Letter of Clarification #1 / Addendum #1

To: All Vendors/Contractors:

From: Sharon Brauner, C.P.M., Buyer III, Senior Purchasing Coordinator

Cc: Nina Cook, MBA, CPPB, Purchasing Manager, Paul Wilson, Facility Director

Date: January 26, 2011

RE: ***Letter of Clarification #1 / and Addendum #1-*** **Mechanical Contractor to Install *Chiller/Provide Two Pumps/Provide 13 Air Handler Units and Rework Piping at 7011 Southwest Freeway***

For the benefit of all Vendors/Contractors submitting Request for Proposals and to avoid possible confusion, the Proposal documents are clarified as follows. Please note this Letter of Clarification #1 and Addendum #1 and all attachments are hereby incorporated into the Proposal document.

I. CLARIFICATION

1. Question: What are the hours that the Contractors can work on this project?

   1. Answer: See Section IV. Item X, Service Requirements (Pg 8 of 32)
   MHMRA'S 7011 SOUTHWEST FREEWAY facility is a 5 day a week operation. Full operations must remain in service. Work shall be completed in a coordinated manner that will be the least disruptive to the owner's ongoing operation. Much of the work must be done during non-business hours, which generally means nights and weekends. (Monday-Friday hours from 5:30 p.m. to 7:00 a.m.)

2. Question: Who will provide Security for the project?

   2. Answer: MHMRA will provide the Security.

3. Question: What is the estimated cost of the project?

   3. Answer: The cost has not been determined at this time.

4. Question: Is the Control System proprietary?

   4. Answer: The system is considered non-proprietary. However, Contractor may have to interface with or involve Johnson Controls as it is a MetaSys system. For reference, Schneider Electric was the direct contractor to MHMRA for the system. Schneider contracted with Johnson Controls for the system and Johnson Controls contracted with Lange Mechanical for actual hands-on installation.

5. Question: Will the Contractor provide the 13 Air Handler Units?

   5. Answer: Yes, they will provide and install the units.

6. Question: Is a bid bond required?

6. Answer: See Section V. item G. Bonding (Page 10 of 32)
A Payment Bond and a Performance Bond are required. The supplier is to state the anticipated cost of the Payment and Performance Bond for this project. Supplier must also state the name of the anticipated Bonding Company and Insurance Agent. A bid bond, certified check, or cashier's check for ten (10) percent of greatest amount of proposal must accompany the proposal. Make proposal security payable to MHMRA.

PERFORMANCE BOND AND PAYMENT BOND, AIA Document A312, dated December 2010, is hereby referred to and made a part hereof as fully and to the same extent as if copied at length herein.

A complete copy may be examined in the Engineers office or may be obtained from the Houston Chapter of the American Institute of Architects, 315 Capital, Suite 120, Houston, Texas 77002; (713) 520-0155. Copies may also be obtained from local architect's supplies stores.

An executed copy of the form shall accompany the executed Agreement.

7. Question: Will the parking lot handle a crane?

7. Answer: YES

8. Question: How will the three-way valves be handled?

8. Answer: Eight (8) of the thirteen (13) units will require replacement of the existing three-way chilled water control valves with new two-way valves. (Page 12 of 32) Five will be kept as three way valves and will have to be cleaned. Any valve(s) discovered to be unable to be cleaned and re-used will have to be replaced.

9. Question: Are the existing breakers to be used for the new equipment (chiller, air handler units, and pumps). Contractor had a concern about the quality of existing breakers.

9. Answer: The existing breakers will be re-used.

10. Question: Is the chiller to be provided with a breaker in the unit or will a separate disconnect (the existing breaker/disconnects?) be used.

10. Answer: The chiller will have a single-point electrical connection with a disconnect mounted on the unit.

11. Question: In an AHU room, a contractor stated that we have a starter box AND a junction box but that one is not needed. I believe the implicit question is, "what will be required?"

11. Answer: The unit motors were selected to be a direct replacement of what is existing. The existing wiring, breakers and disconnects will be re-used as is.

12. Question: Plans call for re-using the existing 500 amp main breaker and feeds to the new chiller. However, M3.10-1 "Chiller Data" shows the Maximum Over Current Protection (MOCP) as 350 amps. Please clarify and advise if a new main breaker and feeds are to be required.

12. Answer: The existing 500 AMP breaker will be re-used for the new chiller. The trip settings will be modified during installation of the chiller to match manufacturer's requirements.

13. Question: Existing feeds to new chiller may or may not be of sufficient length to connect to new chiller. Is a junction box acceptable to extend feeds if needed, or should they be replaced as a continuous run?

    13. Answer: The contractor shall provide pricing to replace the existing electrical feeders that will serve the new chiller so that a continuous run can be maintained.

14. Question: The location shown for the new panel "HPA" is not available, as there is an existing panel in that location and duct work in the way further over. The only location available is to the right of an outlet shown as on circuit LPA-3. Please advise.

    14. Answer: The location of the new panel "HPA" is not critical so it can be located anywhere within the Penthouse Mechanical room.

15. Question: While the addition of Panel "HPA" serves to add available spare breakers / capacity, there was discussion on site regarding running the new chilled water pump "CHWP - SW-1" from this panel. It was stated that should the electrical riser feeding the new panel "HPA" go down, it would shut down both chilled water pumps. Leaving CHWP - SW-1 being fed from its current location, would allow it to continue operating. There are two other breaker spaces available in the panel "PPB" should making spaces available in that panel be of some concern. Please advise if some change is warranted.

    15. Answer: The contractor shall price the new panel "HPA" and power distribution per the issued drawings.

II. ADDENDUM #1

The contractor shall price the two new outside air units based on the attached new data sheets labeled OAHU-1-NW and OAHU-1-SW. For OAHU-1-SW (the roof mounted unit) the revised unit will require the addition of a new roof curb to allow proper mounting of the new, longer unit. The piping for this unit will also need to be modified to include the hot water connections to the added heating coil. For the OAHU-1-NW unit (located in the Mechanical Penthouse) the revised longer unit will require modifications to the concrete support pad, the OA intake plenum as well as the discharge ductwork to accommodate the longer unit. The hot water piping will also need to be modified to provide the hot water connections to the added heating coil. New hot water control valves will be required for the two added new coils and modifications to the control system will also be required to integrate the new valves into the BAS. (See attached documents: FENGVS_CUYAZO_10 DRAWING, FENGVS_CUYAZO_10_FAX SHEET, FENGVS_CUYAZO_11 DRAWING, FENGVS_CUYAZO_11_FAX SHEET)

This Letter of Clarification #1 and Addendum #1 is hereby incorporated in the Proposal document and shall supersede any previous specification or provision in conflict with the Letter of Clarification #1 and Addendum #1. All Vendors/Contractors are directed to respond accordingly. Vendors/Contractors are required to add this Letter of Clarification #1 and Addendum #1 to the original Proposal document.