



Purchasing Department
530 Water Street
Oakland, CA 94607

October 5, 2023

ADDENDUM No. 1

RFP No.: 23-24/04, Building Engineering and Maintenance Services

This Addendum modifies the original RFP documents for the above-mentioned RFP. **Acknowledge receipt of this addendum in the space provided on the RFP Acknowledgement and Signature Form (Attachment 3). Failure to do so may disqualify your proposal.**

The following questions were submitted by the deadline and are answered in this addendum.

1. **Question:** The agreement provided appears to be a consulting agreement requiring Professional Liability Insurance. The engineering services being provided would not really apply to consulting. Does this requirement of \$5M apply to the services we would be providing?

Answer: The \$5M limit of insurance for Professional Liability is specific to the Building Engineering and Maintenance Services agreement.

2. **Question:** Can you please confirm the date for the start of services. We see a listing for 4/1/24, is this correct?

Answer: Start date listed in the RFP is correct, contract effective date is 4/1/2024.

3. **Question:** Confirm that the current engineers are “on call” as they require in the Project Overview page 1. Scope of Services section of the RFP. Are the engineers following Section 11. Electronic Call Back / Standby Pay wherein an engineer shall receive “standby” pay at the rate of one-half the applicable straight time or overtime rate?

Answer: We would require a “callback” service if a service is needed outside of regular scheduled contract hours.

4. **Question:** Please provide a list of building systems.

Answer:

A. HVAC:

- i. 200 ton R-22 Bohn chiller
- ii. 2 – 1.9 million BTU Raypak MVB boilers

- iii. *300 ton BAC cooling tower*
- iv. *BAC shell and tube heat exchanger*
- v. *Mammoth rooftop air handler*
- vi. *50 – 5 ton, water cooled, R-22 DX air handler units (“heat pumps”) with reheat coils controlled by electro pneumatic valves*
- vii. *225 VAVs of varying sizes*
- viii. *30 ton water cooled, DX air handler*
- ix. *Pumps – chilled water, closed loop, open loop, hydronic heating, hot water recirculation, domestic water boosters*
- x. *Rotary Vane air station for pneumatic controls*
- xi. *ALC BMS system controlling larger equipment, zone controls are pneumatic*
- xii. *5 belt driven restroom exhaust fans*

B. Fire/Life Safety:

- xiii. *350 kW backup generator*
- xiv. *Diesel fire pump*
- xv. *Electric fire pump*

There are no other questions to RFP No. 23-24/04.