurate proposal. We will do our best to provide access to pertinent information as well as coordinating site access to verify existing conditions upon request.

To assist you further, we will expedite the gathering of all available drawings and provide them to you at the earliest opportunity. Additionally, if there are specific drawings or information that you require for the bidding process, please do not hesitate to let us know, and we will make every effort to accommodate your needs.

As a “Design/Build” project, our expectation is the contractor awarded the project will provide complete As-Built drawings at the conclusion of the project.

2. Please confirm that it is not the intent of the facility ownership to have the HVAC upgrade achieve clean building act compliance (an weather normalized EUI less than the EUI target) as this is likely not possible because of existing conditions including envelope, and lighting systems that are not to be upgraded/modified as part of this project scope.

We want to clarify our expectations regarding the bid submission. It is indeed our expectation that the bid you provide encompasses all necessary HVAC and Mechanical scope to bring the building into compliance with the Clean Building Act. We understand that achieving the Energy Use Index (EUI) target required by the State may involve addressing areas beyond the building's HVAC systems, such as envelope and lighting systems, which may not be included in the scope of this project.

While it may not be feasible to achieve Clean Building Act compliance solely through the HVAC upgrade due to existing conditions beyond the project scope, we are committed to partnering with a contractor who presents the best comprehensive approach toward compliance. This includes considering solutions beyond HVAC upgrades that contribute to achieving the mandated EUI target.

In addition to technical expertise, we value a contractor who can provide guidance and facilitate all required compliance paperwork. As such, we seek a partner who will serve as a liaison with the State, ensuring seamless communication and compliance throughout the project.

3. Please provide EUI target and historical weather normalized EUI.

In response to your question regarding the Energy Use Index (EUI) target and historical weather-normalized EUI, we currently do not have this information available. However, it is our expectation that the contractor bidding the project will provide the necessary expertise and information related to the EUI target.

We are seeking a contractor who can assess the current status of energy usage at the HAPO Center and provide insights into our compliance with existing regulations. We are particularly interested in partnering with a contractor who can conduct an energy audit, analyze the data, and present a comprehensive plan to achieve EUI compliance.

Preference will be given to the contractor who demonstrates expertise in energy management and can outline a clear path to compliance. We value a proactive approach to energy efficiency and are looking for a partner who can provide a complete

energy management plan with a dedicated Energy Manager who will manage the facility energy management plan as well as all compliancy requirements.

4. Please confirm that an ERV with VRF heating and cooling is acceptable system type for the meeting room systems.

In response to your question regarding the acceptability of an ERV with VRF heating and cooling system for the meeting room systems, we would like to emphasize that our expectation is for the contractor to provide the expertise necessary to present the best solution to meet our goals.

As building ownership, we are seeking a contractor who can guide us towards a solution that aligns with our interests, provides optimal performance, and manages cost efficiencies effectively. We value solutions that are in line with our energy goals and requirements. Therefore, we trust the expertise of contractors to propose systems that meet these criteria without direct input from us on specific equipment types.

5. Please confirm that fabric ductwork is acceptable air distribution system for the exhibition hall area.

In response to your question regarding the acceptability of fabric ductwork as an air distribution system for the exhibition hall area, we would like to reiterate our expectation that the contractor will provide the expertise necessary to present the best solution to meet our needs.

As building ownership, we are seeking a contractor who can guide us towards a solution that not only meets our performance criteria but also aligns with our energy goals and cost efficiencies. We trust the expertise of contractors to evaluate various options, including fabric ductwork, and present them to us with explanations of potential pros and cons.

We anticipate that your proposal will include a comprehensive overview of all viable options for the exhibition hall area. If there are significant cost differences between options, we request that these be clearly outlined in the proposal, along with concise explanations of the associated benefits or disadvantages of each option. This will enable us to make an informed decision that best suits our needs and objectives.

6. Please provide attendee list for site visits.

The companies that attended site visits were:

Vet's 1st
Apollo
JRT Mechanical
ECC- Portland

7. Please confirm that Control Systems Northwest is the preferred controls vendor for the systems being installed as part of this upgrade.

In response to your question regarding the preferred controls vendor for the systems being installed as part of this upgrade, we would like to clarify that there is not a preferred control system requirement. Our primary concern is that the control system chosen can seamlessly integrate with the existing expo HVAC system controls.

We are open to the possibility of transitioning the expo side to a different control system if it proves to be the most cost-efficient approach to accommodate the new Arena HVAC system. BACnet compatible technology is required. Our decision will be based on the recommendation of the contractor, taking into consideration the best explanation on how to proceed with HVAC controls for the entire facility. We do not wish to separate systems unnecessarily. The Proposal should outline the plan for the entire facility controls integration.

8. What is the expected occupancy (number of people) for the north exhibition hall?

Max occupancy for the Arena area is 4,500. The occupancy level suggested to use for design/engineering is 2,500.

9. Will preference or consideration be given to women owned businesses? Is it okay to include our Women Owned Business certificate in the proposal?

Regarding your question about preference or consideration given to women-owned businesses (WOSB), it's important to clarify that while there is no additional consideration specifically designated for WOSB or any other small business classification, we welcome and accept this information as part of your proposal.

Including your Women Owned Business certificate in the proposal is acceptable and will be duly noted. Our selection process is based on various factors, including the proposal's overall quality, expertise, cost-effectiveness, and alignment with our project goals and requirements.

10. Will a Payment & Performance Bond be required on this project?

In response to your question about the requirement for a Payment & Performance Bond, we confirm that bonding will indeed be a requirement of the Contract. As such, we kindly ask that the cost of bonding be included in your proposal.

11. Our team of subcontractors, engineers, and key personnel have experience in projects of similar scope and size, but CEC is a new company and doesn't have 3-projects to reference. Can we substitute our individual work experience for consideration?

In response to your inquiry regarding the substitution of individual work experience for consideration, we recommend submitting your proposal in accordance with the Request for Proposal (RFP) guidelines. Each proposal will be evaluated individually, and we will carefully consider the expertise of each contractor.

While we understand that CEC is a new company and may not have three projects to reference collectively, we encourage you to highlight the relevant experience of your subcontractors, engineers, and key personnel. We value the expertise and experience of the individuals involved in the project, and their qualifications will be taken into consideration during the evaluation process.

Additionally, we would like to note that our preference would be to see references and experience from the actual entity providing the proposal. While subcontractor and personnel experience is valuable, we also prioritize the track record and capabilities of the company submitting the proposal.

12. Will there be access to the record drawings of existing prior to the Proposal due date?

Please see response to Question #1

13. Is there a Hazardous Material survey report of the property that we can see prior to the Proposal due date? Do we assume "no" Hazardous Material in demolition costs?

Regarding your question about the Hazardous Material survey report of the property, we would like to clarify that it will be the requirement of the contractor awarded the project to perform any and all hazardous material testing prior to the commencement of the project. As such, we do not have a Hazardous Material survey report available for review prior to the Proposal due date.

It will also be the responsibility of the contractor to provide any inspection reports and information required by local jurisdictions for the disposal of any materials removed from the site during the construction process. The contractor is accountable for the appropriate handling of all materials.

Please note in your bid that the abatement of any hazardous materials is excluded from the base bid and will be addressed after the results of the material inspections. We request that the cost of the material testing be included in your base bid.

14. Do we include sales tax on our proposal cost estimate.

Yes - include sales tax in your proposal.

15. Does this RFP include the Clean Buildings Act (CBA) compliance requirements (administrative paperwork), such as:

- i. Initial Benchmarking – Upload to Portfolio Manager
- ii. Compliance Forms: A-C (if passing EUI).
- iii. Operation & Maintenance Plan (if passing EUI).
- iv. Energy Management Plan (if passing EUI).
- v. ASHRAE Level 2 Audit – (if failing EUI).
- vi. Compliance Forms D & F. (if failing EUI).
- vii. Compliance Forms: A-C (if failing EUI).
- viii. Operation & Maintenance Plan (if failing EUI).
- ix. Submit to owners Portal set up by Commerce.
- x. FYI, investment pathway doesn't guarantee CBA compliance.

In response to your question about the inclusion of CBA compliance requirements in the Request for Proposal (RFP), we would like to convey that it is indeed expected that the bid you provide accomplishes everything necessary to achieve compliancy with the Clean Buildings Act. We acknowledge that achieving the Energy Use Index (EUI) target required by the State may involve addressing areas beyond the building's HVAC systems.

Additional consideration will be given to the contractor who provides the best comprehensive approach towards compliance. We seek a partner who can not only offer solutions to meet our facility's needs but also demonstrate the ability to provide guidance and facilitate all required compliance paperwork. This includes working as a liaison with the state and providing an energy manager expert to handle all compliancy paperwork and information that the State requires.

We are looking for a partner to guide us through this process while also providing the best solutions to our goals and facility needs. Therefore, we expect that the contractor awarded the project will be responsible for ensuring that all necessary administrative paperwork, such as initial benchmarking, compliance forms, operation & maintenance plans, ASHRAE Level 2 Audit, and submission to the owner's portal set up by Commerce, are completed in accordance with CBA requirements.