INVITATION FOR BID

PROJECT NO. IFB 17-07

HVAC SYSTEM REPLACEMENT AND RENOVATION
WEST LOOP CAMPUS
(LOANSTAR # 1)

QUESTIONS AND ANSWERS NO. 1

Date: September 13, 2016

To: Prospective Bidders

From: Procurement Operations Department, Houston Community College

Subject: Questions and Answers Responses

---

1. I don't see a control specification on IFB 17-07. Is HCC doing that on another bid or, can you tell us if we are required to use your control contractor and who is that person?

Response: No, HCC is not requesting a separate bid; please refer to Drawing WL-10 for the control requirements for this project. Existing controls at this facility are Andover and the new controls shall be integrated into the existing system as part of this Contractor's project.

2. Will the contractor have possession of the existing HVAC equipment?

Response: No, the Contractor shall be required to follow the recycling storage instructions below. HCC will retain the ownership of the HVAC equipment after they have been removed from service.

Houston Community College intends to sell scrap HVAC units in addition to copper, steel, tin, stainless steel as well as ferrous and nonferrous scrap to South Post Oak Recycling Center (SPORC). Materials will be either delivered to SPORC by the contractor or placed in a roll off container provided and hauled by SPORC.

Small equipment and materials shall be placed in a roll off container provided my SPORC at the project site. Materials shall be placed in the container in a way that maximizing weight and material capacity in the container. Once the container is filled, a project representative will call SPORC to request a container pick up. SPORC will deliver an empty container to the project site as well as pick up the filled container within 48 hours.

All large HVAC units requiring delivery on a flatbed trailer, shall be delivered to;

South Post Oak Recycling Center
14600 South Post Oak Rd.
Houston, TX 77045
The recycling facility contact will be: Brandi Harleaux @ 713.433.9944.

With HCC delivered scrap metals, the vendor (South Post Oak Recycling Center) will furnish a scale receipt (proof of delivery) to the truck driver (vendor shall NOT pay driver cash) delivering scrap metal which states the quantity in pounds and describes each applicable category of material.

*(If necessary, the Contractor may recoup any cost on Bid Line Item No. 2, **Labor Cost** - Removal*

and Disposal of Existing HVAC System)

3. Who is the incumbent controls contractor for that campus?

Response: The controls system is Andover. Contact TAC-Schneider.

4. Will we need a City of Houston permit?

Response: Yes.

5. Work hours 7-4?

Response: The construction activity cannot interfere with the educational activity occurring on this campus. Work hours will need to be coordinated with the HCC Project Manager.

Up-coming schedule of college, Fall and Winter closures;
Thanksgiving Break – November 24 – 27, 2016
Winter Break – December 19, 2016 – January 1, 2017

6 Do we need to provide a dumpster?

Response: Yes, the Contractor shall be required to provide its own dumpster for scrap purposes. HCC will provide a staging area. Please refer to Exhibit #4 Houston Community College Construction Project Division 1 Specifications, Page 67, Item 1.2.

7. I find no specifications for Temperature Controls or Chemical Water Treatment in the specifications. Please provide the company's names for these items?

Response: Water Treatment: ChemCal Incorporated;
Controls: Andover – TAC/Schneider.

8. The drawings do not indicate what is to be done with the electrical feeds to the roof top units, and GFCI outlets that are mounted at the roof top units, on those units that are to be removed. Are they to be removed, abandoned in place, or reused? Please clarify the plan for both the feeds and GFCI outlets.

Response: RTU feeders should be removed back to the panel from which they are fed, unless the feeder for the RTU is to be extended to serve the new air handlers as per the response to Question #9. RTUs are currently fed from fusible buckets. The conductors and fuses shall be removed and labeled as spares on the front cover of the bucket.

GFCI circuits shall be removed back to the first encountered J-Box and the conduit connector plugged to maintain waterproof nature of J-Box as required. GFCI circuits to other operable roof service equipment must be maintained.

9. The plans do not indicate exactly where to obtain the voltage for the new AHU's. Will it be permissible to reroute and extend the existing RTU feeds to the new AHU's and if so, can you provide a plan for doing so?

Response: Existing RTU feeders may be extended through the use of a terminal block at the J-box inside the ceiling plenum to serve the new air handlers. Existing RTU circuit feeder bucket switches will have new fuses installed per the MOCP requirements of the new air handlers. Circuits to be extended to serve new air handlers will be: (see the chart on next page)

Existing RTU	Existing RTU RLA	New AHU	New AHU MOCP
16	37	6	20
14	34	7	20
15A	35	8	20
20	14	9	20
21	37	10	20

10. The existing electrical feeds for the 5 chillers are most likely going to require modification, including probable extension to make the connections to the new chillers. Is it your intent that the feeds are removed and replaced with single-intact conductors, or will it be permissible to install a junction box at the end of the existing feeds and extend the run from that point to the chillers?

Response: Given the close proximity to the exterior panelboard serving the chillers, the Contractor shall supply and install new feeders for the new chillers.

11. Will there be on site staging and storage available for gang boxes, ladders, equipment, etc., or will the Contractor be required to place storage containers on site?

Response: Yes, HCC will provide an unsecured staging area. The staging areas and laydown yard will be on campus. The exact location shall be determined during the pre-construction meeting. All materials not incorporated into the HCC recycle program will be the responsibility of the Contractor to remove, store and dispose of appropriately.

12. Is it the intent that all work is to take place during normal working hours?

Response: The construction activity cannot interfere with the educational activity occurring on this campus. Work hours will need to be coordinated with the HCC Project Manager.

Up-coming schedule of college, Fall and Winter closures;
Thanksgiving Break – November 24 – 27, 2016
Winter Break – December 19, 2016 – January 1, 2017

13. Scissor lifts will be required for a great deal of work in the commons and hallways areas. Will it be the responsibility of the contractor, or HCC, to remove furnishing, planters, etc., from the area during construction?

Response: Yes, the Contractor shall be responsible for moving and protecting items remaining in the building during construction (please refer to Exhibit #4 Houston Community College Construction Project Division 1 Specifications, Page 64, Item 5.4) unless other arrangements are coordinated with HCC during the pre-construction meeting.

14. What is the name and contact information of the building roofer the controls contractor, it looks like TAC-Schneider on controls?

Response: Roofer: Atlas Roofing
Controls: Andover – TAC/Schneider.

15. The DX-RTU's are possibly controlled by standalone 24/7 programmable thermostats not by the central automation system. This was brought to my attention during the walk through based on the zone thermostats. Could you verify if the DX- RTU's are on the central automation system or

standalone thermostats? If only partial of the RTU DX equipment that is listed for this project is on the central automation system could a unit break out be issued for the automated equipment.

Response: New air handlers and chillers will be integrated into the existing control system per Drawing WL-10. The only DX RTUs that will be the responsibility for this Contractor to control are the new 5-ton RTU replacing RTU-2 and the relocated RTU 15B to replace RTU-1. The Contractor shall re-use the existing controls for these units.

16. The campus HVAC automated system is a proprietary system that will require a local Andover rep to be involved in any of the automation expansions. Could you please forward the current building automation contactor that is servicing the Andover System at the West Loop Campus?

Response: TAC-Schneider.

17. Is HCC going to add fire dampers on the air handlers where the duct leaves the mechanical rooms?

Response: For the purposes of providing a proposal, the Contractor shall supply and install a combination fire/smoke damper in the supply and return air ductwork penetrations of the mechanical mezzanine walls. Fire/smoke combination dampers to be per Specification 23 31 15 Section 2.9.

18. Where will the location be for the laydown yard for the old equipment to unload? Will the contractor be responsible for hauling and unloading of the old equipment?

Response: The staging areas and laydown yard will be on campus; the exact location to be determined during the pre-construction meeting. Refer to Question No. 2 responding to recycling information required for required storage. HCC will retain ownership of the chillers after they have been removed from service. All materials not incorporated into the HCC recycle program will be the responsibility of the Contractor to remove and properly dispose.

19. What are the controls in the building?

Response: Andover.

20. In the mechanical rooms there where booster pumps on the hot water side on the AHU. I know there is a new pump and boiler going into the system but do you want to do the same (it's not on the drawings)?

Response: No. Individual unit booster pumps will not be installed in this project.

When issued, "Questions & Answers" shall automatically become a part of the solicitation documents and shall supersede any previous specification(s) and/or provision(s) in conflict with the Questions & Answers. All revisions, responses, and answers incorporated into the Questions & Answers are collaboratively from both the Procurement Operations and the applicable HCC Department(s). It is the responsibility of the bidder/respondent to ensure that it has obtained all such letter(s). By submitting a bid on this project, bidders/respondents shall be deemed to have received all Questions & Answers and to have incorporated them into this solicitation and resulting proposal response.

Furthermore, it is the responsibility of each Contractor to obtain any previous Questions & Answers associated with this solicitation.

Balance of page intentionally left blank.

ESA Energy Systems Associates, Inc.
1111 N IH35, Suite 212
Round Rock, Texas 78664

Consulting Engineers

September 12, 2016

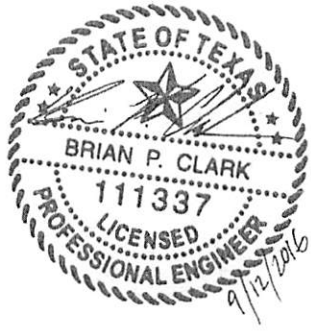
ADDENDUM #1
IFB 17-07 HVAC System Replacement and Renovation West Loop Campus Project (LoanSTAR #1)

To all prospective proposers:
Please find the attached addendum #1 for the identified project.

ITEM #1: Warranty for new chiller.
Specification 23 64 30 Page 1 of 5 states that the warranty is one (1) year parts and labor.

The Contractor will provide a 5 year manufacturer's parts and labor warranty, as well as a 5 year refrigerant warranty.

End of Addendum #1. Prepared by Chris Carter. Reviewed and sealed by Brian Clark.



HCC
HOUSTON COMMUNITY COLLEGE

Houston Community College

Sign in Sheet for Site Visit

WEST LOOP

Title: HVAC SYSTEM REPLACEMENT AND RENOVATION WEST LOOP CAMPUS (LOANSTAR # 1)
Solicitation Number: **IFB 17-07** Date: **September 6, 2016** Time: **9:00 AM**

NAME	COMPANY	EMAIL
Art Lopez	**Procurement Operations**	**Arturo.lopez@hccs.edu**
Chris Carter	ESA	ccarter@esa-engineers.com
Ron Ford	Gowan	rford@gowaninc.com
Steve Waites	HTX Industrial	swaites@htxindustrial.com
Benny Patranella	REC Industries	benny@recind.com
Eric Albright	Cactus Builders, Inc.	ealbright@cactusbuilders.com
Robert Webster	C-Air-S Mechanical	rwebster@C-air-s.com
Bobby Smidge	Gowan	bsmidge@gowaninc.com
Robert Gonzalez	American Mechanical Serv.	Rgonzalez@amsofusa.com
Jeff Crook	TDIndustries	Jeff.Crook@TDIndustries.com
Vince Diaz	Vaughn Construction	vdiaz@vaughnconstruction
Garrett Robertson	TDI	Garrett.Robertson@tdindustries.com
Roger Tighe	Vaughn Construction	rtighe@vaughnconstruction.com
Michael Mitchell	Vaughn Construction	MMitchell@vaughnconstruction.com
Joe Bionat	Procurement Operation	Bionat.joe@hccs.edu
Jesse Patrick	HCCS	Jesse.Patrick@hccs.edu
Art Filkins	TDF	Art.Filkins@Tdindustries.com
Kyle Hownoll	Gowan	KHownoll@Gowaninc.com
Aaron Rincon	Rincon Air	A.Rincon@RinconAir.com

HCC
HOUSTON COMMUNITY COLLEGE

Houston Community College

Sign in Sheet for Site Visit

WEST LOOP

2 of 2 Pages

Title: HVAC SYSTEM REPLACEMENT AND RENOVATION WEST LOOP CAMPUS (LOANSTAR # 1)

Solicitation Number: **IFB 17-07** Date: **September 6, 2016** Time: **9:00 AM**

NAME	COMPANY	EMAIL
Art Lopez	Procurement Operations	Arturo.lopez@hccs.edu
Joseph Rincon III	Rincon Air & Heat Co. LLC	J.Rincon@RinconAir.com
Steven Nanez	Brandt	Steven.nanez@brandt.co