ENGINEERING

ENGINEER'S ADDENDUM

PROJECT NO. IFB 20-37
HVAC REPLACEMENTS FOR STAFFORD CAMPUS

QUESTIONS AND ANSWERS No. 1

Date: May 12, 2020

To: Prospective Respondents

From: Procurement Operations Department, Houston Community College

Subject: Questions and Answers Responses

Q1. Can standard Heat Pump units be used with Constant Torque motor (ECM) in lieu of scheduled VRV units with multi-speed fan motors?

Response:
Yes, using a standard ECM heat pump condenser is acceptable.

Q2. If standard heat pumps can be used, what SEER rating would be preferred?

Response:
Five (5) tons and below shall be 13.0 SEER or higher. Six (6) tons and above shall be 11.2 EER or greater. Above values reflect 2015 IECC minimum code compliance.

Q3. Are options being taken for higher efficiency systems that are not heat pumps that would allow re-using the existing refrigerant lines?

Response:
No.

Q4. What are the hours of operation for this building? Can we work weekends & nights?

Response:
Standard operating hours for the campus is 8:00 a.m. to 5:00 p.m.; although some classes start ahead of this time and some finish after this time. Given the uses of the facility, some weekend and night shift work will be required.

Q5. On Page No. M00.01 under Mechanical Demolition Notes number 6 states upon completion the ceiling is to be replaced to match existing. Can we re-use the ceiling we removed or does the ceiling have to be replaced with new?

Response:
It is anticipated that the contractor will maintain the existing ceiling tiles in their preconstruction condition and no new tile will be required to restore ceilings to their preconstruction appearance.

8204 Westglen Drive | Houston, Texas 77063
(713) 868-6900 Office | (713) 868-0001 Fax | info@tlceng.com Email | www.tlceng.com Website

Q6. On Page No. M00.01 under Mechanical Demolition Notes number 10 states that the contractor shall patch and repair any existing ductwork found to have air leaks or missing insulation for existing HVAC systems in area of work. Upon our site visit there is no way to access all this ductwork to know if any of it is currently leaking or insulation is missing so how are we supposed to comply with this note?

Response:
All ductwork associated with our systems being replaced shall be patched/ repaired to ensure ductwork is properly sealed.

Q7. Can we please have HCC's contact for Schneider Electric Controls division so that we may get a quote from them for this project?

Response:

Robert Oldroyd	Main Phone:	(832) 588-8858
Field Sales	E-mail Address:	robert.oldroyd@se.com
Sales	Alt E-mail Address:	robert.oldroyd@Schneider-electric.com
North America Operations	Skype	robert.oldroyd@se.com
Schneider Electric		

Q8. Are we setting the new condensing units on the existing roof supports or will we need to get a roofer involved on this project? The current supports are imbedded into the existing roof and part of it. In reference to the roof jacks for the refrigerant piping, electrical and BAS controls are we to remove and replace these as well?

Response:
If existing roofing supports are sufficient, they may be reused. If the existing roof supports/curb is deteriorated beyond its useful life, they shall be replaced.

Q9. On Page No. M00.01 under Mechanical General Notes number 38 states that all sides of the fan coil units shall be accessible with nothing inhibiting access panels, unions, drain connections, electrical control boxes or valves. Seeing as we are replacing existing systems that are already in place are, we to comply with this note because after review of some of the fan coil units they are currently not accessible on all sides due to the current installation. Please clarify if we are to remove and replace the FCU's as we see them now or, do we have to modify the area to comply with Note 38?

Response:
Per HCC facilities, all FCU's being replaced shall comply with note #38.

Q10. On Page No. M02.01 under the Keynotes section number 2 states to coordinate exact refrigerant routing with building engineer and existing conditions. Manufacturer to size refrigerant piping based on Final equipment placement. Under number 3 it states to coordinate refrigerant pipe routing with building engineer. Is HCC asking that all refrigerant pipes be replaced for all the systems that are being replaced?

Response:
Yes, all refrigerant piping shall be replaced as part of this scope.