



BUILDING AUTOMATION SYSTEM REPLACEMENT

RFP QUESTIONS & ANSWERS

Final – July 10, 2024

Please review all responses as some may have been updated from preliminary version.

Table with 3 columns: #, Question, Response. Contains 8 rows of Q&A regarding BAS replacement.



# WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT

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	connection point to be as is. No as built documentation has been provided. Specification reference 230900-5	Any content from the original JCI drawings (see Addendum #2) that is not modified under this project, shall be used to create a condensed drawing set of existing JCI systems that remain (with an updated table of contents).
9	Please verify the existing devices and sensors will meet the requirements for the sequences of operation provided and no additional wiring or sensors/devices are required. Expectation is that the existing points list can obtain the written sequences of operation.	Sequences were configured to utilize all hardware equipped per AHU/system. If systems are incapable of performing the desired sequence due to lack of physical hardware or device failure, then the contractor shall submit an RFI to the A/E to determine next steps.
10	Please confirm reports will be provided showing that all controllers, devices and sensors are in good working order prior to work commencing.	Any failed devices or unreliable control points will be addressed on a case by case basis during the project.
11	Please provide a photo or as-built of the Fire Department Override Panel	See Addendum #2 supplemental document "AFFBAS_BID_SD_Existing Control Drawings Vol1.pdf" sheets 36.2 & 36.3 (pages 112 & 113 of 124). These sheets include control details of the Fire Department Override Panel.
12	Please provide list of virtual vs physical I/O list. It is clear the points list provides virtual points as physical I/O in some areas. Such as Chiller 1 Energy Meter or VND-30 or Setpoints in AHU point lists.	See specification section 23 0902, page 11. Section 3.1.B.1 states:  "Contractor is responsible for identifying software vs hardwired points in regards to the control point lists provided in order to appropriately size controllers I/O boards and expansion modules for bidding."
13	Please confirm any integrations to 3rd party equipment are BACnet MS/TP or IP	Assume all integrations shown are via serial connection (BACnet MS/TP or Modbus RTU). If an integration is discovered in the field to be BACnet TCP/IP, the existing integration wiring can be utilized.
14	How many controllers can be actively converted /worked on at one time? This is in regard to the 230900, P1.9, project phasing section of the specification that calls for the JCI system to be active until converted. No more than 5 controllers may be converted at any one time. I.e.; if controller A,B,C,D,E are being converted, then all work must be complete /CX on the new system and all points/software must be demolished from the existing JCI system prior to beginning work on controller F. The completion of controller A would not be enough to begin work on controller F. The entire sequence of 5 controllers must be complete before any of next 5 can begin.	The specification does not limit the active work to five controllers at a time. However, limiting the active work locations may be enforced depending on game day and event schedules at the stadium. This will be worked out in advance regularly in conjunction with the Brewers and the District.  When converting controllers, the following methodology is recommended, but final discretion is up to the awarded contractor and JCI to finalize:  (1) Contractor communicates cutover path to District/Brewers/JCI with schedule of which controllers will be demolished and replaced in a given time. JCI shall be given a minimum of 72 hours notice for point/controller removal.  (2) Cutovers begin. Contractor removes old JCI controllers, maintains the existing N2 comm trunk, and installs the new DDC controls using the newly pulled



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		<p>communication trunk. Once/twice a week, JCI comes on site &amp; meets with contractor to confirm the latest demolished controllers – JCI then removes said controllers/points from the existing Metasys system to prevent nuisance alarms.</p> <p>(3) Repeat steps 1 and 2 regularly until all in-scope JCI controllers are removed from the Metasys system.</p>
15	Confirm pre-bid walk on 6/17/2024 was mandatory to submit a bid per specification.	The District may waive any and all bid irregularities or informalities and use its discretion to receive qualified, competitive bids to ensure that the public receives the best work or supplies at the most reasonable price practicable. Bidding contractors are required to visit the site and observe and measure all areas as part of this bid.
16	Confirm per spec section 230900 P1.3, A. Distributors/licensed installing contractors are not acceptable.	This response updates paragraph 1.3.A. to REMOVE the word 'not'.  Distributors/licensed installing contractors are <b>not</b> acceptable.
17	Has consideration been given to leaving the existing field devices in place and just replace the server and network engines? This will provide IT security, save money and help to future proof the facility until winterization is completed	The project will replace all network engines and all programmable controllers (with the exception of those identified as new on the network riser diagram, to the bidder's discretion). "Field devices" such as temperature sensors, actuators, valves, etc.. shall remain for reuse unless identified in the project documents to be replaced.
18	Must contractors provide a risk avoidance plan? 23 0900-4, P1.9 to ensure compliance? Will contractors carry an allowance to account for compliance?	There is no need to submit a formal risk avoidance plan, but the contractor is responsible to comply with any laws rules and regulations as applicable.
19	Must control contractor provide notice to Tony Williams prior to performing any work. If Tony cannot be contacted for any reason how should contractor proceed?	Any communication related to this will go through the District and the Team. Contractors are not allowed to take down anything without prior authorization.
20	Could you please provide clarification on the use of wireless in the suites. Can we utilize wireless in the space or do the controller and sensors need to be wired?	The existing communication bus used in the suites is wireless. For future reliability, the new communication bus for the new suite controllers shall be hardwired. This is shown in the network riser diagram on sheet TC001. Also see specification section 23 0901-3, section 2.3: DDC Controllers. See the Field Level and Club Level floor plan drawings for specific notes regarding wireless temperature sensors in the suites.
21	For the points list provided, shall all control points shown considered existing to remain as is?	The intent is to reuse all field devices with new controllers. It is the bidder's responsibility to verify that existing products are compatible with the proposed new controllers. The existing JCI drawings have been provided which include part numbers of existing devices.
22	SF-S06 does not have a heating valve shown in the schedule; is this unit cooling only?	See "AFFBAS_BID_SD_Point List - Base Scope" - page 14 for SF-S06 heating valve command. The title of this page should state "AH-S19 and SF-S06." This will be corrected in the construction documents.



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23	Wireless zone sensors are specified for all fan coil units serving suites; will a wired solution be acceptable?	During the design phase, a wireless sensors were preferred to avoid wall damage. If the bidder chooses wired sensors for the suites, this will not be rejected. The installation must appear as seamless as existing conditions - which may include fishing the wires through a wall, patching, and repainting with matched paint as necessary. Wall-surface mounted wire conduit will not be allowed in the suites.
24	Do the zone sensors for Reheat Coils, VAV boxes need to be replaced?	See the existing JCI drawings to verify if the sensors are compatible with the new controllers. If they are compatible, then the zone sensors may be reused. If they are not compatible, then they must be replaced.
25	Shall JCI be utilized as a subcontractor to non-JCI bidders for decommissioning the existing JCI BAS or will this be provided under separate contract?	See response to Question #1.
26	Does the existing BAS use a VLAN supported by the Owner IT dept w/ all switches and IP assignments provided?	Yes. Prior to installation, the awarded bidder shall provide a list of all equipment which requires an ethernet connection. From there, the owner IT department will assist to assign ports and IP addresses.
27	Can the existing cable be used for control wiring and associated data cabling?	Because the existing and new systems will need to be operable simultaneously, the communication cabling from the existing system shall not be used for the new system. This includes ethernet and serial cabling. Note: Unless called out specifically on the project plans (see sheet TC110, keyed note 2, for example).
28	Will new/existing temperature control panels utilize 120/24VAC power supplies mounted inside the panel or outside the panel?	Power supplies shall be external to the temperature control panels. The exception to have the power supply inside the panel is only if the 120VAC from the power supply is fully isolated from the 24VAC side. The intent is to prevent the need for 120VAC PPE when working in the panel.
29	Does existing control wiring installed free-air have to be replaced and ran in new conduit/raceway?	Existing control wiring that is to be reused is considered an existing condition and does not need to be modified.
30	Will poly tubing be allowed in the same conduit as low voltage cabling?	This will not be allowed for new installation. For existing conditions, provide a unit price to move poly/cable into separate 1" conduit (10 feet per unit). Each existing location discovered during installation will be addressed on a case-by-case basis to separate poly from wiring.
31	Is all new/existing ethernet cabling required to be in conduit or can existing cable tray be used? Shall new cabling be Cat6?	New ethernet cabling shall be Cat6. This must be installed in conduit or in cable trays. Existing cabling to be reused is considered an existing condition, not to be modified.
32	Will onsite buggy's be available to assist field labor for transportation throughout the jobsite?	Contractor shall supply all necessary equipment needed to complete the work as described in the bidding documents.
33	Is there a documented sequence of operations for the irrigation system heat exchanger? The associated controller is NAE01 UNT-161.	The irrigation controls have been abandoned and are no longer in use. The controller "UNT-161" on the JCI NAE-01 system shall not be replaced, but shall instead be removed only. This controller is identified in the document: AFFBAS_BID_SD_Point List - Base Scope, page 20 of 221. The irrigation control page shall be modified for removal only in the construction documents



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34	Will the JCI SCT database be available to awarded BAS contractor along with admin user credentials to validate LCT logic?	Yes, the awarded BAS contractor will have access to the SCT backup (System Configuration Tool) and access to Metasys for LCT (Logic Control Tool).
35	Where existing BAS wiring is run in free-air or zip-tied conditions, do we need to modify that installation to bring it up to code?	No. The cabling between the control panel and the field devices will be reused, and is considered an existing condition. If new BAS wiring to field devices is provided for any reason, any new input/output wiring must be installed in conduit (Also refer to question #3).
36	Please confirm if dumpsters located on site can be utilized.	The District can provide dumpsters for project use.
37	Please confirm a Test and Balance report is available with all CFM values for current equipment	At this time, a test and balance report is NOT available. Should this report be discovered during the project, it can be shared with the contractor team.
38	Please confirm if Test and Balance report is required pre and/or post changeover	Testing and balancing is not anticipated at this time. VAV boxes shall be programmed to existing CFM setpoints – these can either be found in the existing control program or in the room schedules included with the supplemental documents (existing control drawings).

**-END OF QUESTIONS-**

**List of IDF Rooms (See Question #6)**

Name	Site	Room Number	Status	Racks	Devices	Description
Area 51 - North Buidling	American Family Field		Active	1	5	
Area 51 - South Buidling	American Family Field		Active	1	4	
IDF C3	American Family Field	4521	Active	1	1	
IDF C5	American Family Field		Active	1	2	X-Golf IDF
Legends Club	American Family Field		Active	1	0	
1st Base Photo Pit	American Family Field		Active	0	1	
3rd Base Photo Pit	American Family Field		Active	0	1	
HC Team Store	American Family Field	2210	Active	0	1	
HP Team Store	American Family Field		Active	0	0	
IDF F1	American Family Field	2432	Active	1	1	Unmarked door in Ticket Office near Ticket Windows 1-6
IDF F4	American Family Field		Active	1	2	Weatherproof rack cabinet above Guard Shack right field door
IDF F7	American Family Field	2012	Active	1	2	
IDF-LEINIE	American Family Field		Active	0	0	
IDF-RST	American Family Field		Active	0	1	
Terripin Bar	American Family Field		Active	0	0	
Helfaer Field	American Family Field		Active	0	0	
IDF L1	American Family Field	3715	Active	1	2	3715
IDF L2	American Family Field	3515	Active	1	5	3515
IDF L3	American Family Field	3410	Active	2	29	3410
IDF L4	American Family Field	3214	Active	1	3	
IDF L5	American Family Field	3104	Active	2	5	3104
MDF	American Family Field	3810	Active	11	66	
Scoreboard Control Room	American Family Field		Active	24	33	
Broadcast Room	American Family Field	1821	Active	0	0	
IDF S1	American Family Field	1818	Active	2	3	
IDF S2	American Family Field	1540	Active	2	4	
IDF S3	American Family Field	1418	Active	1	2	
IDF S3a	American Family Field	1401	Active	1	1	
IDF S4	American Family Field	1131	Active	1	3	
IDF S5	American Family Field	1144	Active	1	4	
IDF S6	American Family Field	1101	Active	1	0	
Tailgate Haus	American Family Field		Active	1	4	
IDF T1	American Family Field	5817	Active	1	0	

IDF T3	American Family Field	5605 Active	1	3	
IDF T5	American Family Field	Active	0	0	MLB Rack in rafters by TL Team Store
IDF T6	American Family Field	5212 Active	1	3	
IDF T7	American Family Field	5517 Active	1	2	