



DATE: May 17, 2021
SUBJECT: Letter of Clarification
RE: Lighting Control Upgrade Invitation to Bid
TO: All Prospective Bidders

Houston First Corporation (“HFC”) issues this Letter of Clarification regarding the referenced Lighting Control Upgrade Invitation to Bid to make certain clarifications to the solicitation and answer questions timely received in the manner set forth below:

CLARIFICATIONS

1. Closeout Procedures – Section 01-77-00 – have been added to the Specifications for the Project, available online at <https://www.houstonfirst.com/do-business>. For the convenience of prospective bidders, a copy of the specification is also attached to this Letter of Clarification.
2. Section 1.5 of the Lighting Controls Upgrade Construction Services Agreement is amended and restated as follows:

Contractor agrees to and shall commence the Work immediately on the Effective Date (defined below) and shall complete the Project no later than December 31, 2021 (“Contract Time”). Contractor agrees that time is of the essence.

QUESTIONS

Question 1: For relay panels that are 32 relay capacity but have more than 8 relays designated as spare or space, can the replacement panel be 24 relays?

Answer: Each Relay to panel to have a minimum of 1 Spare relay. As such, it is acceptable to provide a replacement relay panel of 24 relay capacity for existing relay panels that are 32 relay capacity utilizing 23 or less relays.

Question 2: For relay panels that are 12 relay capacity but have more than 4 relays designated as spare or space, can the replacement panel be 8 relays?

Answer: Each Relay to panel to have a minimum of 1 Spare relay. As such, it is acceptable to provide a replacement relay panel of 8 relay capacity for existing relay panels that are 12 relay capacity utilizing 7 or less relays.

Question 3: The specs include a lot of stuff regarding wireless controls, wall controls, etc. It is our understanding that the true scope of this project is to replace all relay panels and head end

equipment with new as discussed during the walk-thru. These other items in the spec pertain to a different project and are to be ignored. Please confirm.

Answer: The main scope is replacing existing lighting controls front end and relay panels. There will be no wireless controls as part of this scope. The engineer does not believe that any localized control such as daylight sensors, occupancy sensors, or dimming is connected directly back to the relay panel/lighting controls system; however, if during construction a localized device is found to be connected directly to a relay panel and has to be replaced in order to continue working as intended, then these specification sections govern that effort. In this event, contractor will submit an RFI describing the find and asking how to proceed. As part of their Bid, Bidders are asked to provide a unit cost for wall occupancy sensor, ceiling occupancy sensor, daylight sensor and photocell.

Question 4: Will electrical drawings for the entire building be provided?

Answer: Electrical drawings for the facility are available through the following links:

Download URL: <https://jftt.jacobs.com/download.aspx?ID=065689e8-05af-44b4-b559-74c69cc58ebf&RID=fbca8c65-1278-4584-8961-2b3edff998ba>

Download size: 691,960 KB

Download contents: grb-phase-1.zip

Download URL: <https://jftt.jacobs.com/download.aspx?ID=da76581c-479c-42b4-a9e0-d3e262f52598&RID=d688112a-bb57-4f33-aaf3-aec33f3e2565>

Download size: 400,943 KB

Download contents: grb-phase-2.zip, phase 1.zip, phase 2.zip

Question 5: While we understand the desire to be substantially complete by August, what if the materials are not available that quick to meet this?

Answer: Work needs to be completed in 2021 calendar year and preferably as early as parts and materials availability will allow. Current scheduling assumptions, from the effective date of the contract, include 2-4 weeks to general approval submittal for relay panels; 1 week for engineer submittal review; 4-6 week lead time for relay panels; and 8-12 weeks before on-site work begins.

Question 6: Will we be able to use the existing IT networks switches to provide communication to the new lighting panels?

Answer: Yes, you will be able to use the existing IT/BAD network switches to provide communication to the new lighting panels. At locations where distance is an issue new like switches will need to be provided along with fiber pull home run back to our fiber switches in the MDF.

Question 7: Is integration into the existing BAS supervisor allowed for the lighting controls/ is it required to integrate into the existing BAS supervisor?

Answer: New lighting controls front end should be able to integrate/communicate with existing BAS supervisor. Ultimate goal is to allow remote control of lighting control system from another HFC facility.

Question 8: What is the budget?

Answer: No budget information is available at this stage of the selection process.

Letters of Clarification become a part of the Invitation to Bid automatically upon issuance and supersede any previous specifications and/or provisions in conflict therewith. By submitting their Bid, Bidders are deemed to have received all Letters of Clarification and to have incorporated them into their Bid.