

INVITATION FOR BID
PROJECT NO. IFB 17-02
LED LIGHTING RETROFIT (LOANSTAR NO. 1) ADMINISTRATION BUILDING

QUESTIONS AND ANSWERS NO. 1

Date: September 7, 2016
To: Prospective Bidders
From: Procurement Operations Department, Houston Community College
Subject: Questions and Answers Responses

1. Since 99% of the areas to be retrofitted are occupied during normal business hours will this work have to be scheduled for after hours and weekends?

Response: Yes. HCC expectations are that the project will have no effect on the day to day activities of the tenants/occupants. Work will be completed during evening and other hours that the spaces are not occupied. If an area has occupants 24/7, then the work will be coordinated with HCC for scheduled working hours in those areas.

2. Can you make available the Fixture Detail Spreadsheet in an Excel format? It is currently listed as Attachment 2 in Exhibit No.1 of IFB 17-02 for the LED LIGHTING RETROFIT for LoanSTAR #1.

Response: The spreadsheet has been posted in MICROSOFT EXCEL format.
Website: <http://www.hccs.edu/district/departments/procurement/>

3. Could you advise what brand name light fixtures and catalog numbers currently exist in the Admin Building?

Response: No. The survey was performed to identify the type of fixture, as well as the type and number of lamps and existing fixture energy consumption. No data was recorded for the brand or catalog number of the existing fixtures.

4. Do you need both the LED retrofit lamps and tombstones to meet "Buy American Act"?

Response: Yes, assuming there is equipment available that satisfies the Buy American requirement. If no product is available that can satisfy the Buy American requirement, then that equipment would be exempt.

5. Can you please send us the Excel spreadsheets for the two projects discussed; IFB 17-02 LED Lighting Retrofit-Admin Building & IFB 17-03 LED Lighting Retrofit-Multi Campus? Could you also provide the spec sheet for the tombstones listed for these projects?

Response: The spreadsheets are provided per the response to Question #2. The specification for the tombstones (sockets), UL listed, and suitable to be wired to line voltage up to 277V, is:
a. EnergyFocus LEDFLSLH-G13NS-SBOG for single lampholder, no wires.
b. EnergyFocus LEDFLSLH-G13NS-SNETGW for pair of two lampholders; one with 3'

wires pre-attached.

6. The bid specs call for Direct Wire lamps that are connected directly to line voltage. Are you accepting ballast and LED tubes also as a solution? [As per the specification "F" all linear tubular LED Lamps must meet the following criteria]

Response: The specifications do not allow for ballast driven LED lamps.

7. What do we do if the specified LED lamps are not compatible with existing dimming controls?

Response: The Contractor should notify ESA that the existing components are not compatible with the new components. ESA will work with HCC's Project Manager to determine their preferred course of action and ESA will relay the Owner's directive to the Contractor.

8. What do we do if there are emergency fluorescent ballasts in existing fixtures that are incompatible with specified lamps?

Response: The Contractor should notify ESA in writing, that the existing components are not compatible with the new components. ESA will work with HCC's Project Manager to determine their preferred course of action and ESA will relay the Owner's directive to the Contractor.

9. Can you notate on the spreadsheet what areas have ceiling heights over 12 ft. and their approximate ceiling heights?

Response: All ceiling heights higher than 12' were not necessarily noted during the lighting survey, therefore it cannot be added to the spreadsheet at this time.

10. What are the work hours for each area of the Administration Building and can it be added to the spreadsheet?

Response: Not at this time. The work hours will be determined by HCC and their interaction with the occupants when a final schedule for the work will be determined after Board approval of the project. For the purposes of the proposal, it should be assumed that all of the work will have to be conducted during evening, night-time hours and week-ends.

Up-coming schedule of college, Fall and Winter closures;

Thanksgiving Break – November 24 – 27, 2016

Winter Break – December 19, 2016 – January 1, 2017

11. Will installers be allowed to de-energize, tag, and lockout circuits for installation?

Response: The Contractor can de-energize tag and lockout circuits during the approved hours for construction; however, all lighting in occupied areas must be operational during occupied hours.

12. Is the audit provided on the spreadsheet guaranteed to satisfy the required audit for a Center Point Rebate?

Response: No, it is not guaranteed to satisfy the requirements of a Center Point rebate. The audit was conducted to determine the existing and future energy performance of the fixtures for the project financing authority and to communicate the renovation requirements of the lighting retrofit to potential Contractors.

13. Will a master key or keys be provided for access to offices so work is not slowed by looking for someone to open doors?

Response: With approval from HCC, a master key can be issued to the jobsite superintendent.

14. Will contractor badges be required for all personnel, and what is the procedure for obtaining the badges?

Response: Yes, the area/project manager will provide the contractors the necessary paper work for HCC badging for work after hours and week-ends. The Contractor must wear appropriate company badging during normal business hours. Please refer to Exhibit #4 Houston Community College Construction Project Division 1 Specifications, Page 16, Item 5.2.

15. Will the tenant spaces require separate badging or access?

Response: The tenant spaces will not require separate badging. Access to tenant spaces may be required to be coordinated between the jobsite superintendent and the HCC Project Manager.

16. How will access be provided for the IT rooms?

Response: Access to IT spaces will be coordinated between the jobsite superintendent and the HCC Project Manager.

17. Will there be a staging area for lamps, ballasts, fixtures, etc. to be installed?

Response: Yes, a staging area will be provided. The contractor shall be required to provide their container bins. Please refer to Exhibit #4 Houston Community College Construction Project Division 1 Specifications, Page 19, Item 11.3.4.

18. Will there be a staging area for equipment to be recycled?

Response: Yes. See the response to the above Question No. 17. Please refer to Exhibit #4 Houston Community College Construction Project Division 1 Specifications, Page 67, Item 6.1.

19. Will a dumpster be provided for parts that are not to be recycled?

Response: Yes. Please refer to Exhibit #4 Houston Community College Construction Project Division 1 Specifications, Page 66, Item 5.2.

20. Will a recycle bin be provided for cardboard packages and similar items?

Response: No. HCC, will provide a staging area for a dumpster, the contractor shall be required to provide its own dumpsters. Please refer to Exhibit #4 Houston Community College Construction Project Division 1 Specifications, Section 015240 Construction Waste Management.

21. If lifts or scaffolding are required for high ceiling areas, will storage space be made available?

Response: Yes. HCC will provide an unsecured staging area for lifts and scaffolding. Please refer to Exhibit #4 Houston Community College Construction Project Division 1 Specifications, Page 8, Items 5.2.

22. If a Conex container is needed, will storage space be made available on-site?

Response: Refer to the above response to question No. 21. Please refer to Exhibit #4 Houston Community College Construction Project Division 1 Specifications, Page 8, Item 5.2.

23. Will parking be provided at no charge for installation crew?

Response: Yes. Please refer to Exhibit #4 Houston Community College Construction Project Division 1 Specifications, Page 65, Item 8.

24. Will installation crew have access to restrooms, breakrooms, and vending machines for use while working?

Response: Yes. Please refer to Exhibit #4 Houston Community College Construction Project Division 1 Specifications, Page 66, Item 10.

25. Will there be a contact person on-site during the required times of install?

Response: Yes, during business hours and a contact person on-call, during after-hours and weekends. Please refer to Exhibit #4 Houston Community College Construction Project Division 1 Specifications, Page 15, Item 2.2, last sentence.

26. Are the ballasts to remain in fixtures or are they to be removed and do we recycle or dispose them?

Response: The Contractor will remove and dispose of the ballasts in an approved manner. There is no evidence suggesting that the Contractors will find PCB suspicious ballasts in any of the fixtures to be retrofit. In the unlikely event that PCB suspicious ballasts are encountered in the project, then the Engineer of Record shall be notified and reimbursement for proper disposal will be negotiated.

27. Are any fixtures dual switched and do we keep the switching of the line voltage lamps the same?

Response: It is possible that spaces may have dual switching. The Contractor should maintain the same switch assignments as per the existing operation.

28. Is there currently a mockup sample of this retrofit and if so can we see it?

Response: No mockup was performed during the pre-design or design phase of this project.

29. Are there room numbers for the designated areas on the spreadsheet?

Response: Room numbers, when present, were noted on the master spreadsheet at the time of the survey. This column was not included in the proposal document spreadsheet to improve legibility of the columns pertinent to the proposal process.

30. Will the tenant spaces require separate badging or access?

Response: The tenant spaces will not require separate badging. Access to tenant spaces may be required to be coordinated between the jobsite superintendent and the HCC Project Manager.

31. Are U-lamp fixtures to be retrofitted with LED and if so what product will be used?

Response: There are no U-lamp fixtures currently included in the scope of work.

32. Will you entertain a CenterPoint Rebate alternate to bid?

Response: The Owner would likely be interested in participating in CenterPoint's Standard Offer Program if the program schedule can be aligned with the installation timeline requirements of the

Owner.

33. If CenterPoint Rebate alternate is allowed, will the contractor awarded the bid be responsible for the Audit and the necessary documentation to receive the rebate?

Response: If the Owner desires to participate in the Standard Offer Program, the responsibility for the CenterPoint program requirements will likely be assigned to the Engineer of Record.

34. Can we get a copy of the specification for the tombstones that are in the IFB?

Response: Please refer to the response offered for Question #5.

35. Do products have to be made in the USA or assembled in USA to qualify?

Response: According to the interpretation of the US Department of Energy in 2010, "There is no requirement with regard to the origin of components or subcomponents in manufactured goods used in a project, as long as the manufacturing occurs in the United States." The best evidence of compliance is represented by the manufacturer providing the Contractor with a statement that the product qualifies with the Buy American requirements.

36. For the purpose of obtaining a 10 year warranty from some manufacturers, what are the operating hours/days/weeks/holidays for the areas?

Response: The anticipated annual usage hours are provided in column four of the Lighting Renovation Detail Sheet in the project manual.

36. Will the written specification for the ARRA Buy America Act be upheld in all cases for the LED tubes?

Response: Yes, the equipment installed through this project is required to comply with the funding requirements of the ARRA LoanSTAR Program which includes the Buy American requirement.

37. In the written specs, Article IV, letter F, number 9, three color temperatures are listed; which is the specified CCT for the lighting?

Response: The color temperature for all lamps installed in this project should be as close to 4000 Kelvin as possible per the offerings of the lamp manufacturer.

38. In the written specs, Article IV, letter F, number 6, 13 and 18 watt tubes are listed. Are other wattages acceptable as long as the system wattage does not exceed the specified?

Response: Yes, the lumen output of each lamp must be equal to, or greater than, the specification for each lamp and the energy input required by the renovated fixture must be equal to, or less than, the listed energy requirements of the renovated fixtures in the spreadsheet.

39. Could you list the previous LED and socket manufacturers that were supplied for your other LED retrofits like 17-02 & 17-03?

Response: Project 17-02 is this current project, not a previous project, and the current specifications are the original specifications. Project 17-03 is also a current HCC project and all questions for that project should be directed to HCC through the channels for that project.

40. Are any of the **ELECTRICAL-CANS** that have pin-based CFLs being replaced? If so, does the replacement need to be a line-driven replacement and the ballast removed? Also, if it is a

screw-in replacement, does the ballast need to be removed and the LED replacement be line-driven?

Response: The scope of work defined by the project, does not include any pin-based CFLs. All LED lamps are indicated to be screw-based lamps.

41. In regards to the troffers, if it has 3 or 4 bulbs in it currently, do we go 1-for-1 with the replacements or reduce to 2 new LED bulbs?

Response: The Renovation Detail Spreadsheet lists the existing number of lamps in the existing fixture and the proposed number of lamps in the renovated fixture.

42. What is the College's current average blended electric rate (to show ROI)?

Response: The blended rate for the Admin Building at the time the initial survey was performed was \$0.07398 / kWh. The College is aware of the anticipated ROI based on the energy performance calculations required by the lending authority and prepared by the Engineer. No additional calculations should be required.

43. On the 2'x2' troffers there was a mix of linear, Wide U-Tube, and narrow U-tube. What bulb type would you want the replacement to be?

Response: The scope of work defined by the project does not include any 2'x2' troffers to be retrofit.

44. Is there a standard color temperature we need or will it differ in any areas? For instance at the West Loop Center, the auditorium had a warmer color temperature than the rest of the facility.

Response: West Loop's lighting renovation is included in Project 17-03; all questions for that project should be communicated through that project.

45. How will we gain access to the locked rooms? Will we be issued keys or card access keys?

Response: Access to locked or secured spaces will be coordinated between the jobsite Superintendent and the HCC Project Manager.

46. Can room numbers be added to a column on the excel spreadsheet?

Response: Room numbers, when present, were noted on the master spreadsheet at the time of the survey. This column was not included in the proposal document spreadsheet to improve legibility of the columns pertinent to the proposal process. They will be provided to the Contractor prior to the commencement of work.

47. Can a schedule be provided when no work can be performed for each campus?

Response: This project only involves the Administration Building. Please refer to the response provided for Question #10.

48. Will the recess **ELECTRICAL-CANS** be direct wire or wired through the ballast, if on the retrofit takeoff?

*Response: All recessed **ELECTRICAL-CANS** fixtures to be retrofit have been identified to have screw-in LED lamps, therefore no ballast or re-wire is anticipated to be required.*

49. We have called every major manufacturer of T8 LED lamps and no one says they meet the lamp spec in your General Requirements. Can you provide the name of at least one manufacturer that your lamp spec was built around?

Response: Energy Focus.

50. Can you provide room numbers for classrooms, offices, etc. on the line items on the spreadsheet?

Response: Room numbers, when present, were noted on the master spreadsheet at the time of the survey. This column was not included in the proposal document spreadsheet to improve legibility of the columns pertinent to the proposal process. They will be provided to the Contractor prior to the commencement of work.

51. Are all plug-in compact fluorescent lamps to have bypass type lamps and if so, is the ballast to be removed or abandoned in the fixtures?

Response: The scope of work defined by the project does not include pin-based CFLs as part of the scope of work. All LED lamps are indicated to be screw-based lamps.

52. Are the fluorescent ballasts in all linear fluorescent fixtures to be removed or abandoned in the fixtures when the by-pass lamps and retrofit socket kits are installed?

Response: The Contractor shall be required to remove and dispose of the ballasts in an approved manner. There is no evidence suggesting that the Contractors will find PCB suspicious ballasts in any of the fixtures to be retrofit. In the unlikely event that PCB suspicious ballasts are encountered in the project, then the Engineer of Record shall be notified and reimbursement for proper disposal will be negotiated.

When issued, "Questions & Answers" shall automatically become a part of the solicitation documents and shall supersede any previous specification(s) and/or provision(s) in conflict with the Questions & Answers. All revisions, responses, and answers incorporated into the Questions & Answers are collaboratively from both the Procurement Operations and the applicable HCC 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 Questions & Answers and to have incorporated them into this solicitation and resulting proposal response.

Furthermore, it is the responsibility of each Contractor to obtain any previous Questions & Answers associated with this solicitation.

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