



Tooele County Mandatory Pre-Proposal Site Visit

Administration Building HVAC Replacement / Build NS24-90

Wednesday, January 17, 2024 @ 11AM

All vendors stated they had looked over all the plans.

All vendors took pictures of the sign in sheet.

All additional questions will need to be submitted per the RFP instructions (through the U3P website before January 22, 2024 @ 5PM). Tooele County will publish all answers on the U3P website by January 23<sup>rd</sup> @4PM.

Question - Will you relocate all employees from the building?

Answer – Yes, bid with employees out of the building.

Question - Business Hours?

Answer – 8AM-5PM, Monday – Friday

Question - When are bids due?

Answer - January 22, 2024.

Question – Where will the staging be located?

Answer - Back parking lot (Public Safety Entrance – NorthEast side of building)

Question - Will we need to replace the sprinklers?

Answer - Yes were there is demo to the ceilings and replace the ceilings as well.

Question - How old is the roof?

Answer - Not sure.

Amended – There is no record of the structural roof being replaced. The membrane / liner is estimated to have been replaced roughly 10-12 years ago.

Question – What is the budget?

Answer - \$4.5Million

Question – Is all existing ducting / materials being torn out?

Answer – Yes, no existing equipment / materials will be used. Everything will need to be removed and then fully replaced. No adapting.

Question – Start Date?

Answer – Beginning of March (assuming contractor is ready to begin)

Question – Completion Date?

Answer – Not set, obviously the sooner the better. RFP outlines the timeline / scheduling portion of the evaluation further. Please refer to the RFP solicitation for further details.

General Notes:

There will need to be somewhat of a phasing plan for this project – some employees may need to occupy the building during the project.

Working outside of regular business hours may be permitted with prior approval / access given.

Contractors are responsible for all of the materials, the County has not ordered anything at this time. Though once contracted with a contractor we may be able to order some things directly if it is found to be cost effective with our Tax-Exempt status.

There is a bid alternate of some of the duct work being single walled vs double walled.

Most of the ceilings are drop ceilings, only a few hardwood ceilings exist in the building – these are indicated on the plans.

In the abandoned Jail area – all existing chiller lines will need to be removed, as the chiller will be going away. There is not a huge concern of replacing the ceiling in this area as it is an unoccupied space.

The current air handler on the 3<sup>rd</sup> floor in the utility closet will be removed, as well as the dampers and coils.

Duct work will come from the Roof directly through the grated leuvers into the 3<sup>rd</sup> floor utility closet, and then distribute from the ceiling on the 3<sup>rd</sup> floor. To service the other floors, a second duct will feed from the roof down to the second floor and distribute from there.

The old boilers in the basement will be removed, and replaced with new ones. These new boilers will function as a backup and supply hot water to the roof unit.