Houston Methodist Hospital
Annex Building - Central Utility Plant Upgrade

Date : 06/22/2017

Pre-Bid Questions and Responses

	QUESTION	RESPONSE
1	Sheet C-200 shows our final elevation for the new equipment pad to be 45.08' 2A/S-005 shows a section of this pad and illustrates the top of grade beam at 44.00'. Being that there is a concrete wall rising up from the grade beam to meet the actual slab, it appears one of these elevations is incorrect as they are only 1' apart, and the slab itself where it meets the concrete wall is 1' by itself. Please clarify.	The Elevation shown on C200 - 45.08 is from the survey and is existing grade elevation at this spot. It is not the slab elevation. The elevation on C-200 is 48.5 at the edge of slab. For top of slab elevation, see architectural drawings.
2	Is there a single source roofer on the project due to roof being newer?	Since the roof being completed in 2014, the 2-year warranty provided by the original roof installer (Peak Roofing) has expired; but the 20-year warranty provided by John Manville is in effect. Peak would be the preferred roofer; but any JM approved contractor could do the work, they just need to submit the appropriate paperwork to JM.
3	Do you know the elevation of the duct bank that is runing under the project site?	The Centerpoint Energy's ductbanks are usually 4 feet below the grade; however, we do not have the as-build drawings to verify that. Contractor has to take all necessasary precautions to ensure no dmage is done to the ductbanks and conduit/cables inside.
4	What utility service that is currently runing through the existing ductbank?	The centerpoint energy's ductbank contains the primary side power feeders only.
5	What type of material does the ductbank consist of? Concrete? Conduit?	The ductbanks are reinforced concrete envelopes with PVC conduits in the middle and the insulated, copper feeders are running through the conduits.
6	Do we have as-builds of the existing conditions of the site?	The design team doesn't have the as-builds of the site. However, Center Point energy has marked on the site with red lines and red flags the route of the underground ductbank that was clearly visible during the pre-bid visit.
7	Can I get some information on the existing chiller currently in place?	The existing chiller that is being replaced in this project is a small 80 ton Carrier Water Cooled Chiller. There is another chiller which is newer (to remain) - it is 170 ton water cooled chiller.
8	Have the construction documents been submitted to the City of Houston for permitting? Is the general contractor responsible for the cost of the building permit?	The general contractor is responsible for submitting to the City of Houston for permitting.
9	It is assumed that section 4.3.1.6 of the RFP is referring to the City of Houston and not the City of Sugarland. Please confirm.	That is correct; it is typo.
10	Section 4.10.1.3 of the RFP indicates that this project requires a full-time Superintendent and a full time QA/QC. Please confirm if the project is required to have a full-time QA/QC due to the size of the project?	Yes that is correct, full time QA/QC is required
11	What is the status of the Centerpoint terms and conditions?	The design team has contacted the CenterPoint Energy to inform them of the project. The contractor will be responsible for contacting the CenterPoint energy to coordinate the efforts. Terms and Conditions package is reaquired when we obtain a new electrical service, but it is possible that CenterPoint energy would require us to ammend the existing T&C package.
12	Is there a current asbestos survey available? Please confirm if any of the existing insulation contains asbestos?	Contractors should assume that all asbestos has been removed from the site and if it is encountered we will cover this scope with contingency.
13	Will temporary cooling be required when the existing chilled water system is tied into? If so, what critical equipment is currently being housed in the Annex and in which rooms? Please advise.	There are three separate existing Chilled water systems and two process cooling systems also, unless there is a reason to have to take down the entire electrical system, we should not need any temporary cooling. The Tomograph and the Linacc air cooled chillers systems will require advance coordination for a shutdown; if room cooling is required, HMH FMS can loan spot coolers for the contractor to transport, hook up , remove and return to HMH should that be necessary; or Hot-tapping can be done; Coupon must be recovered and turned over to D&C
14	Section 4.10.1.1 of the RFP states that, “There are to be no 3rd tier subcontractors on the project, all subcontractors must be directly contracted with the General Contractor.” Does this include trades that are typically sub-tier like pipe insulation, etc.? Or is this just in reference to the Test and Balance trade? Please advise	That is correct all subs directly with General Contractor.
15	Detail 6/S-005 and similar detail on S-006; please provide further details in bolted connections, details don’t reference cap plate sizes at end of beams, connection plate sizes, or bolt sizes. Please advise.	The connection detail shall be designed by steel manufacturer as called on the detail. Design forces are specified in plan. The detail on S006 is a water proofing repair detail. It is not a structural detail.”
16	E2.01 - Please indicate on plans the areas of the roof where the radiation equipment is located below per general note L.	The 'fence' is shown on the roof plans (E1.01 and E2.01).
17	E2.01 - Sheet Keynote #1, indicates detail (1/E2.01) for the panel LA2 location. This detail does not indicate the location of the panel LA2.	Refer to Sheet E9.01, that offers the location of the panel LA2. Panel LA2 is located on the second floor in Mechanical room AX264. Panel LA2 is a 225Amp, 208Y/120 volt, GE panel (GE Catelog number AQF3422MBX AXB7P1). The section 3 of the panel has many spaces to add new breakers.
18	S-005 - 25' deep piers are indicated to carry loads at 10x10 posts…is this necessasry?	In the absence of the geotechnical report for the site, the size and depth of the piers is determined by the available reports in the nearby areas and by using IBC stated low values for the soil without report. The selected contractor may retain a geotechnical engineer with no expense to the owner and may provide the foundation option to EOR for review and approval. The foundation option shall be signed and sealed by a professional engineer retained by the contractor with no expense to the owner
19	Plan M2.02 details providing piping to existing chillers, what is the purpose?	New system provides cross connections to existing rooftop air cooled chillers per FMS request. The purpose is: in the case of future demolition of the existing chillers, chilled water service to existing equipment will not be interrupted.
20	Is the main CHW system going to back up the additional 2 air cooled chillers?	Only support the equipment these two air cooled chillers serve, in the case of these two chiller being decommissioned.
21	There’s nothing in the controls that references the 2 existing chillers. If we’re tying into their systems, we’ll need control to open and isolate systems as needed	The intention is for manual switch over when existing two air cooled chillers are decommissioned. There are not motorized isolation valves, no additional controls are needed.
22	Sheet E9.01 shows panel AXODHNCH with 1000amp Main breaker, but the label above it states MLO panel; which is true?	The new panel AXODHNCH should be MLO; the 1000amp Main breaker is not required. Until the other chillers are decommissioned and removed the manual change over valves will be utilized to operate the switchover manuallybetween the two systems.
23	Do I have any testing scope for the other chillers? If so, I will need to perform preliminary testing determine what flows we need to set when on the primary CHW system. If that is an upcoming project, I won’t bid for any testing.	Our project is to providing provisions for possible future decommissioning of existing air cooled chiller. My understanding is the flow shall be determined when the actual switchover happens.