

**REQUEST FOR COMPETITIVE SEALED PROPOSAL**

**PROJECT NO. CSP 17-31**

**CULINARY ARTS CENTER**

**QUESTIONS AND ANSWERS NO. 1**

Date: January 24, 2017

To: Prospective Respondents

From: Procurement Operations Department, Houston Community College

Subject: Questions and Answers Responses

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1. At the present time I have three different bid dates, they are 2/3/17, 2/7/17, and 2/16/17. There are bid invitations contained in the project manual where the dates are different. Which one is the correct bid date for division 23 HVAC?

**Answer: The submittal deadline is February 7, 2017 at 2:00 pm local time. The Small Business Subcontracting Plan is due on February 8, 2017 at 2:00 pm local time.**

2. Kindly let me know if the attachment 1 to this email is projects for the future because I see some of them already have the names of subs and prime contractor on them. How can we have more information about the scope of the works especially those of 2017?

**Answer: Exhibit A contains a list of certified small business for your reference. These contractors have worked on HCCS Bond Projects, and performed satisfactory.**

3. What is the liquidated damage per day for this project?

**Answer: The liquidated damage per day for this project is \$500.00.**

4. What is the estimated budget for this project?

**Answer: \$11,000,000.00**

5. Should we submit "Equal To" product for approval and consideration when we submit our bids?

**Answer: Proposals should be based on issued bidding documents. Some manufacturers have been approved as posted in the Architectural Addendum No. 2. Equal product substitutions will be entertained if VE negotiation items are necessary after proposals are reviewed. "Or equal" bids will only be accepted where specification indicate "or equal" or "architect/engineer approved equal."**

6. Last specifications shown the use of type IV asphalt for the application, would the manufactures low rise foam be acceptable as an alternate for pricing? The cost is slightly more.

**Answer: It is in the best interest of the Owner to use the asphalt method specified and base bids should be pricing what is specified. Alternates proposed by the Contractor / Proposer will only be entertained as possible VE items after the Proposals are received.**

7. Is the Technical Proposal due with the Base Bid Proposal or is it due sooner? It appears to me that they both due at the same time. I just want to verify since this is extremely important.

**Answer: The proposal shall include technical and price. Both are due at the same time.**

8. After reviewing the front end documents of Volume 1, It appears that a bid bond is not required? Is this correct?

Answer: Yes, bid bond is not required for this project.

9. Who should we send our questions / RFI's too? You or someone at Stantec?

Answer: All questions send directly to Jennifer Chiu, [Hua.Chiu@hccs.edu](mailto:Hua.Chiu@hccs.edu).

10. Will it be possible to see who attended the Pre-Bid and get a copy of their contact information? Are there any minutes that can be shared with us?

Answer: The pre-proposal attendance sheet is posted on the HCC website.

11. On the Cover Letter, should we address it to your attention?

Answer: Yes, address it to Jennifer Chiu.

12. Division 1, on page 5 of 43 (Section 2-Price Proposal) it notes that we hold our price for 120 days however on Page 22 of 43 (26 Validity Period) it notes 180 days. Please clarify?

Answer: Use 180 days, found under Section 5, General Information, Item 26, Validity Period, on page 22 of 43.

13. Confirm the length of the award of the contract.

Answer: The term of the contract is through the completion of this construction project.

14. Clarify the 15 points in the Small Business Practices section – a) what is meant by “bonus points”? b) Can a non-HUB firm submitting as Prime still receive the full 15 points by using teaming partners?

Answer: HUB firms are not recognized as part of HCC's Small Business Program. We have improved the evaluation process for qualified certified small businesses to maximize their opportunity to compete and win more business.

The improved model is described below:

1. Certified small business prime – will automatically earn all available points.

2. Certified small business prime and certified small business subcontractor – will earn all available points plus up to half available points based on sliding scale.

3. Non-certified small business prime with certified small business subcontractor – will earn points based on proposed small business commitment (sliding scale concept).

4. Non-certified small business prime and non-certified subcontractor will earn no points.

Example – on a 10 point sliding scale with a 35% small business participation commitment:

1. Certified small business prime = 10 points.

2. Certified small business prime and certified small business subcontractor = 10 points + up to 5 based on sliding scale (15 points max).

3. Non-certified small business prime with certified small business subcontractor = up to 10 based

on sliding scale.

4. Non-certified small business prime and non-certified subcontractor = 0.

15. Explain if there will be multiple awards and how that will be determined?

Answer: Reference page 17 of 43, Section 5, General Information, Item 2, Overview, "HCC reserves the right to make single, multiple or no award for the services described herein and as deemed in its own best interests."

16. Division 21 – Fire Suppression and Division 22 – Plumbing specifications seem to be missing from the documents. Can you please advise?

Answer: The Project Manual Vol. 2 posted PDF will be replaced with one containing these pages, reference to Architectural Addendum No. 1.

17. We would like to quote the pier drilling on this project but having a hard time finding how to submitting a quote. Could you provide more information on this section?

Answer: Reference the solicitation, Section 2, VII. UNIT PRICES (Page 6 of 43). This CSP is a solicitation for prime contractors only. If you wish to bid on a subcontract, either contact vendors who attended the pre-bid conference (see HCC website), or wait for an award to be made and contact that contractor.

18. I understand there is a request for sealed proposals for firms to construct the new Culinary Arts Center, CSP No. 17-31. My firm provides Construction Materials Testing Services. Is there a separate RFP for these services?

Answer: This service is contracted through HCC Facility and Planning Department, not the Architects. A future RFQ for testing services is anticipated, but may not be awarded in time for this project.

19. The following specs are missing from the bid package:

Culinary Arts Center  
Houston Community College Central

November 18, 2016  
Project No. 214000 169

**DIVISION 28 - ELECTRONIC SAFETY AND SECURITY**

28 00 00	Electronic Security
28 10 00	Electronic Access Control and Intrusion Detection
28 23 00	Video Surveillance
28 26 00	Emergency Intercommunications and Duress
28 31 00	Fire Alarm System

Answer: The Project Manual Vol. 2 posted PDF will be replaced with one containing these pages, reference to Architectural Addendum No. 1.

20. Drawing M.904 Dated 11/18/2016, Detail 8 – Boiler Detail indicates an Acid Neutralization Basin. Please provide location/ information for this Basin.

Answer: The neutralization basin is located at the floor sink near each boiler. The basin is available as an option from the boiler manufacturer.

21. Will specifications for the roof system be provided thru an addendum or sent directly to invited roofing contractors?

Answer: See section 07 54 05 Thermoplastic Membrane Roofing included in the replaced Project

Manual Vol. 1 posted for the Architectural Addendum No. 1, January 10, 2017.

22. Division 9, Drawings G.012 indicates a UL D503 drywall ceiling. Does this occur over the entire interior of the building? Drawing G1.01 indicates a 0 hour structural which would negate the UL D503. Please clarify.

Answer: Key note 1 explains the 2 hour ceiling covered by this UL design. And that key note only shows up in rooms A109 and A113.

23. Division 9, A801 indicates APC1 as Armstrong Fine Fissured # 1754, but Division 95113 has Armstrong Ultima # 1910. Which do we bid?

Answer: Ceiling tiles for ACT-1 are being revised to Armstrong *Cortega 770* by Architectural Addendum No. 2.

24. Division 9, there are discrepancies between the finish schedule and the RCP in rooms A105, A127, A129, and A216. Please clarify ceiling types for these rooms.

Answer: Room A105- RCP is correct (exposed). Rooms A127, A129, and A216- schedule is correct (APC-1). RCP and Schedule will be revised by Architectural Addendum No. 2.

25. Division 9, the finish schedule indicates APC2 ceilings in rooms A118-121, and A123 Cooler Freezer area. The RCP does not indicate a ceiling at this area. Please clarify ceiling type for these rooms.

Answer: The RCP is correct (exposed). The schedule will be revised by Architectural Addendum No. 2.

26. Several plan sheets are listed on the Index Sheet, but are missing from plans. They are C.808 Civil Plan & Profile, P.001 Plumbing Legend, P.002 Plumbing Schedules, P.010 Site Plan.

Answer: C.808 is not listed in the index, nor is in the set. P.001, P.002 and P.010 are all in the set. Check your set and contact Thomas Printworks if you are still missing drawings.

27. RE: Door Schedule listed on A.501 There is a conflict on opening A108 because according to door/frame schedule this opening calls for a hollow metal frame and a wood door with elevation # 10 which is an interior aluminum storefront. Please advise.

Answer: The elevation is correct (aluminum storefront). The schedule will be corrected by Architectural Addendum No. 2.

28. RE: Door Schedule listed on A.501 On opening A212 according to door/frame schedule calls for 60710" (double doors) type "F" and clear safety tempered glass ¼" thick (GL-2). Please advise.

Answer: The GL-2 designation is incorrect. These are, in fact, flush doors. The schedule will be corrected by Architectural Addendum No. 2.

29. Division 1 / Section 01 35 45, on page 013545-1 under 1.3 Sustainable goals (A) it states the project will be submitted for LEED Commercial Interiors however on page 013545-9 the LEED checklist indicates LEED 2009 for New Construction & Major Renovations. Please clarify?

Answer: LEED 2009 NC is correct.

30. Line 1, Grab Bar, Part# B-6706, I think the part# should be B-6806 followed by "X" and the inches – B-6806 X 42 and B-6806 X 36.

Answer: Basis of design is Bobrick B-6806 (listed in spec section 10 28 00, 2.5) and both lengths are also listed. Please review the specs.

31. Line 4, Sanitary Napkin Dispenser, Part# B-2706, Should it be the 25 cent or 50 cent model?

Answer: These are being omitted per Architectural Addendum No. 2.

32. Line 6, Hand Dryer, Part# AB14, This model is available in gray and white; which color should be quoted?

Answer: White.

33. Line 9, Toilet Seat Cover Dispenser, No Part#, Kimberly Clark offers several models and colors; is there a model number available?

Answer: #09512 K-C Professional, Stainless Steel.

34. Line 12, Fire Extinguisher Cabinets, No Part#, Larson offers several models and colors; is there any additional information available?

Answer: This is a performance spec listing stainless steel finish and glass light which only lends itself to a straight front cabinet.

35. Line 13, Metal Lockers, No Part#, Is there any other information provided for this product? There are many options available.

Answer: This is a performance spec.

36. Line 14, Toilet Partitions, No Part#, Is there any other information provided for this product? There are many options available.

Answer: Scranton Products "Hiny Hider" solid bathroom partitions.

37. C7/A.401, Glass/Glazing, Page A4.01 detail C7 states that laminated glass shall be installed near the restrooms. Please provide an elevation or dimensions for the Laminated Glass being installed. Also, please clarify if the glass being installed is the Laminated Glass (GL-3) or the Specialty Laminated Glass (3-Form) referenced in the specifications section 08 80 00.

Answer: It is GL-3 with a frosted interlayer as noted on the plan and on the attachment detail. There are 2 panels per floor and each of the 2 has a different dimension. Those are 10'-10"H x 6'-10"W and 10'-10"H x 3'-10"W. Glazing elevations will be clarified in Architectural Addendum No. 2.

38. Specifications, Teledata, Reference division 27 specifications. In the qualifications, it lists that the contractor must be Systimax certified, but under approved manufacturers, it also lists approved alternate. Please confirm if Commscope Unprise or Belden are acceptable alternates.

Answer: Alternate may be entertained at the Owner's discretion if meeting all specification requirements.

39. A.131, S.131, 7/S.412, Fall Protection, Drawing A.131 Shows 4 rooftop posts needed, while Drawing S.131 calls out 25 rigid posts around the perimeter of the roof. Detail 7/S.412 shows rigid posts welded to support steel that spans between joists. Please clarify which posts are required.

Answer: Disregard the layout on A.131 and price the Fall Protection solution noted by Structural on S.131 assuming support steel where posts may not align with horizontal steel framing.

40. Specifications, Security and Access Control, please confirm Cisco cameras as OFOI.

Answer: Yes security cameras are OFOI.

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**REQUEST FOR COMPETITIVE SEALED PROPOSAL**

**PROJECT NO. CSP 17-31**

**CULINARY ARTS CENTER**

**QUESTIONS AND ANSWERS NO. 2**

Date: February 14, 2017

To: Prospective Respondents

From: Procurement Operations Department, Houston Community College

Subject: Questions and Answers Responses

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1. Alternate #1. Please clarify that the Alternate is include the trellis shown on Sheet AS.002. Which is located in the SW corner of the building.
  - a. Sheet A.131, Roof Plan Note 2- Callout for Aluminum canopy with Trellis tubes- Alternate 1. There is no Key note 2 note on the Roof plan for location.
  - b. It is assumed that 2 entrance canopys shown as roof plan note 1- are both in the base bid.

**Answer: Alternate 1 is the trellis as shown on AS.002 and Alternate 2 is the beam and baffle ceiling system in the Multi-Purpose space. This has been made clear in the updated drawings included in Architectural Addendum No. 4.**

**Yes, the two (2) entrance canopies are in the base bid**

2. Alternate #2: Solar Water Heister Array. We are unable to locate any information it was neither the plans nor on the spec for information on this alternate. Please provide further details on what this alternate is to include.

**Answer: The solar water heater array is not part of the project.**

3. Is Square D is the preferred electrical gear manufacturer for this job? It appears they have some existing gear at this facility.

**Answer: Square D is preferred since existing gear is Square D.**

4. Section 28 10 00 Electronic Access Control; Coordination between Division 8 Door Hardware and Division 28/26. Where does the hand off between the two divisions happen on each access control door? In order to connect to a typical electrified exit device as shown on Drawing SC 3.01 details, Note 4 "Power Transfer for Wire routing to J Box (By Div 08). Are we to assume that all connections inside the door and lockset will be made by DIV 08 and Div 28 (Div 26) will make connections to the Power Transfer at Frame side of the door? In other words we will not have to remove the installed door hardware to terminate our access control point of connections after the door hardware has been installed. We are assuming that Div 08 door hardware provider and installer will use the specified manufacturer connectors for the access control hardware, for example the Allegion CON wire harnesses(See data sheet)



CON ept 10 data  
sheet.pdf

Answer: This questions is highly dependent on contractor's coordination among subs and means/methods. DIV 26 will provide 120v power only where required. The short answer to your final question is Yes. However, there are never assumptions with hardware. The following statement found in 08 71 00:2.7:A:2 was specifically added to lock in this very common scope gap.

2. Installer is responsible for all Molex-Style Plug and Play electrical connections, between the latch and the ceiling, at the time of hardware installation.

5. Please confirm all items in Specification section 10 14 00 are included in the \$22,000 allowance, ie: are illuminated exit signs, labels, tags and nameplates to be included in the base bid?

Answer: Any/all illuminated DIV 26 exit signage shall be included in base bid. Door/room identification plaques/signage, occupancy signage (where required by AHJ), name plate inserts, and any additional interior/exterior graphic signage designated by the Owner during construction are intended to be captured by the \$22,000 Signage Allowance.

6. I am requesting information on the roller shades. There is no specific designation for the shades. Should I figure all windows?

Answer: Please refer to A.701 and A.702 for roller shade locations.

7. The specification lists 4" non-drainable louvers. Please confirm that impact-resistant, drainable louvers are not required for an environment with a high wind load criteria.

Answer: Assuming that this question is referring to Section 08 91 00, the louvers are specified as storm resistant blades. Architectural Addendum No. 4 includes a revision to specify the louver style as "Drainable" in lieu of "Non-drainable".

8. Division 274113 of Addendum 1 specifies infrastructure items for Integrated Audio-Visual systems, however I do not see any specification for the audiovisual equipment or integration. Will that be bid or is there another way to provide a proposal?

Answer: Regarding HCC Projects active electronics audiovisual systems, these systems are procured by HCC purchasing according to a pre-established standard systems compiled by HCC, bid on an annual basis and are therefore considered Owner Furnished/Owner Installed. The infrastructure design is to support these systems.

9. Is there another place I can look or do you have any direction for the impact resistant film on the 1<sup>st</sup> floor exterior? Also, I would like to verify the location of the Temporary Film: San Marino.

Answer:

See A501, Keynote 7 stating all ground level exterior glazing to be protected with impact resistant film. To clarify the approved products for exterior glazing impact resistant film, Architectural Addendum No. 4 includes specification section 08 87 23 – IMPACT RESISTANT GLAZING FILM.

As indicated in the specifications, temporary film is located on storefront elevation type 'Z' at the Second Floor Pastry Lab 2 and type '11' at the Second Floor Culinary Lab 2.

10. Section 230000 – Mechanical: The Mechanical documents and addenda's fail to indicate a site plan showing underground chill water feed to the new building. Reference M.501 & M.211. The



Chill water underground pipe is referenced in M.906 & Spec Division 23 (23 21 16) but no site plan is included showing Central plant to the new entry location. Who provides this underground pipe?

Answer: The site plan showing the underground piping is sheet M.100 included in the drawing package.

11. Section 230000 – Mechanical: There is a detail showing a generator detail but no other information is provided on the plans. Please clarify?

Answer: The detail is included for the contractor to provide the insulated exhaust pipe from the muffler to an elevation of 10' above the ground. Refer to the electrical drawings and Division 26 specifications.

12. Division 10 – Section 101100 – Visual Display Surfaces and 101400 Post and Panel Signs: Where do I get copy of Signage & Graphics by the Douglas Group dated May 5<sup>th</sup>, 2009?

Answer: 2011 Signage Standards are provided for review with posted Bidding documents. See Architectural Addendum No. 4 for clarification to standard reference in specification standard 10 14 00 which applies to 10 11 00 and any other location this standard is referenced in this Project Manual.

13. Division 10 – Section 101100 – Visual Display Surfaces and 101400 Post and Panel Signs: 012100 says clearly 22,000.00 for Room Identification Plaques as specified in Section 10 14 00. All other work described in that Section shall be included in the Base Proposal and not by Allowance. Does the Allowance apply to all signage?

Answer: See response to question 5. Post/panel signage and visual display signage shall be as indicate on the plans and are not to be captured by the Room Signage Allowance.

14. Division 10 – Section 101100 – Visual Display Surfaces and 101400 Post and Panel Signs: There is no mention on how many post and panel signs are required. Can you provide the number of post and panel signs HCC prefers?

Answer: Refer to Architectural and Civil drawings (starting with AS001, C100 and C200) for signage information. Existing signage being removed shall be returned to Owner and possibly reused. Fire lane parking signage has not been included beyond what may need to be replaced at the public streets. Reference section 3.3.1 from the City of Houston Fire Department Life Safety Bureau:

## SECTION 3.3 — GENERAL REQUIREMENTS

### 3.3.1 Where Required.

Fire Lane applications shall be submitted when it is required by the Code Official that the owner or manager of a commercial building or buildings provide approved Fire Lanes due to vehicular parking or other obstructions that may restrict access to building entrances or exits, and where the following conditions and occupancies are found:

- 1) Any private drive or private street along side of or leading to a commercial structure that is over 300 feet long on one side or if the nearest entrance to the structure is over 150 feet of travel distance from a public street.
- 2) Any private drive or private street along side of or leading to a hospital, convalescent center, or nursing home.
- 3) Any private drive or private street along side of or leading to public assembly occupancy that has an occupancy load of 50 or more and has its nearest entrance located over 150 feet of travel distance from a public street.
- 4) Any private drive or private street along side of or leading to an educational building with an occupancy load of 50 or more persons.
- 5) Any building with a private drive or private street along side of it, where there is an area that must be kept free of parked cars or other obstruction to provide fire department access.

15. Division 10 – Section 101100 – Visual Display Surfaces and 101400 Post and Panel Signs: There is no Section 14 24 00, it jumps to Section 1424 23. Can this Section be provided in the next addendum?

Answer: 14 24 00 is referencing elevators. The elevator specification is section 14 24 23.

16. Division 10 – Section 101100 – Visual Display Surfaces and 101400 Post and Panel Signs: The number of illuminated exit signs in Division 26 cannot be determined. Can you provide the number of exit signs preferred or indicate where to find them?

Answer: See Electrical schedules, plans and details. Reference E.001, E.002, E.101, E102.

17. Division 10 – Section 101100 – Visual Display Surfaces and 101400 Post and Panel Signs: The number of fire lane signs cannot be determined. Can you provide the number of fire lane signs preferred or guidelines to make a determination?

Answer: See response to question 14.

18. Are you receiving proposals for the Testing and Balance portion of the work at this time?

Answer: This is under a separate Owner contract. See previous RFI responses from HCC Planning and Procurement and contact them directly.

19. Section 31 32 13 – Stabilization: Please provide stabilization requirements for the parking area. The geotech report & all the project manual indicate that stabilization requirement are to conform to Section 31 32 13.19 but geotech report nor the specifications address the amount of percentage of lime slurry that is required or the application rate for the pounds per square yard along with the depth of the mixing. Please clarify.

Answer: Original report and supplement letter did not address pavement recommendations for this site. Based on the borings we drilled at this site, I recommend that approximately 6 to 7 percent lime by dry weight be used for estimating and planning.

20. After reviewing the spec and drawings I did not find a locker size w x d x h?

Answer: This has been made clear in the updated drawings included in Architectural Addendum No. 4.

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