



Solicitation for Bids

AIR HANDLING UNIT REPLACEMENT FOR THE 3RD AVENUE PARKING GARAGE

Date Issued: October 25, 2023

**PUBLIC PARKING AUTHORITY OF PITTSBURGH
232 Boulevard of the Allies
Pittsburgh, PA 15222**

**DAVID G. ONORATO, CAPP
EXECUTIVE DIRECTOR**

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
Introduction.....	3
1. Parking System Description.....	3
2. Scope Of Work / Project Timeline.....	3
3. Schedule and Deadline for RFP.....	3
4. Administrative Requirements & Related Information.....	3
5. Clarification of Requirements, Addenda & Modifications.....	4
6. Pre-Proposal Meeting.....	6
7. Prevailing Wage Rates.....	6
• Exhibit “A” (Contact information Form)	7
• Exhibit “B” (Fee Proposal)	8
• Exhibit “C” (Scope of Work)	9

INTRODUCTION

The Public Parking Authority of Pittsburgh ("Authority") is soliciting bids from qualified HVAC mechanical contractors to perform the removal and replacement of an existing Nesbit, Model #2787-D3 Air Handling Unit with Steam Coil. As more fully set forth in this Solicitation for Bids scope of work. The Authority is requesting bids from qualified respondents that have demonstrated experience in providing these services in major U.S. cities.

1. PARKING SYSTEM DESCRIPTION

The Third Avenue Parking Garage is a four-level parking structure, with one subsurface parking level, located at 238 Fourth Avenue Pittsburgh, PA 15222 in downtown Pittsburgh, PA.

2. SCOPE OF WORK / PROJECT TIMELINE

A. Scope of Work: The Scope of Work for this Project set forth on **Exhibit "C"**, attached hereto and made a part hereof (the "Scope of Work").

B. Project Timeline: The work performed on the project will be initiated during the Authority's 2023 & 2024 Fiscal year.

3. SCHEDULE AND DEADLINES FOR RFP

EVENT	TIME AND/OR DATE
Solicitation Issued	Wednesday October 25, 2023
Mandatory Pre-Proposal Meeting- Virtually via Zoom	Monday, October 30, 2023 at 2:00 p.m. EST Virtually via Zoom
On-Site Visit & Review	Upon request to the PPAP via email projectmanagement@pittsburghparking.com
Deadline for Respondents to Submit Questions and Requests for Clarification/Interpretation/Modification ("Request for Clarification Due Date")	Wednesday, November 8, 2023 at 3:00 p.m. EST
Deadline for Submission of Proposals ("Proposal Due Date")	Monday November 13, 2023 By 3:00 pm EST
Anticipated Board Action	November 16. 2023

4. ADMINISTRATIVE REQUIREMENTS AND RELATED INFORMATION

A. To be considered responsive, respondents must submit (a) one (1) electronic copy via email to cholt@pittsburghparking.com and tsowinski@pittsburghparking.cpm **by 3:00 p.m. EST on**

Monday, November 13, 2023. This electronic copy of the bid must be in final PDF format and be presented as a complete document:

B. Any bid received after **3:00 p.m. EST on Monday, November 13, 2023**, will be rejected.

C. The Authority reserves the right to extend or postpone the date and time for accepting bids through an addendum.

D. All bids shall be signed by an individual authorized to bind the respondent and execute contracts on its behalf. In addition, each proposal must include a completed Contact Information Form that is provided in this RFP, please refer to **Exhibit "A"** of the RFP.

E. All proposals, responses, inquiries, or correspondence relating to or in reference to this RFP, and all electronic media, reports, charts, and other documentation submitted by a respondent shall become the property of the Authority when received. Nothing submitted shall be considered confidential or proprietary and each respondent acknowledges and agrees that all information submitted in response to this RFP, irrespective of whether it is marked "Confidential," "Proprietary," "Trade Secret," or the like, may be disclosed by the Authority pursuant to a request submitted in accordance with Pennsylvania's Right-to-Know Law.

F. The Authority reserves the right to request additional information which, in the Authority's opinion, is necessary to assure that the respondent's competence, business organization, and/or financial resources are adequate to perform in accordance with this Solicitation and any resultant contract.

G. The Authority may make such investigation as it sees fit to determine the ability of the respondent to perform the professional services specified herein, and the respondent shall furnish the Authority all such information and data for this purpose as requested by the Authority. The Authority reserves the right to reject any proposal if the proposal submitted by, or investigation of, such respondent fails to satisfy the Authority that such respondent is properly qualified to carry out the obligations of a subsequent contract with the Authority and to satisfactorily perform the professional services specified herein.

H. The Authority reserves the right to reject any or all bids, waive any irregularities or defects in any bid, and modify or postpone or terminate the project detailed herein in its entirety or with respect to any respondent, at any time, for any reason or no reason.

I. No respondent, team member, employee, servant, agent, advisor, consultant, or representative of that respondent may communicate with any other respondent, team member, employee, servant, agent, advisor, consultant, or representative of any other respondent about the preparation of proposals. Each proposal shall be prepared without any connection, knowledge, comparison of information, or arrangement with any respondent, team member, employee, servant, agent, advisor, consultant, or representative of any other respondent. Each respondent is responsible to ensure that its participation in this RFP process is conducted fairly and without collusion or fraud.

5. CLARIFICATION OF REQUIREMENTS, ADDENDA & MODIFICATIONS

A. Any respondent in doubt as to the true meaning of any part of this Bid may request a clarification, interpretation and/or modification thereof from the Contact Person (as hereinafter defined).

At the request of the respondent, or in the event the Authority deems the response to the request to be substantive, the clarification, interpretation and/or modification shall be made by an addendum. Requests for clarification, interpretation and/or modification must be submitted in writing to the Contact Person **by 3:00 p.m. EST on Wednesday, November 8, 2023**; any request received after this deadline will not be considered.

B. Inquiries regarding the solicitation and all requests for clarification, interpretation or modification of the RFP must be directed in writing via e-mail, to Christopher Holt at cholt@pittsburghparking.com & Tracy Sowinski at tsowinski@pittsburghparking.com (the "Contact Person(s)").

C. If any alleged errors are noted in the packet, a respondent should immediately notify the Contact Person and, if confirmed, an addendum shall be issued.

D. The Authority will not accept telephone calls or any other forms of communication pertaining to this Solicitation, except as set forth in Section 5.

E. Any addendum issued by the Authority shall be considered part of the Solicitation.

F. Addenda will be sent via e-mail to each person/entity listed with the Authority as having received a copy of the Solicitation for proposal purposes. The Authority will make reasonable efforts to notify respondents in a timely manner of modifications to the Solicitation. Notwithstanding the foregoing, each respondent shall be responsible for ensuring that its proposal reflects any and all addenda issued by the Authority prior to the bid due date.

G. Respondent shall maintain, at all times until the termination of the contract, the following insurance:

TYPE	AMOUNT
Workers Compensation	Statutory (in conformance with Pennsylvania's Worker's Compensation Act)
Contractor's Public Liability including Bodily Injury and Property Damage	Per Occurrence \$1,000,000.00
Automotive Property Damage and Bodily Injury	Per Occurrence \$1,000,000.00
Professional Errors & Omissions	Per Occurrence \$1,000,000.00
Umbrella Liability	Annual Aggregate \$1,000,000.00

H. Respondent shall include the Authority as an "Additional Insured" on the insurance described in this Section 5.

I. Respondent waives all right of subrogation against the Authority, its subsidiaries, agents, officers, directors, and employees for recovery of damages to the extent covered by any insurance applicable to the project and will secure appropriate waivers from the insurers providing coverage applicable to the project.

J. Insurance will be written through financially responsible companies with an A.M. Best rating of A- VII or better.

K. By specifying the above minimum insurance requirements, the Authority does not represent that coverage and limits will necessarily be adequate to protect respondent, and such coverage limits will not be deemed as a limitation of respondent's obligations hereunder.

6. PRE-PROPOSAL MEETING

A. A mandatory pre-proposal meeting will be held virtually on **Monday October 30, 2023, at 2:00 p.m. via Zoom.** This virtual Zoom Pre-Proposal meeting is mandatory, and each attendee must sign in via an online form. The Zoom link will be posted alongside the RFP document and advertisement on the Authority's website at www.pittsburghparking.com

7. PREVAILING WAGE ACT

Each Bidder is hereby put on notice that, if awarded the Contract (If the Contract exceeds a value of \$25,000) the Bidder will be required to pay to the workers employed in the performance of the Contract the general prevailing minimum wage rates, including contributions for employee benefits, as shall have been determined by the Secretary of Labor and Industry of the Commonwealth of Pennsylvania ("Secretary"). The Contractor shall, and shall require all Subcontractors and Sub-subcontractors to: (i) pay no less than the wage rates as determined in the decision of the Secretary; (ii) comply with all conditions of the Pennsylvania Prevailing Wage Act, 43 P.S. §§ 165-1 - 165-17, as amended (the "Act"), and the regulations issued pursuant thereto (the "Regulations") to assure the full and proper payment of said rates; and (iii) submit certified payrolls in accordance Section 28.2(e) of the General Conditions. The Contract shall be read so as to include any provision required by the Act or the Regulations to be inserted in the Contract and not so inserted.

Request for Project AHU Replacement for 3rd Avenue Parking Garage was reviewed.

Your request for Prevailing Wages Determination has been accepted. The project serial number is 23-08530.

Please go to

<https://www.dliscureweb.pa.gov/PrevWage/Pages/Project.aspx?ID=176895&PageType=> to view the report, and produce a hard copy for your records.

Please feel free to contact us at ra-li-slmr-llc@state.pa.us or (717)705-5969 to answer any questions, comments, or concerns you may have.

[EXHIBITS TO FOLLOW]

EXHIBIT A



Pittsburgh PARKING Authority
The Value Parking Network

CONTACT INFORMATION FORM

TITLE: _____

DUE DATE: _____ **ISSUE DATE:** _____

DESCRIPTION: Proposal to provide _____ to the Public Parking Authority of Pittsburgh.

The undersigned hereby offers to finish and deliver the articles or services as specified in strict accordance with the RFP and scope of proposal, all of which are made a part of this request.

FULL LEGAL COMPANY NAME : _____

STREET ADDRESS : _____

CITY, STATE AND ZIP CODE : _____

AUTHORIZED SIGNATURE : _____

PRINT NAME: _____

TITLE OF AUTHORIZED SIGNER: _____

TELEPHONE #: _____

FAX #: _____

E-MAIL ADDRESS: _____

(OF CONTACT REPRESENTATIVE)

NOTE: THIS PAGE MUST BE SUBMITTED WITH YOUR PROPOSAL.

EXHIBIT B

BID FORM

PUBLIC PARKING AUTHORITY OF PITTSBURGH

Bid Form

Air Handling Unit Replacement at the Third Avenue Garage

Date: _____

Company Name: _____

Authorized Signature: _____

Work Description	BID
Air Handling Unit with Steam Coil	\$
LUMP SUM TOTAL BID	\$

These forms are to be completed in their entirety and returned to the Project management Department of the Pittsburgh Parking Authority by the stated deadline. A detailed quote/proposal will need to be submitted. The Form of Bid, stating the understanding of the scope and availability to complete the project will need to be submitted on company letterhead and will need to be attached as part of the bid process.

EXHIBIT C

Scope of Work

Bid Package Scope of Work

General Scope of Work – All Bid Packages:

The following Scope of Work items apply to all bid packages and subcontracts.

Without limiting the Scope of the Work, the Work and the Subcontract Price shall include all of the following:

1. All work indicated or reasonably inferred by the Contract Documents or required to provide a complete and usable system or subsystem. Subcontractor shall review all of the Contract Documents to determine the full extent of the Work.
2. All general and special requirements of the Contract Documents as they relate to the Work.
3. The requirement to provide its own access to all areas of the Work.
4. The requirement to coordinate timing, storage location, and composition of all deliveries with, and obtain approval of Owner's representative prior to delivering materials to the jobsite.
5. Any potential material or wage escalation costs for the life of the project.
6. To the extent possible, Owner will work with Subcontractor in an effort to try to identify onsite storage accommodations for pre-ordered materials. If onsite storage cannot be accommodated, Subcontractor will be responsible for storing materials off site.
7. The requirement to meet all required manufacturer and specified material requirements.
8. All necessary traffic control measures required for the safe prosecution of the Work.
9. In accordance with the "Public Works Employment Verification Act" (4 Pa. Code § 66) (the "Act") all public works contractors and subcontractors must utilize the Federal Government's E-Verify ("EV") system operated by the United States Department of Homeland Security, to ensure that all employees of firms performing work on public work projects are authorized to work in the United States. Subcontractor shall be required to complete and sign a Public Works Employment Verification Form (enclosed with this Subcontract) and return to Contractor. This form must be signed and submitted to Contractor prior to Subcontractor commencing any on-site Work.
10. By signing this Subcontract, Subcontractor acknowledges that it is not under suspension or debarment by the Commonwealth or any governmental entity, instrumentality, or authority.
11. For the purposes of this Subcontract, the word "provide" means "furnish and install, complete"
12. Subcontractor shall provide all labor, materials, equipment, tools, hoisting, shoring, bracing, layout, transportation, shop drawings, submittals, taxes, insurance, fringes, applicable permits, certifications, warranties, maintenance agreements, overhead, engineering, supervision and all other costs, services and facilities necessary to provide all Work in strict accordance with the Contract Documents and in compliance with all governing National, State, and Local Laws, ordinances, codes, code compliance inspectors, regulations and requirements.
13. Subcontractor shall coordinate the Work of this Subcontract with all other work indicated in the Contract Documents. Subcontractor shall provide written notification of potential conflicts to Owner immediately upon discovery of such. Any cost in time or money incurred by Subcontractor prior to written notification to Contractor shall be born solely by Subcontractor.
14. Subcontractor shall carefully examine all contiguous work prior to scheduled installation of the Work. Subcontractor shall promptly notify Owner in writing of any unsuitable conditions immediately upon discovery to allow reasonable time for corrective action. This notification

shall be timely in order to avoid delay.

15. Subcontractor shall provide all testing and inspections required to complete the scope of Work of this Subcontract as required by federal, state, and local governing jurisdictions and utility companies. Owner to provide all third-party testing.
16. Subcontractor shall coordinate all power and data, plumbing, and control wiring requirements for items installed by Subcontractor with Owner's electrical, plumbing, and HVAC subcontractors to assure that proper power and data, plumbing, and control wiring is delivered to the correct locations.
17. Subcontractor shall provide Owner with a minimum 72 hours notice to obtain written approval prior to disrupting any active building services (power, communications, fire alarm, HVAC, gas, fire protection etc.).
18. Subcontractor shall provide all other licenses, permits, fees, inspections, and testing required by an authority having jurisdiction over this Project.
19. Subcontractor shall provide daily cleanup of debris generated by Subcontractor. Subcontractor shall deposit debris into Owner provided dumpster.

Bid Package Scope of Work

Bid Package – HVAC

The project consists of replacing an existing Nesbitt, Model #2787-D3 Air Handling Unit with Steam Coil. The scope of work is as follows:

- 1) Subcontractor shall furnish and install one (1) AAON H3-ERA-8-0-0000 Horizontal Air Handling Unit.
- 2) Subcontractor shall reconnect new unit to existing disconnect switches
- 3) Subcontractor shall reconnect new steam coil to existing piping
- 4) Subcontractor shall furnish and install new controls and control wiring as required for proper operation.
- 5) Subcontractor shall furnish and install a duct smoke detector.
- 6) Subcontractor shall provide startup for all equipment and systems provided by the Subcontractor. Subcontractor shall provide qualified/factory trained personnel to perform start-up, testing, adjusting, correction of any deficiencies, training, final adjusting, and documentation as required.
- 7) Subcontractor shall provide all supports, hangers, miscellaneous steel, etc. as required for installation of its Work.
- 8) Subcontractor shall provide all vibration isolation required per the Contract Documents.
- 9) Subcontractor shall provide assistance as required for Inspections. Subcontractor shall coordinate with and accompany all special inspections and any other AHJ inspections during the course of their on-site reviews and inspections. Subcontractor shall pay all costs associated with agency permits, inspections and fees pertaining to its Work.
- 10) Subcontractor shall provide NEBB certified air balance of unit upon completion of start-up
- 11) Subcontractor shall provide all standard and extended warranties and maintenance required per the Contract Documents.
- 12) Subcontractor shall provide all necessary hoisting to remove and reinstall unit

The following is excluded from the scope of work in this bid package:

- 1) Removal and reinstallation of any sprinkler heads located under the unit being replaced.
- 2) Abatement of any asbestos



Unit Rating

425 South Yukon Ave -Tulsa, Oklahoma

-2266 Fa, (918) 583-6094

AONEcal.32 Ver 4 187 (SN 6JU768-S77P4ZWI)

3) **H3-ERA-8-0-0000-420:BCDA-000-000-A00-0000000-00-A00000000**
Tag: AHU # 1

Job Information Unit Information
-IVEIGHT AND PERFORMANCE DO NOT INCLUDE SPA

Job Name:	<i>Pitt Parking</i>	Approx. Op./Ship Weights:	<i>1143 I 1143 lbs. ••</i>
Job Number:	<i>Job #856</i>	Supply CFM/ESP:	<i>9200 I 1 ill. wg.</i>
Site Altitude:	<i>0 fl</i>	Outside CFM: Ambient Temperature:	<i>360</i>
		Return Temperature:	<i>95 °F DB / 75 °F \VB</i>
			<i>75 °F DB I 62 °F \VB</i>

Static Pressure

External: *1.00 in. wg.*
 Evaporator: *0.00 ill. wg.*
 Filters Clean: *0.14 in. wg.*
 Dirt Allowance: *0.15 ill. wg.*

Economizer: *0.00 ill. W/J.*
 Heating: *0.28 ill. wg.*
 Cabinet: *0.00 ill. wg.*
 Total: *1.57 ill. wg.*

Cooling Section

No Cooling is Selected

Supply Air Fan: *2: r 450AQ@ 2.38 BHP Ea.*
 SA Fan RPM/ Width: *1804 I 8.030"*

Heating Section

PreHeat Type: *Std (No Preheat)*
 Heating Type: Heating
 CFM: Total Capacity: *1254.3 MBH*
 Entering Air Temp: *45.0 °F DB I 40.0 °F WB*
 Leaving Air Temp: *165.4 °F DB I 81.5 °F \VB*
 Entering Steam (lbs): *15*
 Condensate: *1424.0*
 FA/ RD / FPI / FV: *17.19 ft' I 2 I 12 I 535.3*

4) EER - ARI Listing Information

No ARI Rating Program Exists for Non-Compressorized Units. All AAON Units Are Tested in Accordance With ARI Standards

5) Electrical Data

Rating: Unit	<i>208/3/60</i>	Minimum Circuit Amp:	<i>19</i>
FLA:	<i>17</i>	Maximum Overcurrent:	<i>25</i>

	Qty	HP	VAC	Phase	RPM	FLA	RLA
Supply Fan:	2	4.00	208	3	2040	8.3	



18¹¹ EBM Plenum

2425 South Yukon Ave • Tulsa Oklahoma 74107 2728. Pb. (916) 583-2266 Fas (918) 583.6094
 AAONEcal.SZ Vee 4 187(SN 61H768•S77NZWI)

JOB INFORMATION:

Job Name: **Job** Pitt Parking
 Tag: Rep Firm: AHU#
 Date: Tobey.Karg Sales
 08/22/2012

WHEEL SPECIFICATION:

Max RPM: 2,040
 Diameter x Qty: CFM: 17.8in.. x 2
 Tip Speed: Inertia: 4600
 8,421 FPM
 3WR'

OPERATING CONDITIONS:

Air Flow: 9,200CFM
 Static Pressure: Relief 1.57in. Wg.
 Dampers DP: 0.00in. Wg.
 TSP: 1.57in. Wg.
 Site Altitude: 0.00Ft
 TSP@'Sea Level: 1.57in. Wg.

MOTOR SELECTION:

Rated HP/ Bypass: 4x2 I No
 Frame Size: Nominal ECM 1760
 RPM: VAC/PH/HZ: 208/3/60
 Efficiency Enclosure Premium I 0.855
 Type: Max Inertial ODP
 Load: 45WR•

FAN PERFORMANCE:

RPM: 1804
 BHP: 2.38

Efficiency: 47.8%
 In/Out Velocity: 312913262 FPM
 Plenum Out Velocity: 104 FPM

FAN SOUND POWER x 2 Fans (In/Out):

Octave Band:	(Re 10"-12 watts)							
	1	2	3	4	6	6	7	8
	<i>n</i>		<i>n</i>	<i>n</i>	<i>n</i>	<i>n</i>	<i>n</i>	<i>n</i>
	73	76	84	85	87	82	83	82

SOUND POWER A-Weighted: 86 / 90 dB

Max Duct SP with Blocked Airway: 3.5 in. Wg. 1804 rpm

6) **83-ERA-8-0-0000-4207) BCDA-000-000-A00-0000000-00-A00000000**
 Tag:AHU# 1

Job Name:
 Job Number:

Pill Parkilg Job
 #856

Unit Submittal For: Unit
 Submittal Date:

Tobey-Karg Sale
 A11gml 02, 2012

Base Option	Description
H	Series
B	Horizontal Unit
E	Thml Generation
R	Unit Size
A	Un to 10 000 dm
8	Unit Orientation
0	Rbht Hand Connections • Front Discharee Back Intake IHorizontal
0	Revision
0	Filllt Revision
0	Volta,e
0	208V/30160Hz
0	Corrosion Protection
0	None
0	Coolin.. Tu=
0	NoCoolimr
0	Coolin&' Rows
0	NoCoolinK
0	Coolinir Stal l es
0	NoCooliml'
0	CoolinirFPI
0	No Coolin&'
4	Heatinl'T ,...
2	Steam D,tributmir
0	Heatinir Desiimotion
0	2 Row Coil
0	HPatin., Stn.,pa
0	Stl lnd lrd

Feature Option	Description
B	1A. SA Blower Confi<umtion
C	2 Blowers + 2 Hi l h Efficiency EC Motors
D	1R !:A Blower Model
A	450 mm Backward Curved Plenum
0	1C. SA Blower Motor
0	3.0kW
0	10. SA Blower ControVContol Vendor
0	Potentiometer Sunnlv Fan Control
0	2. Refri.,emhon Ontions
0	Standard • None
0	3. Sncial Controls
0	Standard • None
0	4. Additional Controls
0	Standard • None
0	6A. Mixin" Box• RA Damner Position
0	Standard • None
0	6B. Mixin., Box, OA Damoor Position
0	l Htandnrd • None
0	6C. Mixin., Box• Damner Control
0	Standard - None
A	6A. Filter Box • Pre Filter Box
0	2" Pleated • 30% Err.
0	6B. Filter Box• Unit Filter
0	Standard • None
0	6C. Filter Box • Final Filter Box
0	Standard• None
0	7. Filter Ontions
0	Standard • None
0	8. Coil Contini!
0	Standard • None
0	9. Exnansion Valve
0	None
0	10. Exnnsion Valve Controls
0	None
0	11. External Paint
0	Standard • None
0	12. Tonnalle
0	Standard • None
0	13. Added or Modified S, stems
0	Standard • None
0	14A. GPM Coolin!! Coil
0	Standard • None
0	14B. GPM Hen tin" Coil
0	Standard • None
A	16. Control Panel
0	Small Control Panel • 12" x 12"
0	17. Blank
0	Standard • None
0	18. Blank
0	Standard • None
0	19. Blank
0	Standard - None
0	20. Blank
0	Standard • None
0	21. Blank
0	Standard • None
0	22. Warranty
0	Standard• 1 Year Parts
0	> TrM
0	StRndnrd

(End of Document)