



**Solicitation Amendment No. 003**

<b>To: Prospective Bidder/Offeror:</b>	<b>Date:</b>
Prospective Proposers	August 2, 2019
<b>Project Title:</b>	<b>Project No.:</b>
Building Maintenance Services	RFP 19-56
<p>Description of Solicitation Amendment:</p> <p>The Request for Proposal (Project RFP No. 19-56) is hereby amended as set forth below:</p> <ol style="list-style-type: none"> <li>1. Proposal submittal due date has been changed from August 6, 2019 by 2:00 pm (local time) <b><u>to August 20, 2019 by 2:00 pm (local time).</u></b></li> <li>2. Exhibit No. 1 – HCC Sample Service Agreement, Page 77, Section 10, <u>Insurance</u>, has been replace in its entirety (below).</li> <li>3. Exhibit No. 4 - Detail Price Sheet, has been replaced in its entirety with the attached, REVISED Exhibit No. 4 – Detail Price Sheet. Proposers are required to respond in its original EXCEL format. Also, proposers are asked to complete the detail price sheet in its entirety.</li> <li>4. Questions and answers have been released (below).</li> </ol> <p>Please visit our website at <a href="https://www.hccs.edu/about-hcc/procurement/">https://www.hccs.edu/about-hcc/procurement/</a></p> <p>Except as provided herein, all terms and conditions of the solicitation remain unchanged and in full force and effect.</p>	
<b>Acknowledgement of Amendment No. by:</b>	<b>Date:</b>
<b>Company Name (Bidder/Offerer):</b>	
<b>Signed by:</b>	
<b>Name (Type or Print):</b>	<b>Title:</b>

## **Insurance.**

- 10.1 Contractor agrees to maintain, at Contractor's sole expense, and to cause its agents, suppliers and permitted subcontractors (if any) to maintain, at their sole expense, the following insurance coverages in at least the amounts specified:
  - 10.1.1 Workers Compensation: Part A: Statutory Limits
  - 10.1.2 Workers Compensation Part B/Employer's Liability: \$1,000,000 per accident and employee
  - 10.1.3 Commercial General Liability (including contractual liability):  
Products/Completed Operations \$1,000,000 per occurrence
  - 10.1.4 Product/Completed Ops: \$2,000,000 aggregate  
Fire, Legal Liability \$1,000,000.  
CSL Medical Expense \$5,000 Per Person  
Umbrella Liability policy with Minimum Limits of \$5,000,000  
Pollution Liability \$1,000,000 if there is any required removal or remodeling of a building where asbestos may be present.  
Professional Liability: Occurrence/Aggregate \$5,000,000. (If the Umbrella coverage extends over this limits, then a lower limit will be considered.)
  - 10.1.5 Auto Liability: \$1,000,000 combined single limit
  - 10.1.6 All other insurance required by state or federal law
- 10.2 All policies (except Workers' Compensation) will name College as an Additional Insured. A Waiver of Subrogation in favor of College and thirty (30) day notice of cancellation is required on all policies. Certificates of insurance verifying the foregoing requirements will be provided to College prior to commencement of any services under this Agreement. If a policy contains deductible provisions, Contractor will be responsible for payment of the deductible amount for any claim(s) or the pursuit of any claim(s) or asserted claim(s) against College, its agents, employees or representatives.

**REQUEST FOR PROPOSAL**  
**PROJECT NO. RFP 19-56**  
**FACILITIES MAINTENANCE SERVICES**  
**QUESTIONS AND ANSWERS No. 001**

Date: August 2, 2019  
To: Prospective Respondents  
From: Procurement Operations Department, Houston Community College  
Subject: Questions and Answers Responses

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Q1. The RFP scope of work states that all repairs up to \$10,000 should be in the bid price. Is this \$10,000 per occurrence, cumulative, per contract year or for the duration of the contract? Please clarify?

**Response: Per occurrence.**

Q2. The RFP scope of work states that all repairs up to \$10,000 should be in the bid price.

a. Please clarify how the repair cost is to be determined? Via negotiations with HCC personnel based on cost of labor, material and equipment?

**Response: Turn-key cost repair.**

b. Will the \$10,000 limit be actual cost before the contractor OH and Profit or before the contractor OH and Profit?

**Response: Turn-key cost repair.**

Q3. The RFP scope of work states that all repairs up to \$10,000 should be in the bid price. If the \$10,000 is per occurrence, there is no way we can quantify how many of these repairs will take place in one year so we can include it in our price. For example, it could 100 repairs at \$5,000 each for a total of \$500,000 or it could 10 repairs at \$1,000 each for a total of \$10,000. We respectfully request that you either specify the expected numbers of repairs and the expected value of each, assign a fixed amount per year for such repairs to be included in the bid price (e.g. \$100,000 per year), or delete this requirement all together.

**Response: Please submit per RFP requirement. However, see Amendment No. 3, which provides REVISED Exhibit No. 4 – Detail price Sheets.**

Q4. **CURRENT STAFFING/LABOR PLAN**

Is there a desire to move any incumbent HCC general maintenance staff over to the service provider's payroll?

**Response: No. There is not a need to move any HCC maintenance staff to the providers payroll.**

- a. If so and with that in mind: Does HCC want the Provider to hire the existing HCC maintenance staff?

**Response: No. This is not a requirement.**

If so, could you please provide the following which will be kept strictly confidential?

- b. What is the current staffing by position classification for those HCC employees you wish THE PROVIDER to offer employment?

**Response: This is not a requirement.**

- c. Please provide any specific employee licensing and/or certifications (i.e. Master Electrician, Master Plumber, CFC Universal etc.)

**Response: The successful firm will assure that workers conducting maintenance and repairs are required to have the appropriate licenses and certifications in order to do the work assigned.**

- d. Does HCC want THE PROVIDER to match the existing HCC maintenance staff's wages that come over to THE PROVIDER's payroll?

**Response: HCC maintenance staff will not be moving to the provider's payroll.**

- e. Please provide the current wage and/or salary by classification position for each employee you would like THE PROVIDER to offer employment to.

**Response: Not applicable. HCC maintenance staff will not be moving to the provider's payroll.**

- f. Please provide the current health insurance premium details and current enrollment (single, single with child, family etc.) by classification position for each employee you would like the Provider to offer employment to.

**Response: Not applicable. Reference response to Question No. 4.**

- g. Any other fringe benefit such as paid time off, sick days etc.

**Response: Not applicable.**

- Q5. Pg. 9 – Section 3.53.13 states that the Provider must use “**IFMA standards to Sq. Ft. staffing ratio of FTE's**”. Will HCC entertain alternative FTE staffing ratio plans? (Such as Sq. Ft. combined with equipment density by building, etc.) Please provide an existing org chart of the facilities department if available?

**Response: So that all proposals are evaluated equally please use the IFMA standards as requested.**

- Q6. Is there a reason why IFMA and not APPA is cited to dictate staffing ratios?

**Response: Please submit per RFP requirement.**

**Q7. FACILITIES BUDGET**

May we receive a copy of the last year's and this year's facilities operating budgets that are relevant to the project? Detail ledger by category and function would be ideal in MS Excel.

**Response: Request for information of this this notice may be requested under the open records obtained through the link below.**

<https://hccdistrict.atlassian.net/servicedesk/customer/portal/4/create/27>

**Q8. UTILITY SPEND**

As the RFP is for a "Compressive Operations and Maintenance Service" which includes responsibility for monitoring energy (and utility?) usage, if possible and readily available, may we receive the past two (2) years utility information for gas, water and electricity by building? If not, then actual spends. In MS Excel if available.

**Response: Yes. Information will be shared with the awarded contractor.**

**Q9. Computerized Maintenance Management System (CMMS)**

It is our understanding that HCC is using School Dude as its CMMS?

**Response: Yes.**

a. With that in mind: Pg. 4 of the RFP section 3.3 states "The contractor will also provide one (1) full-time Computer Maintenance Management System (CMMS) Manager **who will provide software** and support to the program." Please clarify if the Provider is responsible for providing the CMMS Software?

**Response: HCC shall be responsible for providing software and software supplier support.**

b. It is our understanding that the current CMMS is School Dude, please confirm or clarify?

**Response: Correct.**

c. If so, does HCC desire that this software platform be retained?

**Response: Yes.**

d. What version of School Dude are you using?

**Response: HCC is currently using the most recent version of School Dude.**

e. Which modules are currently in place?

**Response: "Maintenance Direct" for work orders, "PM Direct" for preventive maintenance.**

f. Has it been properly commissioned, with all MEP equipment inventoried, or should we include pricing for asset ID and Tagging?

**Response: You should expect that all major MEP equipment located in existing facilities that are currently being utilized for their intended use by HCC has been input into School Dude.**

g. Is there a comprehensive PM Schedule in Place, or should we factor in PM Creation?

**Response: Yes there is a PM Schedule currently in place.**

h. Will THE PROVIDER be responsible for populating and updating the CMMS system?

**Response: Yes.**

i. May we receive a summary of all work orders performed in the past full year? Such report to show work by type, completion rates and total hours and material spend if available.

**Response: The following is a summary of work orders:**

**YTD Craft Totals WO's - July 2018 --June 2019**

Building Name	Building Automation	Doors & Hardware	Electrical	General Maintenance	HVAC	Mechanical	Plumbing
Total WO's Created	1732	176	4073	75	8542	6851	3638

**YTD Purpose Total WO's - July 2018 --June 2019**

Building Name	Customer Request	Planned Maintenance	Routine Maintenance
YTD Customer Request	6441	13864	4782

j. Could you provide us with a guest password to review all reports and status of the system?

**Response: This request is not feasible at this time.**

**Q10. THIRD PARTY CONTRACTS**

Who should financially handle contracts for special third-party vendors – HCC or the Provider?

**Response: Provider.**

a. For example, the Provider can hold the contracts and pay the subcontractor or HCC can hold contracts and the Provider can manage the contracts. Essentially, is it desired that all contract costs would reside with THE PROVIDER and be invoiced for total monthly all-inclusive service?

**Response: Both examples could apply.**

b. Below is a table of the types of 3<sup>rd</sup> party contractors that we are referring to. Please indicate by check mark, based on Question 6, who would be responsible, either the Provider or HCC?

**Response: See chart below.**

Object	THE PROVIDER	HCC
Water treatment	√	
Vertical Transportation - Elevators	√	
Waste Management		√
Pest Control		√
Environmental / Backflows	√	
Kitchen Equipment / Grease traps		√
Gensets – Load Testing & Service	√	
Interior Fire Alarms / Life Safety Equipment Incl. Extinguishers, EM & Exit Lights etc.	√	
Sprinkler / Standpipes Test & Service Incl. Fire Pumps	√	
Chiller Special Service Incl. eddy currents etc.	√	
Boiler Special Service (tune ups, insurance inspections & emissions test)	√	
Building Automation or any aged controls	√	
Security Cameras and Access Controls	√	

Q11. Is a list of current third-party equipment maintenance / service providers, and the contracts, available for review?

**Response: The intent of this proposal is for the successful firm to provide their best most efficient and cost effective team. In doing so you are expected to provide the best value to HCC.**

a. With that in mind: Please provide the current annual spend per third-party contract?

**Response: See Response above, Q11.**

b. May we receive the current year budget and previous year actual detail per third party contract?

**Response: See Response above, Q11.**

Q12. **ALL EQUIPMENT & SUPPLIES COSTS**

Should the Provider include **ALL Equipment & Supplies** for maintenance services and repairs under the scope of this contract?

**Response: Yes.**

a. Does this include vehicles?

**Response: Yes.**

b. Should the Provider provide all lifts and specialized maintenance shop, test and diagnostic tooling?

**Response: Yes.**

Q13. **REPAIR THRESHOLD VS. CAPITALIZED EXPENSE**

Regarding repairs, please confirm the following repair thresholds from the RFP:

<b>RFP Location</b>	<b>Item</b>
Pg. 10 - 4	\$10,000 threshold on Electrical, mechanical and Elevator Systems Maintenance. Scope is inclusive
Pg. 12 - 5.1	\$10,000 threshold on Elevators and Lifts
pg. 17 - 7.1	\$10,000 threshold on HVAC Systems Maintenance
pg. 20 - 8.1	\$10,000 threshold on BAS/BEMS/BSS/FLSE systems
pg. 22 - 9.1	\$10,000 threshold fire/suppression systems and notification maintenance and repairs

**Response: 10K per occurrence. However, see Amendment No. 4.**

- a. If yes, what happens if a repair exceeds the threshold? If the \$10,000 threshold is exceeded, would HCC cover the entire cost, or will THE PROVIDER still be responsible for the first \$10,000?

**Response: HCC covers the entire cost.**

- b. Is this "per event"?

**Response: Yes.**

- c. Are there other expense thresholds not listed in the RFP that we should be aware of?

**Response: No. See RFP requirements.**

- Q14. How are repairs currently handled that exceed any current threshold?

**Response: HCC would require a minimum of three (3) bids for provider.**

- a. Are multiple quotes required for any repair above a certain threshold amount?

**Response: Yes, a minimum of 3 bona-fide quotes.**

- Q15. **CURRENT STOCK/SUPPLIES**

Is there any attic stock / supplies available for the Provider to use during the first year?

**Response: No.**

- Q16. **VEHICLES**

Are there any vehicles currently in place and available for the Provider to use or are we to include vehicles in our proposed pricing?

**Response: HCC shall not supply vehicles to provider.**

- a. If yes, please provide VIN and other pertinent info such as age and condition.

**Response: Not applicable.**



**Q17. CAPITAL IMPROVEMENT PLAN**

Pg. 6 section 3.18 of the RFP states "Provide comprehensive capital planning services associated with infrastructure systems to ensure critical business operations are as free as possible from interruptions due to equipment failures and changing business requirements are accommodated within the infrastructure/operational system's capacities."

a. With that in mind, please clarify and define "**comprehensive capital planning services**"

**Response: There shall be a report that the providers generates for fiscal planning that covers HCC portfolio and equipment and components included within the contract.**

b. Are we to include costs to execute a capital / deferred maintenance / FCI study and life cycle analysis?

**Response: This should be an on-going analysis to be submitted annually.**

c. Is there any need to include costs or capabilities to manage capital projects or is there an HCC planning and construction department?

**Response: No. HCC has Project Manager Consultants to address capital projects.**

d. Is there a capital repair and improvement history we can review?

**Response: Yes, once awarded vendor may review facilities capital improvement and renovation projects.**

**Q18. EXCLUSIONS**

The RFP has exclusions from the scope of work for this contract, they are tabled below by page and section. Please confirm that these are accurate and are there any additional exclusions?

<b>RFP Location</b>	<b>Item</b>
Pg. 10 - 3.53.13.5	General Maintenance, Locksmith and Landscaping
Pg. 12 - 4.8	Interior bulb replacement (up to 20 ft)
P 12 - 4.9	Client will shall provide fuel
<b>Pg. 38 – 14</b>	<b>General Exclusions for Operations and Maintenance</b>
Pg. 38 - 14.1	Fire system component repair due to renovation, code changes, or current yellow. Contractor has the burden to prove this condition
Pg. 38 - 14.2	Building Operations such as unlocking of doors, events preparation, furniture and educational materials moving, and all other tasks not directly related to facilities maintenance.
Pg. 38 - 14.3	Door locking hardware, latches pad locks
Pg. 38 - 14.4	Structural repair and associated damages
Pg. 38 - 14.5	Cafeteria and food service equipment repair and/or maintenance tasks
Pg. 38 - 14.6	Repair/Replacement of Items or equipment damaged by vandalism, acts of God, or other circumstances that result in failure that is beyond Contractor's control
Pg. 38 - 14.7	Classroom equipment for teaching purposes
Pg. 38 - 14.8	Replacement of obsolete equipment

Pg. 38 - 14.9	Permit fees, fines and other costs associated with regulatory compliance that is not under the Contractor's control
Pg. 38 - 14.10	Furniture repair
<b>Pg. 38 - 14.11</b>	<b>General Maintenance as noted below</b>
Pg. 38 - 14.11.1	Paint
Pg. 38 - 14.11.2	Wall repair
Pg. 38 - 14.11.3	Ceiling tile replacement
Pg. 38 - 14.11.4	Carpet repair
Pg. 38 - 14.11.5	Finish material maintenance
Pg. 38 - 14.11.6	Manual doors/hardware
Pg. 38 - 14.11.7	Tile repair
Pg. 38 - 14.11.8	Parking lot repair
Pg. 38 - 14.11.9	Wheel stop maintenance
Pg. 38 - 14.11.10	Window repair
Pg. 38 - 14.11.11	Roofing maintenance

**Response: All correct. Fuel tank maintenance shall be the responsibility of provider.**

Q19. The exclusion above suggest that this scope is solely associated with MEP infrastructure, major plant and systems (no general maintenance and repair). Please confirm?

**Response: See list of exclusions.**

Q20. Given painting is an exclusion (Pg.38 – 14.11.1), Pg. 18, Section 7.8 mentions painting, this appears a contradiction. Are we to assume this applies maintaining MEP equipment and not building and walls (interior aesthetics)? Please confirm or clarify?

**Response: Correct MEP equipment and not building and walls (interior aesthetics).**

Q21. **WORK ORDERS, OPERATING LOGS**

Are work order histories, mechanical operating logs, blueprints and records, which are the property of HCC, be available for review and use?

**Response: Yes.**

Q22. Does HCC have a listed backlog of work, repairs from how things are processed now?

**Response:**

		Aging WO's									
# of Days Aged		(+) 0-19	(+) 20-29	(+) 30-39	(+) 40-49	(+) 50-59	(+) 60-69	(+) 70-79	(+) 80-89	(+) 90-99	.(+) 100
# of WO's Aged		53	32	6	16	17	10	10	5	2	32

**Q23. UTILITIES**

Does HCC currently review, analyze and report on utilities - in view of maintaining ongoing energy use data?

**Response: YES.**

- a. Please verify that this will be under the Provider or HCC? If upon the provider, do you have a module to track utilities or should we include a module to track all utilities?

**Response: HCC has in-house staff to track utilities.**

**Q24. LEED**

Understanding that the HCC Capital Improvement Program has several LEED Silver Certified projects, expand on your expectation that THE PROVIDER would play, and level of involvement supporting LEED initiatives?

**Response: Provider shall maintain what is existing.**

- a. Would you be interested in a hybrid LEED / Energy Star solution for pursuit of energy management and environmental awareness and stewardship?

**Response: Submit for per RFP requirements. However, the college is always interested in solutions that drive down cost.**

**Q25. HAZMAT/ASBESTOS**

Are there recent reports available for any hazmat / asbestos containing materials (ACM) issues? Are ACM records current?

**Response: All areas owned by Houston Community College have current Asbestos Surveys on file with the Environmental Health and Safety Department.**

**Q26. Licenses and Permits**

It is our understanding that the Provider must obtain and pay for any business and personnel operator/trades certifications/permits. Please confirm.

**Response: Yes.**

- a. Is HCC or the Provider responsible financially for operating/equipment Installation, building permits, etc.? Such as Boilers, Elevators, Fire Suppression/Alarms systems, etc.

**Response: Attachment No. 3 contains the overall scope of services for this procurement. HCC is responsible for general operations permits. Any trade permits will be the responsibility of the contractor.**

**Q27. FUEL STORAGE**

Pg. 12, section 4.9 of the RFP states that the Provider is responsible for the maintenance and annual inspections of fuel tanks. Please provide a list of the locations, type, above/below ground, and current status.

**Response: There is 1 (one) 20,000 gal. diesel underground fuel storage tank at the Hayes Campus that is current on all inspections and permits. All other diesel "day-tanks" are connected to the generators they supply.**

Q28. Will the hourly team members from the current contractor have the option of transferring to the awarded vendor?

**Response: Would be the decision of the team members.**

Q29. Will the managers from the current contractor have the option of transferring to the awarded vendor?

**Response: Would be the decision of the manager.**

Q30. Is there a backlog of known \$10,000 repairs that the new vendor would inherit?

**Response: No.**

Q31. Is there a union or any union activity?

**Response: No.**

Q32. Are the current part inventories owned by current contractor and will they take them if they do not retain the agreement?

**Response: Parts inventories are owned by contractor. Yes, all vendor owned items would be removed.**

Q33. How many aged open work orders are there currently?

**Response: See response to Question No. 22.**

Q34. Will the maintenance history from CMMS be available to the awarded vendor?

**Response: Yes.**

Q35. Are there any subcontracts with the current contractor that can't be transferred to the awarded vendor?

**Response: Would be the decision of the sub-contractor.**

Q36. Pg. 6 3.21: Will it be the contractor's responsibility to maintain the water chemistry and daily cleaning of the decorative fountains?

**Response: Yes.**

Q37. Pg. 6 3.22: Will it be the contractor's responsibility to maintain, clean and replace any clogged or broken components on grease traps? Will it be the contractor's responsibility to maintain underground plumbing and electrical?

**Response: Grease traps repair would be at an additional cost to HCC. Underground plumbing and electrical would be the responsibility of HCC.**

- Q38. Pg. 7 3.32: In the initial pre-bid conference, it was mentioned that some of the security cameras would be the responsibility of the campus police department. Can you please provide a full list of cameras that the Facilities contractor will be responsible for maintaining?

**Response: List of cameras are included in the RFP.**

- Q39. Pg. 7 3.41: What are the procurement procedures and programs?

**Response: Contractor will work collaboratively with HCC's Procurement Operations Department. The successful contractor will work in conjunction with HCC's procurement staff on procedures and programs.**

- Q40. Pg. 8 3.53: Does HCC currently have a CMMS system that they would like to continue using? If so, what are the current annual costs that the contractor will be responsible for?

**Response: Yes. CMMS administrator and workstations.**

- Q41. Pg. 9 3.53.4: Who is responsible for deciding staffing levels of operational support on site during an inclement weather event? Is overtime for these events billable separately, or is it expected to be included in the annual price?

**Response: If staff is housed on-site during inclement weather, overtime would be billable. All other staffing shall be included.**

- Q42. Pg. 10 4.3: Will the contractor be responsible for the cost for 5-year maintenance on switchgear/breaker testing?

**Response: Five (5) year maintenance is the responsibility of the College.**

- Q43. Pg. 11 4.5: Please provide a list of all UPS systems that contractor will be responsible for maintaining?

**Response: See Table below:**

### UPS Inventory

<u>Central / Systems</u>	Address	Location	Make	System	Model	Serial	# of Batteries & Size	Estimated Run Time Load	KW	KVA
<u>System Bldg</u>	3100 Main Str, Houston, TX 77002	Basement HCCTV	Powerware	9315-50	30	ET194ZB A02	40 @ 34 Ah ea.	C&D Technologes UPS12-150MR	24	30
<u>System Bldg</u>	3100 Main Str, Houston, TX 77002	4th Floor HCCIT	Powerware	9315-80	50	EV2712B A02	40 @ 139.2 AH ea.	C&D Technologes UPS12-490MR	45	50
<u>System Bldg</u>	3100 Main St., Houston, TX 77002	4th Floor HCCIT	ACP	MGE Galaxy PW	GWTUPS150 # 782664	50XL2400 8	80 @ 139.2 Ah ea.	C&D Technologes UPS12-490MR		150
<u>Hayes Campus</u>	2811 Hayes, Houston, TX 77082	3rd Floor								40

Q44. Pg. 12 4.8: Are parking garage lights considered interior or exterior? Who is responsible for the purchase of lightbulbs when the fixtures are above 20 feet?

**Response: Exterior. Over 20 feet interior fixtures HCC shall supply the lightbulbs.**

Q45. Pg. 18 7.1: Will it be the contractor's responsibility to clean the grills and return air vents?

**Response: Yes.**

Q46. Pg. 19 7.10: Please provide the scope for multi-year major stop maintenance.

**Response**

## ONE YEAR STOP INSPECTION

Clean condenser tubes with nylon brushes. Install new magnesium anodes in water boxes when sufficient room exists for proper installation or epoxy coat the tube sheets and heads.

Change oil.

Change oil filters.

Replace filter dryer cores.

Replace purge filter and inspect sight glass

Perform an oil and refrigerant analysis

Perform a leak check

Megger compressor motor.

Clean and tighten starter terminals. Inspect contacts or AFD

Check and calibrate all safety and capacity controls; record settings.

Run performance test on chiller. Evaluate results and trim refrigerant charge.

Record vibration levels.

Record all data on company Stop Inspection Log Sheet.

## THREE YEAR STOP INSPECTION

Every third year the following item should be completed in addition to those items listed in the one year Stop Inspection:

Eddy Current test condenser tubes.

Inspect evaporator tubes on a closed loop system

Calibrate overloads if applicable

## EIGHT YEAR STOP INSPECTION

Every eight year the following items should be completed in addition to those items scheduled under the one-year Stop Inspection Program:

Clean evaporator tubes with nylon brushes.

Eddy Current test evaporator tubes.

Q47. Pg. 21 8.3.5: Will HCC provide VPN access for the contractor to the BAS system? If not, how do we access the BAS system outside of HCC network?

**Response: VPN for contractors will be provided.**

Q48. Page 23 10.3: Please provide a list of all fire panels that contractor will be responsible for requiring 24/7 3<sup>rd</sup> party monitoring on;

The fire systems, are we only providing pricing for up to the annual inspections?

**Response: See Table below:**

<b>Campus Locations</b>	<b>Fire Alarm Panels</b>
Central Business Center - Veterans Affairs- J. Don Boney Bldg.	Notifier NFS 3030
Central - Fine Arts Center	Notifier 3030D
Central - Fine Arts Parking Garage	Notifier AFP 200
Central - Heinen Theater	Notifier NFS 320
Central - Fashion Training Center	Notifier - NFS320
Central - J.B. Whitely Bldg.	Notifier AFP 200
Central - San Jacinto Memorial	Notifier NFS 640
Central - Learning HUB and Science Bldg.	Notifier 3030
Central - Theater One	Notifier NFS-320
Central - Crawford Annex	FireLite MS-5UD
Central - Central Cooling Water Plant	Notifier
Central - Educational Development Center	Notifier AFP 200
Central - Warehouse B	Silent Knight 5104B
Central - Warehouse D	EST Fireshield
Northeast - Automotive Tech. Training Ctr. A	Firelite MS-9200
Northeast - Automotive Tech. Training Ctr. B	Firelite
Northeast - Codwell Hall	Simplex 4010
Northeast - Northline Academic Center	Siemens FireFinder
Northeast - Northline Parking Garage	Notifier
Northeast - Northline Workforce	Notifier
Northeast - Northline Central Plant	Notifier
Northeast - Learning HUB	Siemens
Northeast - Science Engineering & Technology (Global)	Seimens FireFinder
Northeast - Pinemont Center	Cyberus Pyrotronics
Northeast - Central Chiller Plant	Siemens FS-250
Northeast - Public Safety Shooting Range	Notifier NFS 320
Northeast - Roland Smith Truck Driving Center	Notifier APS 200
Northeast - Acres Home	Notifier
Northeast - Northforest Building A	Notifier AFP 200
Northeast - Northforest Academic Workforce Bldg.	Notifier AFP 200
Southeast - Angela Morales Bldg.	Notifier NFS 320
Southeast - Felix Morales Bldg.	Notifier NFS-320



Southeast - Learning HUB	Notifier
Southeast - Technology Bldg/Workforce Bldg	Notifier
Southeast - Student Life Center	Notifier
Southeast - Workforce Technology	Notifier NFS2-640
Southeast - Parking Garage	Notifier
Southeast - Felix Fraga Building	Notifier NFS2-640
Southeast - Felix Fraga STEM	Notifier
Northwest - Spring Branch	Notifier
Northwest - Science Building	Notifier
Northwest - Performing Arts Center	Notifier
Northwest - Katy Campus	Notifier
Northwest - Alief Training Center	Notifier NFS 320
Northwest - Alief Workforce Bldg. B	Notifier NFS 320
Northwest - Alief Hayes/ High School	Notifier
Northwest - Hayes Rd/HCC & UT College (B) Garage	Notifier NFS 320
Northwest - West Houston Institute	Notifier Onyx NFS 2
Southwest - Gulfton Center	Notifier
Southwest - Willie Lee Gay Hall	Notifier
Southwest - Scarcella Science & Technology Ctr.	Notifier AFP-400
Southwest - Stafford Learning HUB	Siemens FireFinder
Southwest - Stafford Fine Arts	Notifier
Southwest - West Loop Center	Notifier
Southwest - West Loop Parking Garage	Notifier
Southwest - Brays Oak Workforce	Notifier
Southwest - Missouri City Campus	Notifier 320
Southwest - Stafford Work Force	Notifier
Southwest - Central South Workforce	Notifier NFS-320
Southwest - Coleman Health Science Center	Notifier
Southwest - Coleman Health Science Tower	Notifier
Systems - System Building	Notifier
Systems - Parking Garage	Notifier

For the fire systems, are we providing pricing for 2, 3, and 5-year inspections? If so, can you provide a complete equipment list for each property?

**Response: See RFP Exhibit #2.**

Q49. Pg. 38 14.6: Would end of life be considered failure beyond contractor's control? How do we set the end of life standard?

**Response: OEM recommended life cycle.**

- a. When an area is not accessible by a ladder, is it the contractor's responsibility to pay for the rental of a specialty lift or scaffolding?

**Response: Contractor shall be responsible for lift rentals. HCC would be responsible for areas that are not accessible by a lift.**

- b. Will it be the contractor's responsibility to maintain and repair roll-up garage type doors?

**Response: Yes.**

Q50. Exhibit 3 – Functionality Response Document:

Many of the line items in the functionality response document are section headers from the RFP. For example,

"3.13. Staffing considerations include:"  
"6.4. The Contractor will also".

How would you like these headers addressed as they will be addressed in the line items below the header?

**Response: Headers or, headers (greyed out) and address each line item.**

Q51. Extension Request: The current due date of 7/25 requires hand delivery of hard copies. Would the CC please provide an additional two weeks to properly absorb the data collected during the site visits and compile responsive proposals. We need adequate time to complete internal reviews and approvals prior to submittal of a fixed price contract with sizeable limit of liability.

**Response: See Solicitation Amendment No. 002.**

Q52. Equipment List: Can the college provide the equipment list (MEP, Fire, Elevator, BAS, BSS) in excel?

**Response: See information provided in the RFP.**

Q53. Fire Equipment Asset/Equipment List: Can the college provide the count of fire alarm/suppression equipment (manual pull stations, smoke detectors, flow switches, fire detectors, alarm panels, etc.)? This will be necessary for bidders to receive subcontractor estimates?

**Response: See RFP Exhibit #2.**

Q54. Fire Equipment Asset/Equipment List: Halon Fire Extinguishing System – Can the college provide the count of halon fire extinguishing system by building?

**Response: See RFP Exhibit #2.**

Q55. Fire Equipment Asset/Equipment List: FM200 Extinguishing System – Can the college provide the count of the FM200 systems by building?

**Response: See RFP Exhibit #2.**

Q56. Unscheduled Work Orders/Service Calls: Can the college provide the historical number of unscheduled work orders / service calls by building for the previous three years?

**Response: Work orders are not tracked as “unscheduled” work orders therefore this information is not available.**

Q57. Building Automation Equipment List: It appears that the equipment list for Building Automation list contains only building security systems. Can the college provide a list of building automation/control systems to include manufacturer, model number, and number of points?

**Response: Total Points=34,622.  
(printed report of points list is not available at this time).**

Q58. \$10,000 Repair Liability: Please verify how the \$10,000 limit of liability for equipment will be administered:

a) Is this treated as a deductible? For example, if a repair action exceeds \$10K (i.e. \$10,500). Does the college assume all costs for this repair, or is the contractor responsible for the first \$10,000?

**Response: College shall assume all cost for a qualified repair.**

b) Does the contractor have an opportunity to inspect existing equipment to determine if it is in good operating condition prior to accepting the limit of liability responsibility?

**Response: Yes.**

c) If equipment is operating beyond its useful life and the college chooses not to replace the equipment, is the contractor still responsible for major repairs?

**Response: See response to Question No. 13.**

Q59. SOW 3.55: Will HOC employees need licenses to view/access the CMMS? What level of access is needed? How many licenses are needed to support the client needs?

**Response: HCC shall supply access to CMMS for provider.**

Q60. SOW 3.422, 8.3.11.3, & 8.3.11.5:

a) The RFP requires contractors to provide a centralized call center – is this the primary call center or a back-up call center?

**Response: Primary call center.**

- b) Is the call center referenced in 3.42 the same call center referenced in 8.3.11.3 and 8.3.11.5 to be staffed on site from 8AM – 5PM?

**Response: Yes.**

- c) Please confirm the service desk normal hours of 8AM – 5PM are Monday thru Friday only?

**Response: Yes.**

- Q61. Contractor Space: Please provide information on what on-site space and other equipment will be provided to the contractor – square footage, offices, and locations?

**Response: Approximately 6100 SF of 3100 Main 13<sup>th</sup> floor and there are allocated spaces on certain campuses.**

- Q62. Condition Assessment: When was the last condition assessment performed for each campus?

**Response: 2019.**

- a. Please provide details in terms of the level of condition assessment required as part of this requirement. Does this need to be performed by an engineering firm?

**Response: System wide condition assessment is not required by providers.**

- Q63. Capital Improvement Program: Please provide a forecast/description of major capital improvement programs so that we can size/estimate the level of effort required for this requirement.

**Response: Provider will not be in the lead role for major improvement projects. Support role will be the responsibility of provider.**

- Q64. Current Staffing: Will the college provide current staffing levels for the maintenance and administrative staff?

**Response: See the response to Question No. 11.**

- Q65. 3.53.13, IFMA Staffing Requirements: Is the current staffing level consistent with the IFMA standards referenced in 3.53.13?

**Response: Providers will be required to meet IFMA standards.**

- Q66. Vehicles: Please provide a list of vehicles current used on site.

**Response: HCC does not supply vehicles to contract staff.**

- Q67. Generators: The equipment list contains roughly 27 generators. Of which only 6 units provided manufacturer, model number, and serial number? Can the college provide manufacturer and model numbers for the generators?

**Response:**

## Emergency Generator Inventory

<u>Central / Systems</u>	<u>Address</u>	<u>Location</u>	<u>Make</u>	<u>Model</u>	<u>Serial</u>	<u>Date Manufactured</u>	<u>Fuel Type</u>	<u>Tank Capacity in Gallons</u>	<u>KW</u>
<u>Central Plant</u>	1318 Alabama, Houston, TX 77004	Cooling Tower Yard	Cummins	DQDAA5858601	70053826		Diesel	1,000	250
<u>Heinen Theater</u>	3517 Austin St., Houston, TX 77004	Rear of Theater	Generac	46730	2071095		Natural Gas	N/A	10
<u>San Jacinto</u>	1300 Holman, Houston, TX 77004	J.B. Whitely Parking Lot	Cummins	SBGVT	C-739,188		Diesel	800	360
<u>Learning Hub</u>	1301 Holman St, Houston, TX 77004	Exterior Roof Top	Cummins	500GFGA	JM074214707		Natural Gas	N/A	500
<u>Coleman Campus</u>	1900 Pressler, Houston, TX 77030	Rear of Campus	Onan	350DFCC415885	A990849351		Diesel	250	350
<u>Coleman Campus</u>	1919 Pressler, Houston, TX 77030	Rear of Campus	Caterpillar	SR5 ISO8528	G1F01544 E2P00154	Oct. 2016	Natural Gas	N/A	750
<u>System Bldg</u>	3100 Main Str, Houston, TX 77002	13th Floor, Mechanical Room	Caterpillar	Engine 3406	9953-36		Diesel	550	400
<u>System Bldg</u>	3100 Main St., Houston, TX 77002	13th Floor, Mechanical Room	Onan	KTA-19-G4	A00004765		Diesel	Shared	500
<u>3200 Main</u>	3200 Main St., Houston, TX 77002	Loading / Delivery Dock	Caterpillar	SR4B	107660-3400		Diesel	200	300
<u>N/E</u>	<u>Address</u>	<u>Location</u>	<u>Make</u>	<u>Model</u>	<u>Serial</u>	<u>Date Manufactured</u>	<u>Fuel Type</u>	<u>Tank Capacity</u>	<u>KW</u>
<u>Codwell Hall</u>	555 Community College Dr, Houston, TX 77013	Exterior Rooftop	Kohler	60RZ272	606987	12/1/1998	Natural Gas	N/A	60
<u>Science / Tech</u>	555 Community College Dr, Houston, TX 77013	Exterior, Northside of Bldg inside Generator Cage	Cummins	500GFGA	BM08A301211	2/27/2008	Natural Gas	N/A	500
<u>Learning Hub</u>	555 Community College Dr, Houston, TX 77013	Exterior, At Rear of building in Generator Cage	Cummins	500GFGA	BM07K221709	2/18/2008	Natural Gas	N/A	500

<u>Central Plant</u>	555 Community College Dr, Houston, TX 77013	Exterior, At Rear of building. Must go through Central Plant	Cummins	GGFE-7206488	F080192640	7/18/2008	Natural Gas	N/A	60
<u>Northline</u>	8001 Fulton, Houston, TX 77022	Exterior, Northside of Bldg inside Chiller Area	Generac	9281210100	2096709	2/21/2008	Natural Gas	N/A	206
<u>Northline Plant</u>	8001 Fulton, Houston, TX 77022	Exterior, Northside of Bldg by cooling tower	Cummins	GGHJ- 1516772	G150854476	7/31/2015	Natural Gas	N/A	125
<u>NE Acres Homes</u>	630W Little York	Exterior, Northside of Bldg inside Chiller Area	Cummins	GGHG- 1621071	F160965245	3/1/2017	Natural Gas	N/A	85
<u>NE Northfore st</u>	6010 Little York	Exterior, Northside of Bldg inside Chiller Area	Cummins	GGHJ- 1734652	E170188229	5/17/2017	Natural Gas	N/A	125

<u>N/W</u>	<u>Address</u>	<u>Location</u>	<u>Make</u>	<u>Model</u>	<u>Serial</u>	<u>Date Manufactured</u>	<u>Fuel Type</u>	<u>Tank Capacity</u>	<u>KW</u>
<u>Hayes</u>	2811 Hayes, Houston, TX 77082	Exterior, Loading Dock	Caterpillar	SR4-6AA01212	3512		Diesel	750	1500
<u>Hayes</u>	2811 Hayes, Houston, TX 77082	Central Plant Area	Caterpillar	SR4	5Z77867		Diesel	Shared UST 20,000 gal	370
<u>Hayes</u>	2811 Hayes, Houston, TX 77082	Exterior, Loading Dock	Caterpillar	SR4-2ED00941	ZED00941		Diesel	Shared UST 20,000 gal	2,000
<u>Early College</u>	2811 Hayes, Houston, TX 77082	Parking Garage Roof	Generac	12,263,150,200	2107410		Natural Gas	N/A	375
<u>WHI</u>	2811 Hayes, Houston, TX 77082	East Side Building	Olympian				Natural Gas	N/A	
<u>S/E</u>	<u>Address</u>	<u>Location</u>	<u>Make</u>	<u>Model</u>	<u>Serial</u>	<u>Date Manufactured</u>	<u>Fuel Type</u>	<u>Tank Capacity</u>	<u>KW</u>
<u>Angela Morales</u>	6815 Rustic St., Houston, TX 77087	Exterior, South end of building	Onan	DGCB-3368640	C990889967	3/23/1999	Diesel	50	60
<u>Learning Hub</u>	6815 Rustic St., Houston, TX 77087	Exterior, Eastside of Bldg. Inside Generator Cage	Generac	10890030100	2102260	5/9/2009	Natural Gas	N/A	250
<u>Workforce</u>	6815 Rustic St., Houston, TX 77087	Exterior, South end of building	Onan	350GFEB	HM11E185759	8/16/2011	Natural Gas	N/A	350
<u>SE Garage</u>	6816-A Rustic St., Houston, TX 77087	North side garage behind central plant	Generac	G250LG4 OLY00000	GXF02312	3/16/2013	Natural Gas	N/A	250

<u>Felix Fraga</u>	301 Drennan 77003	Exterior, chiller yard	Onan	450GFGA	HM09G044201		Natural Gas	N/A	450
<u>Fraga Stem</u>	301 Drennan 77003	Exterior, chiller yard	Kohler	200REZXB	SGM32FWS6	2/15/2016	Natural Gas	N/A	200

<u>S/W</u>	<u>Address</u>	<u>Location</u>	<u>Make</u>	<u>Model</u>	<u>Serial</u>	<u>Date Manufactured</u>	<u>Fuel Type</u>	<u>Tank Capacity</u>	<u>KW</u>
<u>West Loop South</u>	5601 Westloop South, Houston, TX 77081	Exterior, North next to dumpsters	Generac	9135610-1000	2096182	2/21/2008	Natural Gas	N/A	300
<u>Missouri City</u>	1600 Texas Parkway	Exterior, East chiller yard	Cummins	GGHJ-1636444	H160989948	7/9/1905	Natural Gas	N/A	125
<u>Stafford Learning Hub</u>	10041 Cash Rd, Stafford, TX 77477	Exterior, South behind dumpster	Katolite	NL325FRZ4	148934-1107	11/1/2007	Natural Gas	N/A	325
<u>Stafford Workforce</u>	10041 Cash Rd, Stafford, TX 77477		Cummins	GGHH-1520104	K150888181	11/4/2015	Natural Gas		100
<u>Brays Oaks</u>	8855 West Bellfort, Houston, TX 77031		Cummins	GGHG-1620450	E160959270	5/24/2016	Natural Gas	N/A	85

Q68. SOW 4.5 – Uninterruptible Power Systems: The SOW lists uninterruptible power unit systems (batteries, transfer switches, wiring devices and accessories, annual inspection and major overhaul) however no UPS units were included in the asset/equipment list. Are bidders only responsible for the equipment listed in the asset/equipment list?

**Response: Follow requirements of the Scope of Work in RFP.**

Q69. SOW 4.9 – Fuel Storage Tanks (Above and Underground): Can the college provide the number of above ground and underground tanks?

**Response: See response to Question No. 27.**

Q70. Chillers, Water Cooled: There are 15 water cooled chillers listed in the equipment list. Can the college provide the manufacturer and model number of these chillers?

**Response: See Table Below:**

### CHILLER INVENTORY

No.	Location	Address or Location Description	Manufacturer Name	Model Number	Serial Number	Refrigerant Type	Tonnage
HCC-1	System/Administration /District	3100 Main	Trane	CGAFC404ADAOA 00D	C00E13085	R22	40
HCC-2	System/Administration /District	3200 Main (International/Police)	Carrier	30RAP0456FA77F J4	2611Q42646	410A	30
HCC-3	System/Administration /District	3100 Main	Trane	CVHF910	L00B00848	R123	910
HCC-4	System/Administration /District	3100 Main	Trane	CVHF910	L00B00847	R123	910
HCC-5	System/Administration /District	3100 Main	Trane	CVHE450	L00B00845	R123	450
HCC-6	Willie Lee Gay Hall	1990 W. Airport	Trane	RTAC2004UPONU AFNNITYITDNNON NIONROEXN	U06M00809	134A	200
HCC-7	SE Workforce	1990 W. Airport	York	YLA0120SE46XFB BCTXHXXBLXCXX4 4SE1XXHXXVYAX XPXX3BXXLXND2X XX	11531B64625 921	R410 A	
HCC-8	SE Workforce	1990 W. Airport	York	YLA0120SE46XFB BCTXHXXBLXCXX4 4SE1XXHXXVYAX XPXX3BXXLXND2X XX	11531B64625 922	R410 A	
HCC-9	Central Cooling Water Plant	1318 Alabama St	Trane	CVHF770	L07E02429	R-123	770
HCC-10	Central Cooling Water Plant	1318 Alabama St	Trane	CVHF770	L07E02430	R-123	770
HCC-11	Central Cooling Water Plant	1318 Alabama St	Trane	CVHF770	L07E02420	R-123	770
HCC-12	SE Central Plant	6816 Rustic	Trane	CVHF570	LO8LO5389	R123	570
HCC-13	SE Central Plant	6816 Rustic	Trane	CVHF570	LO8LO5398	R123	570
HCC-14	SE Central Plant	6816 Rustic	Carrier	30WXB15067	2616Q23577	R134	150
HCC-15	Felix Fraga	301 N. Drennan	Trane	RTAC 1854 UROH UAFN L4WX 1DDC NN0E N11C ROES N	U09G04805	R134A	185
HCC-16	Felix Fraga	301 N. Drennan	Trane	RTAC 1854 UROH UAFN L4WX 1DDC NN0E N11C ROES N	U09G04806	R134A	185
HCC-17	Northline	8001 Fulton	Trane	RTAC 2504 UQ0H UAFN W4TY ICDC NA6N A11B NAFX N	U07J05522	R134-A	250
HCC-18	Northline	8001 Fulton	Trane	RTAC 2504 UQ0H UAFN W4TY ICDC NA6N A11B NAFX N	U07J05521	R134-A	250
HCC-19	Northline Central Plant	8001 Fulton	Trane		U15G02660	134A	100
HCC-20	Northline Central Plant	8001 Fulton	Trane		U15G02661	134A	100
HCC-21	Codwell Central Plant	555 Community College Dr	Trane	CVHF770	LO7K04925	HCFC-123	770
HCC-22	Codwell Central Plant	555 Community College Dr	Trane	CVHF770	LO7K04924	HCFC-123	770
HCC-23	NE Acres Homes	630 W Little York	Trane		U16C53852	410A	70
HCC-24	NE Acres Homes	630 W Little York	Trane		U16C53852	410A	70
HCC-25	NE North Forest	6010 Little york	Trane		U17A06735	R134A	170
HCC-26	NE North Forest	6010 Little york	Trane		U17A06736	R134A	170



Q71. Parking Lots (Pricing Sheet): Please confirm what the college is looking for bidders to include for lines 15, 42, 54, 64, 78, 82, and 88 of the pricing sheet?

**Response: The Contract is responsible for parking lot lighting only. Yes, include in pricing.**

Q72. Central Chiller/Boiler Plants: Can the college confirm which central plants are required to be staffed 24/7 because of size and/or code?

**Response: None.**

Q73. Pricing Sheet vs. Equipment List (Central): Can the college confirm that the Veterans Affairs (CIC) Building is the Curriculum Innovation Center in the equipment/asset list?

**Response: Yes.**

Q74. Pricing Sheet vs. Equipment List (Central): Should bidders include all equipment associated with the following three buildings listed in the asset/equipment list under the 3601 Fannin Building?

a. Fannin Fashion Training

**Response: 3601 Fannin is the Fashion Training Center.**

b. Fannin Warehouse Bldg. B

**Response: Yes.**

c. Fannin Warehouse Bldg. D

**Response: Yes.**

Q75. Pricing Sheet vs. Equipment List (Central): Where should bidders include the hours/cost associated with the following two buildings and lot?

- a.. Caroline Annex/Adult Education

**Response: No.**

- b. Delano Warehouse

**Response: No.**

c. Lot #009

**Response: No – other than required by RFP scope.**

Q76. Pricing Sheet vs. Equipment List (Central): Line item 8, "Culinary" does not have any equipment/assets associated with it in the equipment/asset worksheet. Should bidders assume no MEP equipment for that location?

**Response: Building is currently under construction.**

Q77. Pricing Sheet vs. Equipment List (Northeast) - Automotive Tech. Training Center: The equipment/asset list contains equipment for the Automotive Tech. Training Center, however this equipment is not broken out by Center A and Center B. Can the college provide an updated equipment list breaking out the assets/equipment so bidders can price in accordance with the pricing sheet?

**Response: See table below:**

Item Number	Description	Location	Building	Classification	Type	Model Number	Serial Number	Area Number	Manufacturer
NFB - FCU - 1-1	FAN COIL UNIT #1	Northeast	North Forest (Main)	HVAC	Fan Coil Unit	AHP60D3XH21 H	WOH91553 68	FAN COIL UNIT #1 ROOM #112	Guardian
NFB - RTU - 1-1	ROOF TOP UNIT #1	Northeast	North Forest (Main)	HVAC	Roof Top Unit	THC210C400E A	702101121 D	ROOF TOP UNIT #1 LOCATED ON GROUNDS	Trane
NFB - RTU - 1-2	ROOF TOP UNIT #2	Northeast	North Forest (Main)	HVAC	Roof Top Unit	TCH210C400E A	702101121 D	ROOF TOP UNIT #2 LOCATED ON GROUNDS	Trane
NFB - RTU - 1-3	ROOF TOP UNIT #3	Northeast	North Forest (Main)	HVAC	Roof Top Unit	THC240B400P B	702101014 D	ROOF TOP UNIT #3 LOCATED ON GROUNDS	Trane
NFB - RTU - 1-4	ROOF TOP UNIT #4	Northeast	North Forest (Main)	HVAC	Roof Top Unit	TSH180F4R0A	125110730 D	ROOF TOP UNIT #4 LOCATED ON GROUNDS	Trane
NFB - SPU - 1-1	A/C CONDENSING UNIT #1	Northeast	North Forest (Main)	HVAC	Split Unit	GCGD6OS215 2A	WOH91249 81	A/C CONDENSING UNIT #1 LOCATED ON GROUNDS	Guardian
NFB - WHTR - 1-1	ELECTRIC WATER HEATER #1	Northeast	North Forest (Main)	Plumbing	Water Heater	ELDS30-B	D1006RR	ELECTRIC WATER HEATER #1 ROOM #113	RHeem X2
NFC - BOILER - 1-1	BOILER #1	Northeast	North Forest Central Plant	HVAC	Boiler			BOILER #1 BOILER ROOM BY CHILLER YARDS	Camus
NFA - AHU - 1-1	AIR HANDLER #1	Northeast	North Forest Academic C	HVAC	Air Handling Unit			AHU #1 ROOM C121	Trane
NFA - SPU - R-1	CONDENSER UNIT #1	Northeast	North Forest Academic C	HVAC	Split Unit			CONDENSER UNIT #1 ROOF C123	Trane
NFA - EXF - R-1	EXHAUST FAN #1	Northeast	North Forest Academic C	HVAC	Exhaust Fan			EXHAUST FAN #1 ROOF C109	
NFA - EXF - R-2	EXHAUST FAN #2	Northeast	North Forest Academic C	HVAC	Exhaust Fan			EXHAUST FAN #2 ROOF C109	
NFA - EXF - R-3	EXHAUST FAN #3	Northeast	North Forest Academic C	HVAC	Exhaust Fan			EXHAUST FAN #3 ROOF C123	
NFA - WHTR - 1-1	GAS WATER HEATER #1	Northeast	North Forest Academic C	Plumbing	Water Heater			GAS WATER HEATER #1 ROOM C109	
NFA - AHU - 1-2	OUTSIDE AIR HANDLER #2	Northeast	North Forest Academic C	HVAC	Air Handling Unit			OAHU #2 ROOM C121	Trane
NCP - SPU - 1-1	A/C CONDENSER UNIT #1	Northeast	Northline Central Plant	HVAC	Split Unit	GAW14L42C2 1SA	W1E657048 8	A/C CONDENSER UNIT YARD AREA	
NCP - BOILER - 1-1	BOILER #1	Northeast	Northline Central Plant	HVAC	Boiler			BOILER #1 ROOM F101	Camus
NCP - BOILER - 1-2	BOILER #2	Northeast	Northline Central Plant	HVAC	Boiler			BOILER #2 ROOM F101	Camus

NCP - CHWP - 1-1	CHILLED WATER PUMP #1 CWP	Northeast	Northline Central Plant	Plumbing	Pump-Chilled Water			CHILLED WATER PUMP #1 CWP ROOM F100	Baldor
NCP - CHWP - 1-3	CHILLED WATER PUMP #1 PCHWP	Northeast	Northline Central Plant	Plumbing	Pump-Chilled Water			CHILLED WATER PUMP #1 PCHWP ROOM F100	WEG
NCP - CHWP - 1-5	CHILLED WATER PUMP #1 SCHWP	Northeast	Northline Central Plant	Plumbing	Pump-Chilled Water			CHILLED WATER PUMP #1 SCHWP ROOM F100	Baldor
NCP - CHWP - 1-2	CHILLED WATER PUMP #2 CWP	Northeast	Northline Central Plant	Plumbing	Pump-Chilled Water			CHILLED WATER PUMP #2 CWP ROOM F100	Baldor
NCP - CHWP - 1-4	CHILLED WATER PUMP #2 PCHWP	Northeast	Northline Central Plant	Plumbing	Pump-Chilled Water			CHILLED WATER PUMP #2 PCHWP ROOM F100	WEG
NCP - CHWP - 1-6	CHILLED WATER PUMP #2 SCHWP	Northeast	Northline Central Plant	Plumbing	Pump-Chilled Water			CHILLED WATER PUMP #2 SCHWP ROOM F100	Baldor
NCP - WCC - 1-1	CHILLER #1	Northeast	Northline Central Plant	HVAC	Water Cooled Chiller			CHILLER #1 ROOM # F100	Trane
NCP - WCC - 1-2	CHILLER #2	Northeast	Northline Central Plant	HVAC	Water Cooled Chiller			CHILLER #2 ROOM # F100	Trane
NCP - CTWR - 1-1	COOLING TOWER #1	Northeast	Northline Central Plant	HVAC	Cooling Tower	SPX10103188-A2	NC8402SM-15	COOLING TOWER #1 YARD AREA	Marley
NCP - CTWR - 1-3	COOLING TOWER #1 CHEMICAL SYSTEM	Northeast	Northline Central Plant	HVAC	Cooling Tower			COOLING TOWER #1 CHEMICAL SYSTEM RM F100	
NCP - CTWR - 1-2	COOLING TOWER #2	Northeast	Northline Central Plant	HVAC	Cooling Tower	SPX10103188-A1	NC8401SM 15	COOLING TOWER #2 YARD AREA	Marley
NCP - CTWR - 1-4	COOLING TOWER #2 CHEMICAL SYSTEM	Northeast	Northline Central Plant	HVAC	Cooling Tower			COOLING TOWER #2 CHEMICAL SYSTEM RM F100	
NCP - GENE - 01	EMERGENCY GENERATOR	Northeast	Northline Central Plant	Electrical	Generator	GGHI-1516772	G15085447 6	EMERGENCY GENERATOR PLANT AREA	Cummins
NCP - EXF - R-1	EXHAUST FAN #1	Northeast	Northline Central Plant	HVAC	Exhaust Fan			EXHAUST FAN #1 ROOF	
NCP - EXF - R-2	EXHAUST FAN #2	Northeast	Northline Central Plant	HVAC	Exhaust Fan			EXHAUST FAN #2 ROOF	
NCP - EXF - R-3	EXHAUST FAN #3	Northeast	Northline Central Plant	HVAC	Exhaust Fan			EXHAUST FAN #3 ROOF	
NCP - FCU - 1-1	FAN COIL UNIT #1	Northeast	Northline Central Plant	HVAC	Fan Coil Unit	VTS8IMPLLR.ASM	8-160-16-30V8-00001	FAN COIL UNIT #1 ROOM # F102	
NCP - FCU - 1-2	FAN COIL UNIT #2	Northeast	Northline Central Plant	HVAC	Fan Coil Unit	AP42CX21B	W1E663399 5	FAN COIL UNIT #2 ROOM # F102	
NCP - PUMP - 1-1	HOT WATER PUMP #1	Northeast	Northline Central Plant	Plumbing	Pump			HOT WATER PUMP #1 ROOM F101	Baldor
NCP - PUMP - 1-2	HOT WATER PUMP #2	Northeast	Northline Central Plant	Plumbing	Pump			HOT WATER PUMP #2 ROOM F101	Baldor
NCP - SHTR - 1-1	SPACE HEATER UH-1	Northeast	Northline Central Plant	HVAC	Space Heater			SPACE HEATER #UH-1 ROOM # F100	
NCP - SHTR - 1-2	SPACE HEATER UH-2	Northeast	Northline Central Plant	HVAC	Space Heater			SPACE HEATER #UH-2 ROOM # F100	

NCP - SHTR - 1-3	SPACE HEATER UH-3	Northeast	Northline Central Plant	HVAC	Space Heater			SPACE HEATER #UH-3 ROOM # F101	
NFC - ACC - 1-1	AIR COOLED CHILLER #1	Northeast	North Forest Central Plant	HVAC	Air Cooled Chiller	RTAC 1704	U17A06735	AIR COOLED CHILLER #1 GROUNDS	Trane
NFC - ACC - 1-2	AIR COOLED CHILLER #2	Northeast	North Forest Central Plant	HVAC	Air Cooled Chiller	RTAC 1704	U17A06736	AIR COOLED CHILLER #2 GROUNDS	Trane
NFC - ACC - 1-3	AIR COOLED CHILLER #3	Northeast	North Forest Central Plant	HVAC	Air Cooled Chiller	RTAC 1704	U18C00470	AIR COOLED CHILLER #3 GROUNDS	Trane
NFC - CHWP - 1-1	CHILLED WATER PUMP #1	Northeast	North Forest Central Plant	Plumbing	Pump-Chilled Water	CAT NO.	EM2535T-G	CHILLED WATER PUMP #1 #1A04	Baldor
NFC - CHWP - 1-2	CHILLED WATER PUMP #2	Northeast	North Forest Central Plant	Plumbing	Pump-Chilled Water	CAT NO.	EM2535T-G	CHILLED WATER PUMP #2 #1A04	Baldor
NFC - CHWP - 1-3	CHILLED WATER PUMP #3	Northeast	North Forest Central Plant	Plumbing	Pump-Chilled Water	CAT NO.	EM2334T-G	CHILLED WATER PUMP #3 #1A04	Baldor
NFC - FCU - 1-1	FAN COIL UNIT #1	Northeast	North Forest Central Plant	HVAC	Fan Coil Unit		T16L4440	FAN COIL UNIT #1 ROOM #1A02	Trane
NFC - GENE - 1-1	EMERGENCY GENERATOR #1	Northeast	North Forest Central Plant	Electrical	Generator	GGHJ-1734652	E170188229	EMERGENCY GENE #1 GROUNDS	Cummins
NFC - BLR - 1-1	HEATING BOILER #1	Northeast	North Forest Central Plant	HVAC	Boiler	DFNH-2000-MSI	051724751	HEATING BOILER #1 ROOM 1A03	
NFC - BLR - 1-2	HEATING BOILER #2	Northeast	North Forest Central Plant	HVAC	Boiler	DFNH-2000-MSI	051724752	HEATING BOILER #2 ROOM 1A03	
NFC - BLR - 1-3	HEATING BOILER #3	Northeast	North Forest Central Plant	HVAC	Boiler	DFNH-1750-MSI	061826836	HEATING BOILER #3 ROOM 1A03	
NFC - PUMP - 1-1	HOT WATER PUMP #1	Northeast	North Forest Central Plant	Plumbing	Pump	CAT NO.	EM2515T-G	HOT WATER PUMP #1 #1A04	
NFC - PUMP - 1-2	HOT WATER PUMP #2	Northeast	North Forest Central Plant	Plumbing	Pump	CAT NO.	EM2515T-G	HOT WATER PUMP #2 #1A04	
NFC - PUMP - 1-3	HOT WATER PUMP #3	Northeast	North Forest Central Plant	Plumbing	Pump	CAT NO.	EM3710T-G	HOT WATER PUMP #3 #1A04	
NFC - CHWP - 1-4	PRIMARY CHILLED WATER PUMP #1	Northeast	North Forest Central Plant	Plumbing	Pump-Chilled Water	CAT NO.	EM3311T-G	PRIMARY CHILLED WATER PUMP #1 #1A04	Baldor
NFC - CHWP - 1-5	PRIMARY CHILLED WATER PUMP #2	Northeast	North Forest Central Plant	Plumbing	Pump-Chilled Water	CAT NO.	EM3311T-G	PRIMARY CHILLED WATER PUMP #2 #1A04	Baldor
NFC - CHWP - 1-6	PRIMARY CHILLED WATER PUMP #3	Northeast	North Forest Central Plant	Plumbing	Pump-Chilled Water	CAT NO.	EM3710T-G	PRIMARY CHILLED WATER PUMP #3 #1A04	Baldor
NFC - SHTR - 1-1	SPACE HEATER #1	Northeast	North Forest Central Plant	HVAC	Space Heater	WS44/62	1806C7315 80047	SPACE HEATER #1 ROOM #1A03	Reznor
NFC - SHTR - 1-2	SPACE HEATER #2	Northeast	North Forest Central Plant	HVAC	Space Heater	WS44/62	1806C7315 80059	SPACE HEATER #2 ROOM 1A04	Reznor

Q78. Pricing Sheet vs. Equipment List (Northeast): The following line items in the pricing sheet do not have equipment associated with them in the equipment/asset list:

- a. Northline Central Plant.
- **Response: See table above.**

- B. Northforest Building A  
- **Response: See table above.**
- 
- C. Northforest Building B  
- **Response: See table above – Half of building is under full renovation and new equipment will need to be added to CMMS upon completion.**
- 
- D. Northforest – Automotive  
- **Response: New building under construction, new equipment will need to be added to CMMS upon completion.**
- 
- E. Northforest – Academic  
- **Response: New building under construction, new equipment will need to be added to CMMS upon completion.**
- 
- F. Public Safety Training Tower  
- **Response: Equipment is listed under “Public Safety Shooting Range”.**
- 
- G. Public Safety Burn Building  
- **Response: Equipment is listed under “Public Safety Shooting Range”.**
- 
- H. Global Technology  
- **Response: Equipment is listed under “Science & Technology”.**
- 
- i. Rig one  
- **Response: Equipment is listed under “External Showers”.**

Q79. Pricing Sheet vs. Equipment List (Northeast): The following pieces of equipment/assets have buildings assigned to them with no corresponding line item on the pricing sheet:

- A. External Showers  
- **Response: See response to Question No. 78 (i.) above.**
- 
- B. North Forest Central Plant  
- **Response: Price under Northeast College “Central Chiller Plant” Bldg. No 39.**
- 
- C. Pinemont Center  
- **Response: Will not be a part of this procurement.**
- 
- d. Science Engineering & Technology  
- **Response: See response to Question No. 78 (h.) above.**

Q80. Pricing Sheet vs. Equipment List (Northwest): Should bidders assume the equipment/assets assigned to the following two buildings should be priced against Alief Hayes Rd Building (pricing sheet line item 51)?

- a. Hayes Bldg. A – Early College  
- **Response: Price under Line item #52 “Hayes Building B. Parking Garage”.**
- 
- b. Hayes Bldg. B – Alief Hayes (Main)  
**Response: Yes, use line item #51.**

Q81. Pricing Sheet vs. Equipment List (Southeast): In the equipment/asset list the college has provided equipment identified to buildings:

- SE Work Force 2  
**Response: use line item #60.**

- SE Workforce Building  
**Response: use line item #62.**

a. In the pricing sheet we have lines 60 and 62, can the college provide the correct mapping to where the equipment/assets should be included within the pricing sheet?

- Eastside Workforce  
**Response: use line item #60.**

- Technology/Workforce Building  
**Response: use line item #62.**

Q82. Pricing Sheet vs. Equipment List (Southwest): The pricing sheet, line 77, Methodist, does not have any associated mechanical equipment in the equipment/asset list. Can the college provide the list of mechanical equipment bidders are responsible for at this location?

- **Response: None.**

a. Are there any current subcontractor contractual constraints that would impact or impede Contractor's ability to award a contract.

- **Response: No.**

b. Is the intent for Contractor to provide a 1 year guarantee for only new BAS, BSS hardware, firmware & software equipment installed or does the guarantee included transitioned equipment?

- **Response: BAS, BSS, firmware, and software are owned by the College.**

c. Will Contractor have space provided on Campus for stand-alone PC(s) for monitoring BAS systems.

- **Response: Yes.**

d. What specific O&M Categories are under Warranty per schedule below:

**Buildings Under Warranty**

Campus	Scope	10 Month Enhanced Commissioning Review	12 Month Warranty Period
Felix Fraga Campus	STEM Building	3/10/2019	5/14/2020
North Forest Campus	Academic Building	6/2/2019	8/6/2019
	Workforce Building	4/26/2020	6/30/2020
	Automotive Center	4/26/2020	6/30/2020
Central Campus	Culinary Arts Building	4/26/2020	6/30/2020

- **Response: All O&M Categories.**

e. Does the current elevator contract provide comprehensive coverage?

**Response: Yes.**

f. Regarding the requirement to develop and maintain a library of facilities drawings. What current form are the drawings? CAD, PDF other?

- **Response: CADD and PDF.**

Q83. Are there any specific HHC procurement procedures and programs required of Contractor?

- **Response: The Contractor shall work collaboratively with HCC's Procurement Operations. HCC's Procurement Operations will assign staff to work directly with the contractor on procedures and programs required by the contractor.**

a. What is HCC Contractor and/or subcontractor acceptable turnover metric?

- **Response: We expect ALL positions to be fully occupied and staffed.**

b. Is emissions and regulatory inspections, reporting and filing in scope of services?

- **Response: Contractor is responsible for emissions testing; Maintenance Inspections & Licenses, HCC is responsible for insurance & permit fees.**

c. Will HCC please indicate properties and areas with ACM containing material?

**Response: Awarded vendor shall have access to all ACM records.**

Q84. Tab 8 proposal requirements: Tab 8 was not shown as scored in the evaluation criteria. How will HCC evaluate the requirements in Tab 8?

**Response: Tab No. 8 is not individually evaluated but, provides the college ideas of the Business Relationship and added value of the selected provider.**

Q85. Section 3.1: 24-hour operations – Is 24/7/365 staffing required:

a. Central Plants

**Response: No.**

b. Office Buildings

**Response: No.**

Q86. Section 3.19: Please clarify for Buildings and locations without full 24/7 backup capabilities are free from controllable interruptions?

**Response: Any facility not capable of backup power generation when the municipal power is down.**

Q87. Section 3.24: Does this include managing parking lot equipment (gate arms and access gates) and personnel (paid parking sites).

**Response: No.**

- Q88. It was noted during the campus tour that there are several locations where access to mechanical equipment to perform maintenance requires working in what the proposer considers to be a safety concern, will HCC work with the Contractor to ensure safe and adequate access is provided to equipment to perform required maintenance as a shared expense.

3.29 Safety Officer: Does this require a dedicated safety officer to be onsite or can the managed through the Contractor's global safety group?

**Response: A Dedicated onsite safety officer is not a requirement of this proposal, but the contractor must assure that all OSHA approved and OSHA required standards are met during the time work is being conducted.**

- Q89. 3.32: Can we be provided a list of all electronic security equipment (CCTV, Video surveillance)?

**Response: See list included in the RFP.**

- Q90. Section 3.53.9: It is noted that there is a web-based complaint site is this maintained by HCC or will this need to be provided by the contractor?

**Response: Site maintained by HCC.**

- Q91. Section 4.8: Please clarify if this means all light bulb/ballast replacement at buildings is not included in this scope?

**Response: Lights over 20 feet, bulbs and ballast shall be included as the responsibility of provider.**

- Q92. Section 9.1: Can HCC provide copies of the last annual inspections for the fire life safety systems?

**Response: This will be provided to the successful firm.**

- Q93. Section 9.2: Please clarify if repair costs for any fire life safety systems that are yellow and red tagged on day 1 the contract starts will be the responsibility of contractor or HCC to assume financial responsibility?

**Response: HCC shall assume this responsibility.**

- Q94. How many high pressure plants that require stationary engineers are included within the Facilities Engineering / Maintenance RFP?

**Response: HCC expects the successful firm to employ the most qualified workers for the required task that fits within your firm's proposed budget.**

- Q95. Can you share annual budget for the HCC in-house Maintenance Team?

**Response: See the response to Question No. 7.**



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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