

INVITATION FOR BID

PROJECT NO. IFB 17-08

**CHILLER REPLACEMENT PROJECT 2016
STAFFORD FINE ARTS BUILDING
(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 17-08. 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 requiring a separate bid. Please refer to Drawing SFA-3 for the control requirements for this project. Existing controls at this facility are Johnson Controls and the new controls should be integrated into the existing system as part of this Contractor's project.

2. What does HCC want to do with the existing chiller and trailer?

Response: The trailer and existing chiller will remain the property of HCC. After the chilled water piping and electrical service has been disconnected, the Contractor will leave the chiller in place and HCC will transport both the trailer and the chiller to their storage location.

3. What are the control systems on that building?

Response: Johnson Controls.

4. When the contractor demos out the old tank and caps the lines off, does HCC want the contractor to add futures for a temporary chiller?

Response: Architect Addendum #1 for this project identifies that there will be provision to tie in a temporary chiller, but the tie in will be at the intersection of the existing and new chilled water piping and not at the volume buffer tank.

5. What is the chiller size?

Response: Per the schedule on SFA-2, the nominal tonnage of the new chiller is 100 tons.

6. What is the refrigerant type?

Response: Per the schedule on Drawing SFA-2, the refrigerant is HFC-134a.

7. Is the refrigerant the responsibility of the winning bidder?

Response: The initial charge of refrigerant during installation of the chiller is the responsibility of the

Contractor. Architect Addendum #1 requires the Manufacturer supply a 5 year refrigerant warranty after the installation of the chiller.

8. Who is the existing BAS (building automation system) contractor for this facility and who can we contact for controls in reference to this facility?

Response: Existing controls at the facility is Johnson Controls.

9. On sheet number SFA-3 of the mechanical drawings under the Renovation Plan Key Notes number 7 states to perform a hydronic test and balance for the new chiller. Upon review of the specifications it states to perform a test and balance on the water and air side of the entire facility. Please specify what exactly needs to be performed.

Response: To compensate for the excess capacity of the existing chiller, the existing system has been balanced for high air and water flows. The air devices are loud as the maximum amount of air is forced through the system. The building will require both water and air test and balance to bring the flows back to appropriate levels. The contract documents identify the water volume for the new test and balance on the chilled water pumps. The air-side will be balanced to original design conditions and documentation for those values will be provided to the Contractor at the pre-construction meeting.

10. Also upon review of the specifications for the TAB it also stated that the OWNER would employ the TAB firm. This is under section 23 05 93, 1.1 Scope in the specifications. Please confirm whether the mechanical contractor or the OWNER will need to provide the TAB firm.

Response: For this project, the Contractor shall contract and oversee a TAB firm for the water and air balance.

11. On sheet number SFA-2 of the mechanical drawings under Demolition Plan Keyed Noted number 5 states to remove existing volume buffer tank and associated piping. Will we need to also remove the existing concrete slab that the existing buffer tank sits on as well?

Response: No. The slab will remain in place.

12. In reference to the chain link fence that will need to be installed after the relocation of the new chiller. In order to be more cost effective can we not reuse the existing chain link fence and materials that we will be removing in the demo portion of the job on the new portion so as to utilize what already exists?

Response: The existing fencing can be re-used provided it can be relocated in good condition. Posts must remain straight and plumb; fencing should be stretched and level. Discolored sections should be painted to be consistent with non-discolored sections of the fence.

13. Connections for temporary chiller on new chill water piping system. It does not show on the mechanical drawings any futures or temporary connections for a temporary chiller if ever needed due to the Smardt chiller only has (1) compressor. Will the installing contractor need to provide and install future connections?

Response: Please refer to the response to Question #4 of this document and Architect Addendum #1 for this project.

14. Upon review of the chiller schedule and documents provided to us by the Smardt representative it was noted that this 100 ton air cooled chiller will only have (1) compressor. In the event that

this compressor fails what is HCC system going to do because all parts for this chiller come from Canada and are not readily available?

Response: The Turbocor compressors used in these chillers are manufactured by Danfoss in Tallahassee, Florida. Architect Addendum #1 requires a 5 year manufacturer's parts and labor warranty in the event that a chiller component fails.

15. Also it was understood that the reasoning for this selection of chiller was due to how quiet it operates. Depending on the determination of HCC on the above question will HCC accept alternate air cooled chillers in lieu of the Smardt air cooled chiller even though they do not have the mag bearing technology?

Response: Alternate chillers will be considered if they can meet the specification and Buy American requirements of the project.

16. 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*

17. Will the contractor have possession of the existing related HVAC equipment?

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

The Contractor shall be required to remove and place all existing HVAC equipment in the roll-off container bin provided by HCC. HCC will be responsible for the proper disposal off all removed HVAC equipment.

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.

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September 2, 2016

ADDENDUM #1

IFB 17-08 Chiller Replacement Project – Stafford Fine Arts Building (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.

ITEM #2: Connection of new chilled water supply and return piping to existing chilled water supply and return piping.

The drawings indicate to install a sweeping 90 degree elbow to connect the new chilled water supply and return piping to the existing piping. The Contractor will install a swept tee connection for both the supply and return piping with a blind flange on the existing chiller side of the tee. Supply and install a blind flange on the existing chiller side of the tee. This will allow a temporary chiller to be easily connected to the chilled water piping system if the new chiller fails.

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



