



CITY OF HOUSTON

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Mayor

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January 27, 2015

Subject: Letter of Clarification No. 2 to Invitation to Bid No. S50-C25276 - Remove, Furnish and Install Heating Ventilation and Air Conditioning Systems and Associated Equipment Citywide for the General Services Department on behalf of the Houston Fire and Police Departments

To: All Prospective Bidders:

This letter of Clarification is being issued for the following reasons:

- **To revise Section “B” Scope of Work/Technical Specifications, add additional Drawings and respond to questions posed by perspective bidders:**

- 1.) Remove Page Nos. 1 of 64 and replace with Page Nos. 1 of 64 marked, REVISED 1/26/2015.
- 2.) Add the additional PDF, Mechanical Drawings.
- 3.) The following questions and City of Houston responses are hereby incorporated and made a part of the Invitation to Bid:

Question No 1: How exactly does the pay or play program work when you have subcontractors?

Answer: Covered Subcontracts: The Pay or Play Program applies to subcontracts for services in which the total value of the subcontract, including contingencies, amendments, supplemental terms and/or change orders equals or exceeds \$200,000.

Question No. 2: When buying a bond, what exactly are we putting the bond on?

Answer: The City’s bid bond document is on Page No. 55 of 63, in the Section “C” of the bid document. The construction bonds, (Performance, Payment and One-Year Maintenance) must be provided to the City by the contractor recommended for bid award.

Question No. 3: Are the filter boxes at the bottom of furnaces at fire station 82 going to be replaced?

Answer: Yes. The new filter boxes must allow for 2” pleated filters.

Question No. 4: Are the electrical disconnect boxes at all 3 fire stations going to be replaced?

Answer: Yes. Replace all disconnects and conduit and “seal tight” between the disconnect and the unit.

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Question No. 5: Are the smoke detectors going to be replaced at all 3 fire stations?

Answer: Yes; install new ones.

Question No. 6: What if the subcontractor does not have employees? How would he get paid?

Answer: The Prime Contractor is responsible for payment to its subcontractors and suppliers.

Question No. 7: What type of certification does the subcontractors or employees need to have to work on these projects?

Answer: The Contractors must be licensed by the State of Texas in their respective trade.

Question No. 8: For Fire Station No. 55, per manufacturer, the system does not need a curb adapter, but bid line item 2.2.2 request one. What does the city prefer?

Answer: A curb adapter is only required if the new unit has a different foot print than the existing, otherwise use the existing roof curb.

Question No. 9: Fire Station Nos. 36, 55, and 82: Are we replacing electrical disconnect boxes?

Answer: Yes. Replace all disconnects and conduit and "seal tight" between the disconnect and the unit.

Question No. 10: Fire Station Nos. 36, 55, and 82: City code requires smoke detectors; this was not mentioned in the information. Will these be required?

Answer: Yes; install new ones.

Question No. 11: Fire Station Nos. 36, 55, and 82: I believe city code requires automatic motorized dampers. Will these be required?

Answer: No. This is essentially just a replacement of old system components. This equipment met existing codes at the time of the original installation.

Question No. 12: Fire Station Nos. 36, 55, and 82: Are we changing out curb adapters?

Answer: A curb adapter is only required if the new unit has a different foot print than the existing, otherwise use the existing roof curb.

Question No. 13: Fire Station No. 82: The City mentioned replacing the line set. Is flushing the line set not an option?

Answer: The City requires new line sets. The Contractor shall be required to use ACR Type 'L' hard drawn copper pipe pressurized and sealed with Nitrogen. Include replacing the line set insulation with 1" elastomeric

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insulation and wrap the exterior portion of the lines with aluminum jacketing.

Question No. 14: Fire Station No. 82: If a "side by side/double coil" is unavailable, would it be permitted to replace with two separate coils?

Answer: Yes.

Question No. 15: Fire Station No. 82: Can additional site visits be scheduled?

Answer: Yes.

Question No. 16: Will the contractor be responsible for installing smoke detectors in the systems they are replacing?

Answer: Yes.

Question No. 17: At Fire Station No. 82 it was noted that one of the system is a split system with (1) condensing unit, (1) evaporator coil and (2) gas furnaces. The new gas furnaces will need to have a twinning kit installed with them in order to operate properly. Please note that a twinning kit is needed for this system. Please clarify?

Answer: Yes; install a "Twinning Kit" as required.

Question No. 18: On Fire Station No. 36 and 55 it states to remove and install new exposed ductwork and wrap with aluminum cladding. This is not the proper mechanical way to install ductwork that is exposed. The ductwork should all be "double wall" ductwork so that there will be no need to wrap the ductwork in aluminum cladding. This is the correct way to install exposed ductwork. Please clarify how the City would like to handle this?

Answer: Change to "Double Walled" insulated exterior duct with a "Paint Grip" coating.

Question No. 19: At Fire Station No. 82 the return air ductwork for both systems are tied in together. This is not correct and will affect the operation of the new system. Please advise on a solution to this?

Answer: Split the return air duct and size to match each system respectively.

Question No. 20: At Fire Station No. 82, System F-2 has a 5 ton drive gas furnace with a 7.5 ton evaporator coil and 7.5 ton condensing unit. This is not correct and the system needs to be matched. Please advise on whether to install a 7.5 ton system or a 5 ton system?

Answer: Replace the 7.5 ton condenser with a 5 ton condenser.

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Question No. 21: Also the serviceability on System F-2 is not compliant with the City of Houston Mechanical Code at this time. Will this be required on the new system once completed? Please note this for all mechanical contractors. Please clarify?

Answer: No.

Question No. 22: Will there be a need for temporary cooling at any of the Fire Stations?

Answer: Yes. Fire Station No. 82 will require 6 temporary cooling systems. Fire Station Nos. 36 & 55 will require 5 temporary cooling systems, each.

Question No. 23: Is there a certain efficiency rating that is to be achieved with the new equipment?

Answer: No.

When issued, Letter(s) of Clarification shall automatically become a part of the solicitation documents and shall supersede any previous specification(s) and/or provision(s) in conflict with the Letter(s) of Clarification. All revisions, responses, and answers incorporated into the Letter(s) of Clarification are collaboratively from both the Strategic Purchasing Division and the applicable City 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 Letter(s) of Clarification and to have incorporated them into this solicitation and resulting bid.

Furthermore, it is the responsibility of each Contractor to obtain any previous Letter of Clarification associated with this solicitation.

Arturo Lopez

Arturo Lopez
Senior Procurement Specialist
832-393-8731

Attachment: Revised Page No. 1 of 64

**A PDF version of the Mechanical Drawings for Fire Station No. 82
can be viewed on the following web link**

<https://purchasing.houstontx.gov/buyer/BidDocumentManager.aspx?id=C25276>

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**CITY OF HOUSTON
INVITATION TO BID
Issued: December 19, 2014**

Bid Opening: REVISED 1/26/2015

Sealed bids, in duplicate, will be received by the City Secretary of the City of Houston, in the City Hall Annex, Public Level, 900 Bagby, Houston, Texas 77002 until **10:30 A.M. Thursday, February 19, 2015**, and all bids will be opened and publicly read in the City Council Chamber, City Hall Annex, Public Level, 900 Bagby at 11:00 A.M. on that date for the purchase of:

**REMOVE, FURNISH AND INSTALL HEATING VENTILATION AND AIR CONDITIONG SYSTEMS
AND ASSOCIATED EQUIPMENT FOR THE GENERAL SERVICES DEPARTMENT**

Bid No. S50-C25276

NIGP Codes: 031-67/914-50/941-55

Buyer:

Questions regarding this solicitation should be addressed to Arturo Lopez, Senior Procurement Specialist, at **832-393-8731** or e-mail to **arturo.lopez@houstontx.gov**.

Electronic Bidding:

In order to submit a bid for the items associated with this procurement, you must fill in the pricing information on the "PLACE BID" page.

Mandatory Prebid Conference and Site Visits:

A MANDATORY Pre-Bid Conference will be held for all Prospective Bidders in the Strategic Purchasing Division, Concourse Level (Basement), Conference Room #1, City Hall, 901 Bagby, at **10:00 a.m. on Wednesday, January 7, 2015**. **The mandatory site visits will be scheduled at the pre-bid conference.**

Due to the unusual nature of work involved, and in order for all prospective bidders to have an extensive knowledge of the project, all prospective bidders shall attend a mandatory pre-bid conference. Bid responses will only be accepted from bidders who have attended and properly registered at the above scheduled pre-bid conference. A bid response received from a bidder who has not attended and properly registered at the above scheduled pre-bid conference and site visits will be disqualified.

Bidding forms, specifications, and all necessary information should be downloaded from the Internet at www.houstontx.gov/purchasing/index.html. By registering and downloading this solicitation document, all updates to this solicitation document will be automatically forwarded via e-mail to any registered bidders. This information may also be obtained from the Supplier Assistance Desk, Strategic Purchasing Division, 901 Bagby, Concourse Level, Houston, Texas 77002.

The place of the bid opening may be transferred in accordance with Paragraph (b), (5) of Section 15-3 of The Code of Ordinances, Houston, Texas. The bid-opening meeting may be rescheduled in accordance with Paragraph (b), (6) of said Section 15-3.

The City reserves the right to reject any or all bids, or to accept any bid or combination of bids deemed advantageous to it.

City employees are prohibited from bidding on this solicitation in accordance with the Code of Ordinances Section 15-1.

***CONTENTS:**

- A. OFFER
- B. SCOPE OF WORK/SPECIFICATIONS
- C. GENERAL, SUPPLEMENTARY CONDITIONS AND BOND FORMS

*NOTE 1: Actual page numbers for each section may change when the solicitation document is downloaded from the Internet or because of letters of clarification. Therefore, bidders must read the solicitation document in its entirety and comply with all the requirements set forth therein.

*NOTE 2: **To be considered for award please submit the electronic bid form and the forms listed in section A, including the signature page, which must be signed by a company official authorized to bind the company and a 10% Bid Bond.**