



**SOUTH AFRICAN EMBASSY
WASHINGTON DC**

SOUTH AFRICAN EMBASSY 3051 MASSACHUSETTS AVENUE NW, WASHINGTON DC, 20008

Reference : DIRCO 03-2026-2027- BRIEFING SESSION RESPOSES

WASHINGTON DC HVAC - BID

HELD ON AUGUST 18, 2026

PART 1

QUESTIONS

Written Questions and Comments Received from Prospective Service Providers

The following comments and questions were received from prospective service providers following the HVAC site briefing held on **18 August 2026**. The comments and questions are reproduced **as received**, without amendment.

SERVICE PROVIDER 1

Below are some RFI questions that we have come up with. If you have any questions or concerns, please feel free to reach out to us & we can discuss further.

ANNEXURE A: SCHEDULE OF QUANTITIES:

1. (page 12): **Remove of asbestos from affected areas.**
 - a. Will we be removing this from the scope of work?
2. (page 13): **Install ductless split system for server room.**
3. Will you be adding more servers to the existing room?
4. (page 13): **Repairs to 18 fan coil units, 5 AHU's, and VAV boxes.**
5. We recommend that we send a technician out to survey the fan coil units, AHU's & VAV boxes to determine what is needed for repairs.
6. Or we submit in the proposal to replace the units so you would have brand new units.
7. (page 13): **Replace pump & AHU variable frequency drives (VFDs)**
8. Do you want every pump & VFD replaced?
9. Or do you just want the pumps & VFD's replaced that are located in the chiller pump room?

SERVICE PROVIDER 2

Siemens controls who are the incumbent controls firm at the Embassy would like to arrange a site visit to review this project. During the mandatory meeting, it was mentioned that additional site visits would not be a problem.

Can you please let me know when we can get another one on the schedule for Siemens?

SERVICE PROVIDER 3

In regard to the TOR we reviewed this morning and have the following RFI questions that we feel are imperative to ensure a proper competitive pricing guide for all the interested Bidders and even more important the proper execution of the project you require to Supply and Install a New HVAC System and Electrical Upgrading at the Chancery in Washington.

Questions

1. "Removal of Asbestos from affected areas" is to be removed and excluded from the project scope. Do you wish us to include this in our project Exclusions, or will it be removed from the TOR?
2. "Furnish & install new emergency disconnect in main electrical room as per local law." It is unclear if this is a whole building disconnect from the main service, or for a subset of panels/equipment. Can you please clarify the intended function of the new emergency disconnect?
3. "Decommissioning of the current HVAC system in the basement (system to remain in the basement) This may just be a misunderstanding of the quoted text. Can you please specify the system components that are to be decommissioned and remain in the basement? It has been our plan to remove and replace AHU- 6, AHU-7, and HVU-1. If the existing units are to be decommissioned and left in the basement, we will need to find new space for the replacement units and extra costs will be involved for the new wiring, piping, and ductwork required for those units.
4. "Full replacement of 6 chillers (5x30 ton, 1x20Ton)" Considering the request for American Products this is not possible to replace these units one for one on your roof. The only products available that will meet the capacity and footprint requirements for a one-to-one replacement are the same Canadian Manufactured Chillers that you currently have on the roof. We proposed a solution which will replace the 6 existing chillers with a Single Multi Circuit 170Ton capacity chiller that will be American manufactured and function much better in your application. Can we bid this project with the single replacement chiller?
5. "Repairs to 18 fan coil units, 5 AHUs, and VAV boxes" Last Year we took the time to inspect and research what would be required to repair each of the AHUs. We feel confident in bidding those repairs. The 18 FCUs and 63 VAVs have not been inspected to determine the extent of needed repair if any for each individual unit. We understand that the Embassy wants this proposal to include any and all costs that could be required to complete this project. With that in mind we propose the following options in regard to repairing the 18 Fan Coil Units and 63 VAVs.

Option A: Complete mechanical and control replacement. New 18 New FCUs with new BACNet Controllers and 63 New VAVs with new BACNet Controllers. (This is the only definitive way to ensure the cost of this task is covered with this project)

Option B: We agree on an allowance for Repairs to the 18 FCUs and 63 VAVs with depending on the answer to Question 6 could include controller replacement for any units not in proper working order due to Controller or Program malfunctions. (This is a high-risk option which will most likely result in either the Embassy or the Awarded Contractor spending more than the necessary amount to repair the unknown number of affected units)

Option C: Would the Embassy of South Africa considering extending the proposal submission deadline to allow a comprehensive review of FCU and VAV deficiencies requiring repair so we could provide a low risk for both sides proposal that ensures costs are covered fairly to accomplish the goal?

6. "Replace building Automation System(BAS) with BACNet system." We had previously proposed a cost-effective partial replacement of the current BAS system with all new controllers for main critical equipment, but we were going to keep the current controllers on terminal units such as Exhaust Fans, Garage Supply Fans, Vavs, and FCUs. Those units would be integrated into the new BAS system, and controller replacement could be handled on an as needed basis or completed in a follow-on project down the road. This statement in the TOR implies a complete BAS system replacement. Please clarify the scope of BAS replacement. Does the BAS replacement include all existing controllers on site? If not, which equipment should we exclude replacing and integrate the existing controllers to the new system?
7. "Surface restoration, repairs, and cleaning" It is standard for us to complete a job and leave the workspace cleaned with all building surfaces in the same condition as they were at the time the Job started. Can you clarify the expectation of this statement? Is this restoration of surfaces to the condition at the start of the job? Is this restoration of the surfaces to the condition they were in before the flooding?

AHU-1 is the unit that was most effected by the flooding. My primary concern has to do with its construction. The unit is insulated between its exterior and interior sheet metal skins. These cavities that contain the insulation are not liquid tight. This means the insulation would have wicked up water. Once that happens the insulation loses its R value. The other concern is that it typically also becomes a breeding place for organic growth. Sorry for the minimal notice but I think it may be in the embassy's best interest to consider replacing AHU-1.

Please feel free to reach out to me with any questions, comments, or concerns. I am committed to being your trusted partner in this and any upcoming projects you may require.

RESPONSES

Item question	Response
1.Repair of replacement of pumps and VFDs.	Service providers should quote for the replacement of all pumps and VFDs
2.Decommissioning of HVAC	Decommissioning: Service Provider should safely retire, disconnect and remove the old system and replace with new system as per spec in the TOR.
2.Replacement of BAS/BACnet	The quotations should include replacement of all BAS/BAC net to avoid variation of works
3.Repairs /Replacement of 18FCU, 5 AHU, VAV boxes	Service provider should quote for repair of FCU , AHU, and VAV which should include replacement of the main parts (FCU: blower fan, refrigerant coil, and control valves) (AHU:

	fan, filters, coils and dampers) (VAV: damper blades, actuator, airflow sensor, and controller)
4. Emergency electrical disconnect	Emergency electrical disconnect specification must be in line with DC Construction codes. The emergency disconnect must be readily accessible, , grouped, and located nearest the point of conductor entrance. Enclosures must feature durable permanent labelling with high contrast lettering to safely guide the first responders during emergency.
6. Server room cooling system	Server room cooling capacity 64 F – 80 F) 18- 27 degrees) Humidity 40% to 60%
7. Restoration of surface area	Quote for restoration should be based on the size of surface area and restoration to original condition
8. Asbestos removal	Service provider should provide quote in consultation with the specialist in line with nature of upgrading to be done and possible affected areas based on age of infrastructure.
9. Chiller replacement	Specified chiller configuration should remain as per TOR
10. AHU-1	Service provider should quote for the replacement of AHU-1

PART 2 – On Site Walkthrough

Questions and Responses

IT Room

1. Heat Loading has changed in the server room due to added loads since last proposal in an effort to make sure we "future proof" this project are there additional future expansions or additions of the It equipment planned? If so can we be given enough information to try and calculate the additional heat loads they would bring to the room so we can size the new equipment properly.
2. While looking at the room today our engineering team brought up a great point about the VRF system. They aren't a good option to control humidity. They can certainly keep the room temperature in spec we believe it would be better to go with a unit type that is designed to also help keep humidity levels at an acceptable level for the Sensitive IT equipment. We think perhaps depending on question 1s answer the best option may be to install a DX CRAC unit that would run off the back up generator but not depend on chilled water. Please advise if this suggestion would be acceptable to the embassy.

The question regarding HVU3 is the same as AHU-1. This unit would have also had high enough water present that the internal insulation would have wicked up water and as a result has now lost its R value and would become a preferred home for biological growth. Should we consider full replacement of HVU-3 as well?

Response

1. The quotation should be based on the current equipment .
2. The Service Provider should provide a quote on the current unit type in the server room as approved.

Quote on the replacement of HVU-3 system

Responses uploaded on August 25, 2026