



CITY OF HOUSTON

Administration & Regulatory Affairs Department
Strategic Purchasing Division

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June 14, 2011

SUBJECT: Letter of Clarification No. 2
HVAC Operation and Maintenance Services for the
Houston Airport System (HAS)

REFERENCE: Request for Proposal (RFP) S33-T23961

TO: All Prospective Respondents

This Letter of Clarification is issued for the following reasons:

1. To delete the following sections from page 14:

3.1.1 & 3.1.1.1; 3.1.2.3; 3.1.2.5; 3.1.5 & 3.1.5.1; and 3.1.7.2

2. To change section 5.4.2.36, page 20 to read as follows:

"Replenishing all Charcoal/Potassium Permanente at 75 % of HP rating, unless damage, corrosion or abnormal wear is present. Then that would supersede the 75 % rating."

3. To change section 5.11.5.2.3, page 24 to read as follows:

"Carbon and Potassium Permanganate Filter Systems – These systems must be sampled quarterly and samples sent to a laboratory to determine useful life remaining. These filters must be changed at the end of their useful life. The replacement filter or media must be on site at replacement time. Once the projected useful life is determined for each exposure (i.e., aircraft apron level, ground terminal area, parking third level, etc.) the sampling period for laboratory can be revised, but must not exceed 75% of projected useful life."

4. To change section 5.4.2.40, page 20 to read as follows:

"All Ultra violet lighting bulbs are to be changed out once per year in March. Exclude (EFD). (Approximately 401 bulbs)."

5. To change section 6.11.1, page 31 to read as follows:

"Terminal Maintenance Manager - (Minimum Quantity 1 ea.) Maintenance Manager shall have at least ten (10) years HVAC Facility Maintenance Experience in a large facility environment of at least 1.0 million sq. ft. Experience will include, but not limited to:"

6. To change section 6.11.6, page 33 to read as follows:

"IAH Electrician, Journeyman or higher - (Minimum Quantity 2 ea.) – Electrician Mechanic must have a minimum of three (3) years HVAC electrical experience including but not limited to:"

Partnering to better serve Houston

Council Members: Brenda Stardig Jarvis Johnson Anne Clutterbuck Wanda Adams Mike Sullivan Al Hoang Oliver
Pennington Edward Gonzalez James G. Rodriguez Stephen C. Costello Sue Lovell Melissa Noriega C.O.
"Brad" Bradford Jolanda "Jo" Jones **Controller: Ronald C. Green**

7. To change section 6.11.6.1, page 33 to read as follows:

“Electrician shall possess a license in conformance with the State of Texas electrician’s license requirements.”

8. To change section 6.12.9, page 35 to read as follows:

“IAH Cleaner - (Minimum Quantity 1 ea.) Cleaning experience includes but not limited to the following:”

9. To change section 22.5.2, page 53 to read as follows:

All chillers in the Central Plant, including associated equipment located on the chiller and chiller floor pad shall be included in the 50 hp provisions, to include, but not limited to: compressors, turbines, Kimbel valves, oil pumps, oil coolers, actuators, seals, bearings and all control devices, and Freon replacement and or additions. Specific exceptions to this, routine preventive maintenance requirements, including Eddy Current test, condenser and cooler tube cleaning, epoxy painting, vessel gaskets, oil change outs, oil filtration, oil analysis and Freon clean up due to contamination. Additional exceptions shall be all electrical control and supply devices not mounted on chiller pad. Including but not limited to: control panels, breakers, monitors, computer control panels, UPS’s, program battery backups and motor starters (which refer only to electric chillers), and these will be exempt from the fifty HP clause. All chiller starters because of voltage {4160} will be Other Work Services. Also excepted shall be steam piping, water piping, valves, and all flow sensors up or down stream of chiller pad.

10. To change section 6.13.4, page 35 to read as follows:

“HOU Maintenance Mechanic - (Minimum Quantity 4 ea.) Maintenance Mechanic shall have at least ten (10) years experience in preventive/repair maintenance of HVAC equipment in an environment similar to Houston, Texas. Must have certification of experience on HVAC Systems from an accredited source(s) and instructor/training back-ground.”

11. To remove Exhibit II – Attachment “A”: Schedule of M/WBE Participation and inform contractors of the following:

Prime contractor reporting requirements after a contract award:

The M/WDBE/SBE goal participation will be monitored through the web based M/WDBE/SBE Management and Contract Compliance System (“The System”). All payments to M/WDBE/SBE contractors and progress of participation will be monitored through “The System”. Prime contractors and M/WDBE/SBE contractors are required to update the utilization information monthly. Website address is <http://houston.b2gnow.com/>. Prime and subcontractor system users will be issued authorization and passwords through the applicable compliance department.

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. It is the responsibility of the respondent to ensure that it has obtained all such letter(s). By submitting a proposal on this project, respondents shall be deemed to have received all Letter(s) of Clarification and to have incorporated them into this RFP.

If you have any questions or if further clarification is needed regarding this solicitation, please contact me.

Sincerely,



Conley Jackson
Senior Procurement Specialist
City of Houston, Strategic Purchasing Division
832-393-8733

Cc: S33-T23961 Solicitation File