



DATE: December 22, 2020
SUBJECT: Letter of Clarification 2
RE: Request for Competitive Sealed Proposals for Construction Contract for Lynn Wyatt Square Project
TO: All Prospective Proposers

Houston First Corporation (“HFC”) issues this Letter of Clarification 2 regarding the referenced Request for Competitive Sealed Proposals for Construction Contract for Lynn Wyatt Square Project to make certain clarifications to the solicitation and answer questions timely received in the manner set forth below:

CLARIFICATIONS

Item 1. For the convenience of prospective Proposers, some of whom have asserted that they cannot timely provide subcontractor and diversity information, HFC agrees to allow and accept a supplement to proposals received by the Submission Deadline (i.e., 2:00 p.m. on January 14, 2021), provided that such supplement (a) consists only of the Subcontractors/Suppliers and Diversity Commitment portions of the Proposer’s proposal; and (b) is actually received by 2:00 p.m. on January 15, 2021 in the same manner provided in the solicitation.

Item 2. Any responses requiring drawing changes will be issued by Thursday January 7, 2021.

Item 3. The total maximum page count for a Proposal is increased from 45 pages to 70 pages.

Item 4. The time for submission of questions has been extended. Any questions concerning this Request for Competitive Sealed Proposals must be submitted by email to bids@houstonfirst.com no later than 10:00 a.m. on December 23, 2020.

QUESTIONS

Question 1: There are missing items in the mechanical schedule such as Exhaust Fans and AHU’s that are noted in the Architectural. Please advise.

Answer: Mechanical schedule listed on M08.00 is correct. Items shown in arch sheets are for reference only and will be included in the restaurant build out, not included in this contract.

Question 2: There is missing ductwork for supply, return, and exhaust ductwork from the previously mentioned items.

Answer: Only the ductwork shown on mechanical plans is in project.

Question 3: There is HWS/HWR shown on Level 1, however, there is not indication as to where it comes from. Please advise.

Answer: Domestic hot water and return piping is for future hot water heater to be added when tenant is known.

Question 4: Sheets 248 and 251 are cut off, and do not show as a complete page. Please provide revised sheets.

Answer: Replacement sheets are available at <https://www.houstonfirst.com/do-business/>.

Question 5: Please provide sections through handrails/guardrails on Sheets L1.10 through L1.13 to clearly identify where the Douglas Fir Armrest per 1, 2, and 3/L4.35 occurs.

Answer: R-4 (Douglas Fir Armrest) is called out on Enlargement plans - sheets L1.13 and L1.11. For further clarification, please see Attachment A, Figures 1 and 2.

Question 6: Please advise on any Employee Screening requirements per Specification Section 01 10 00, 1.06, E.

Answer: Requirements are as stated in the Lynn Wyatt Square Construction Services Agreement.

Question 7: Are there any LEED Requirements for the project?

Answer: No.

Question 8: Please confirm the manufacturer of the Fire Alarm System; per the specs, it is a Silent Knight – Farenhyt.

Answer: Fire Alarm shall be bid per the documents.

Question 9: The detail through the elevator shaft per Roof Plan A01.02 is noted as 4/A05.11. Detail 4/A05.11 shows the concrete shaft terminating 8" above the TPO roof which the minimum elevation required to terminate the roof per noted 11/A01.02. Should there be a coping cap around this elevator shaft roof area? The same condition applies to the roof above the dumbwaiter noted on sheet A05.10.

Answer: Roofing and concrete TOW conditions are typ. as detailed on sheet A08.21. Top of concrete wall shall slope back to interior face with counterflashing and receiver installed on backside of wall.

Question 10: Details 2 and 3/WP1.10 both detail the conductive electronic leak detection under structural foam fill and concrete topping while detail 1/WP1.10 does not show any leak detection under areas of earth cover. Please verify the extent of the electronic leak detection.

Answer: Electronic leak detection is no longer part of the scope, disregard to references in the details.

Question 11: a) Please advise on the access to the elevator pit/composite deck between Level B2 and B3. Sheets A00.03 and A10.00 do not appear to indicate the access to the pit. b) Please advise if an Elevator Pit Ladder is required.

Answer: Elevator pit ladder is required. Ladder is graphically shown on 5/A05.11, but is missing a note. For clarification, please see Attachment A, Figure 3.

Question 12: Please provide information and details for elevator guide rail supports at the restaurant structure

Answer: Vertical guide rail supports are to be HSS6x6x1/4, where required. Generally, the elevator shaft walls are CMU which will support the guide rails. Please see Attachment A, Figure 4 for typical detail.

Question 13: Sheet M02.0B1 calls for 60x24 openings in the slab on the east side of the building. The drawings indicate 6, one note calls for 8, another note calls for 4. Please advise.

Answer: 6 openings are required. Drawing change to be issued.

Question 14: Section 2/M02.0B1 calls for structural supports by others in the mechanical area at Level B1. Structural Drawings do not indicate any supports. Please indicate supports on structural drawings.

Answer: Additional framing will be required. The extent of this framing has not yet been determined. Please carry an allowance of approximately 1 Ton of steel for this miscellaneous framing.

Question 15: Note 33 on Sheet L1.12 calls for a drinking fountain located in the northwest corner near column line E9 and references plumbing. Plumbing Sheet P02.01 drawing note 5 calls for drinking fountain to be by others. Please advise.

Answer: Drinking fountain is located on L1.12, plumbing is shown on P02.01, and specification is shown on P06.01.

Question 16: Note D19 on Sheet AD0.01 calls for a new Concrete Landing per Structural. Structural drawings do not indicate a new landing near this location. Please advise.

Answer: Landing area for elevator is on a sloped garage slab. Area shall be shot blast prepped and have non-shrink grout formed to create a level landing area with sloped sides to feather out to the existing garage slab.

Question 17: Please provide details for the steel beam connections to concrete columns at column lines H/8 and H/8.5 on Sheet S2.52.

Answer: Refer to detail 6/S2.52 for all 4 column connections.

Question 18: Advise if any of the rooms in the garage (new/old) require HVAC

Answer: No AC is shown or required in the existing garage or any rooms in the garage.

Question 19: Drawings M02.0B1 detail 2, note floor openings on the garage level 2. Please advise if that is correct, as the floor plans do not show them.

Answer: Openings on level 2 are existing.

Question 20: Would it be possible to submit a draft Diversity response prior to the pricing submittal for review and comments?

Answer: HFC is unable to review and comment on specific submittals in advance; Proposers are asked to review the requirements, including the Letters of Clarification, and respond to their best of their ability.

Question 21: Is 8" the correct spacing for Mondo Grass? Considering the width of a 3-gallon pot, this may be a typo. Please advise.

Answer: 3 gal. Mondo Grass spacing to be 18" O.C. triangular spacing.

Question 22: Do the forms required in the submittal (i.e. diversity program, pricing forms, etc.) count against the page limit?

Answer: The page limit applies to all items listed under Proposal Format.

Question 23: RCP lists 'Linear Wood' & 'Steel Bar Grate'? No materials listed on the finish schedule or in the spec.

Answer: "CL-2 Linear Wood Ceiling" is WD-2 T&G 1x6 Decking - ref finish schd. The exposed roof deck is the finished ceiling. "CL-4 Steel Bar Grate" is salvaged and re-used (E) galv. steel bar grate from (E) garage entry ramp ceiling.

Question 24: Can a copy of the Geotech report be provided.

Answer: A copy of the report is available at <https://www.houstonfirst.com/do-business/>.

Question 25: In the 45-page limitation, does a double-sided page count as one page or two? Would an 11x17 page count as one page?

Answer: Double-sided page counts at two pages. Minimal 11x17 pages will be permitted if needed to illustrate a schedule or site layout plan, and these will count as one page each.

Question 26: Our schedules are detailed and can often be 25-30 pages total. Would that be included as part of the page count? Or could the full schedule be included as an attachment and only a summary schedule provided in the hard copies?

Answer: Do not submit the detailed schedule. Please provide a high-level summary schedule only.

Question 27: Do covers and tabs, table of contents, Pricing form, and cover letter count towards the page limit?

Answer: Yes.

Question 28: If our joint venture partner is a certified diversity firm, do they count toward the Diversity Goal?

Answer:

Yes; to the extent of the work/management the JV partner provides.

Question 29: If we have a partner that is a subcontractor to us, but not a joint venture partner (in association with), do they count toward the diversity goal?

Answer:

Yes, if the subcontractor is a certified diverse business.

Question 30: If we have a joint venture partner that is certified diversity firm, and they self-perform some work, does the self-perform count toward the Diversity Goal?

Answer:

Yes; to the extent of the work/management the JV partner provides.

Question 31: The Diversity Compliance Guidelines & Forms documentation appear to suggest we provide proof of attending HFC Compliance Meetings. Can you please inform us of the meeting dates and times and if these are required before or after the proposal date given?

Answer: Though no such meeting has been scheduled, HFC will notify interested parties of any required compliance meetings prior to their occurrence.

Question 32: Who is responsible for the building permit? Owner or Contractor? Is the building permit pulled through the City of Houston or Harris County?

Answer: Contractor is responsible for pulling the building permit. Permit costs should be included in bid. Drawings have been permitted and approved through the City of Houston.

Question 33: Will there be a shoring drawing or layout issued?

Answer: Design and layout of the garage level shoring is the responsibility of the contractor as a delegated design. Refer to notes Part X - notes E and F on sheet S0.01. See S2.01 for garage lid capacity and loading notes.

Question 34: Please provide contact information for preferred fountain contractors recommended by Fluidity Design Consultants.

Answer: Freeport Fountains, Jon Vollet 407-330-1150 // Outside The Lines (OTL), Wickham Zimmerman 214-459-1730 // Kusser, Jerry Claxton 813-486-7979 // Greenscape (GPSI) Brad Peterson 972-446-0037

Question 35: Drawing M02.02 has 2 Note #1 & 2 that talk about two different RTU's. The schedule only has one that matches General note #2. Please confirm there is only one RTU and it should match the schedule

Answer: Only one AHU is scheduled the other unit is future.

Question 36: Is there any fire protection scope on this project?

Answer: Spray applied fireproofing locations are shown on sheet A02.00 - keynote 07 80 00 for new structural steel on garage level 1

Question 37: Will you please provide specifications for the restaurant ceramic roof tile?

Answer: Please use Specification Section 09 30 13 for the roof tile.

Question 38: Is there a BIM model available?

Answer: A BIM model will not be made available at this stage of the selection process.

Question 39: Sheet W7.01. We would prefer to combine the Distribution Panel DP-1.0, Lighting Panel LP-1.0 and Control Panel CP-1.1 into once single panel including the two VFDs (VFD-1.1 and VFD-1.2). Will this be acceptable?

Answer: Yes, that is acceptable.

Question 40: Sheet W8.02. There are two discharge manifold show, one off each pump. Are these to be manufactured from Stainless Steel or PVC? If PVC, will saddles be allowed since tees will not fit the length of the manifolds as shown?

Answer: It was assumed that it was stainless due to the short distances between the risers, though no exception is taken to the manifolds being made of PVC if saddles are used.

Question 41: Sheet W8.02. There are two anti-vortex plates shown on the bottom of each 90-degree elbow in the surge tank. Please provide a detail / spec for what this plate is.

Answer: It was assumed this flange would be contractor-supplied as a PVC plate glued/attached to the elbow.

Question 42: Sheet W8.02. We question the reasoning for the raised platform structure in the equipment room. Seems like this raised platform only adds additional weight and cost. Please advise.

Answer: Weight of the tank and water is over the capacity of the existing slab. The raised platform transfers the weight to the existing column structure.

Question 43: Is Materials Testing to be paid for directly by HFC or by the general contractor?

Answer: HFC

Question 44: Sheet G0.05 / Detail 4 – Is steel angle bracing to be continuous or what length clips at what spacing? Please clarify.

Answer: Bracing is non-continuous. Angle to be 3"x3"x8" @ 48" O.C.

Question 45: Sheet A00.00 – Plan NW corner at exhaust shafts, sheets A07.15, A07.17, and S2.05 show these shaft assemblies to be new, but are marked “existing” here. Please clarify.

Answer: Concrete shaft structure in NW corner is existing to remain. These shafts are shown on sheets A07.15 and A07.17 to detail the aluminum vertical louver system only. Vertical louver system is specified under spec section 05 70 00 - Decorative Metal. Design team will update any drawing notes labeling this system as 09 00 00 - Vertical Louver System or 05 00 00 - Metal Fabrications

Question 46: Sheet A00.01 – What is the extent of traffic coating (07 18 13)?

Answer: Pedestrian traffic coating shall be placed in the accessible parking access aisles

Question 47: Sheet A00.00 – Keynote Legend mark 09 00 00 “Vertical Louver System”, there is no specifications or supplemental information in regards to this. Is this to be the same as 05 70 00 “Decorative Metal”? Or will a new specification be issued for this material?

Answer: Vertical louver system is specified under spec section 05 70 00 - Decorative Metal. Design team will update any drawing notes labeling this system as 09 00 00 - Vertical Louver System or 05 00 00 - Metal Fabrications

Question 48: Sheet A06.00 – Hardware sets are not specified on the Door Schedule. Please clarify.

Answer: HW sets will be updated on schedule to align with spec sections - 08 41 26, 08 42 13, and 08 71 00.

Question 49: Sheet S3.10 – Indicates a lifting mechanism at the irrigation vault. Cannot find any information on this devise, please advise.

Answer: Reference plan on S2.13 for requirements of lifting mechanism to be provided by the general contractor.

Question 50: Can you please confirm if form and pressure pump method utilizing self-consolidating concrete is required for concrete placement? (for structural reinforcing work)

Answer: How the concrete is to be placed has not been specified; the logistics/means and methods can be discussed as required.

Question 51: Is surface prep required on the existing concrete columns being enlarged prior to concrete placement? (for structural reinforcing work)

Answer: Yes. Surface roughening and bonding agent are required.

Question 52: Please confirm that the Grease Trap is by Others.

Answer: Confirmed.

Question 53: Regarding Specification Section 04 72 30, if a vendor is a member of the Cast Stone Institute in Texas are they approved for the site and fountain cast stone for this project?

Answer: If these vendors meet the project specifications, these vendors may be considered.

Question 54: Is a traffic control plan to be provided in the permit set?

Answer: Traffic control plans were developed for the contractor to apply for a traffic permit. Please note TCPs are no longer required by the city as a part of the public permit set.

Letters of Clarification become part of the solicitation and automatically supersede any previous specifications or provisions in conflict therewith. By submitting their Proposal, Proposers shall be deemed to have reviewed all Letters of Clarification on the website and incorporated them into their submittal. Verbal responses will not otherwise alter the specifications, terms and conditions as stated herein. It is the responsibility of Proposers to monitor at www.houstonfirst.com/do-business and ensure they review any such Letters of Clarification and incorporate them in their Proposal. Additionally, prospective Proposers are advised that a third Letter of Clarification is pending issuance to address further submitted questions.

Attachment "A"

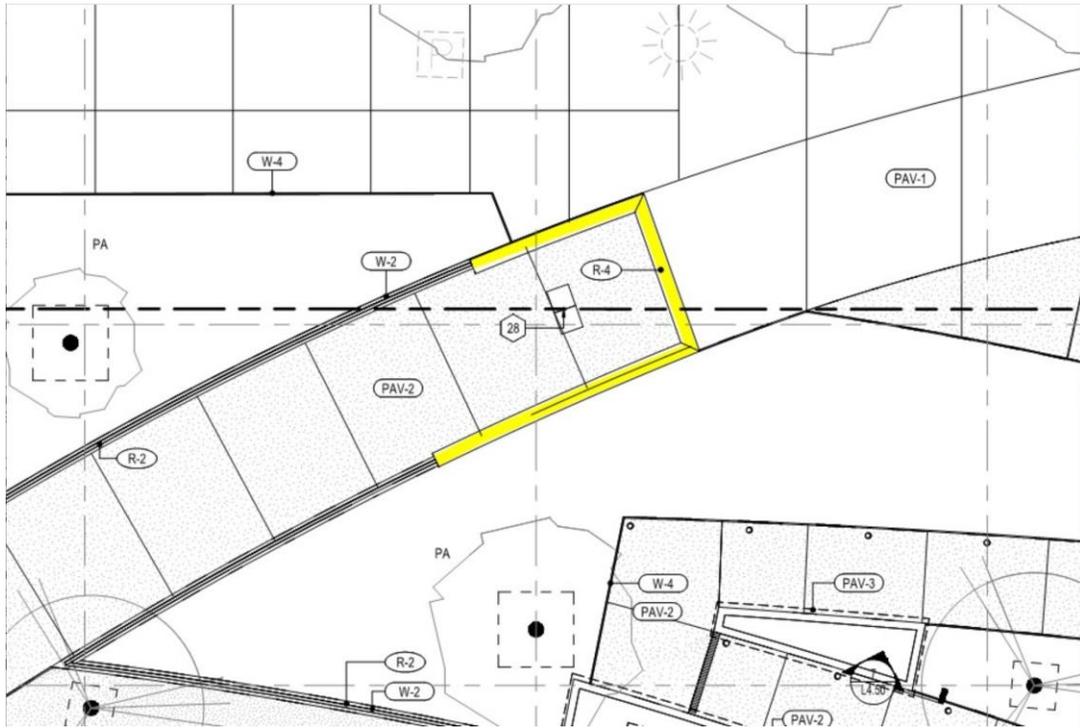


Figure 1. R-4 Rail Location 1

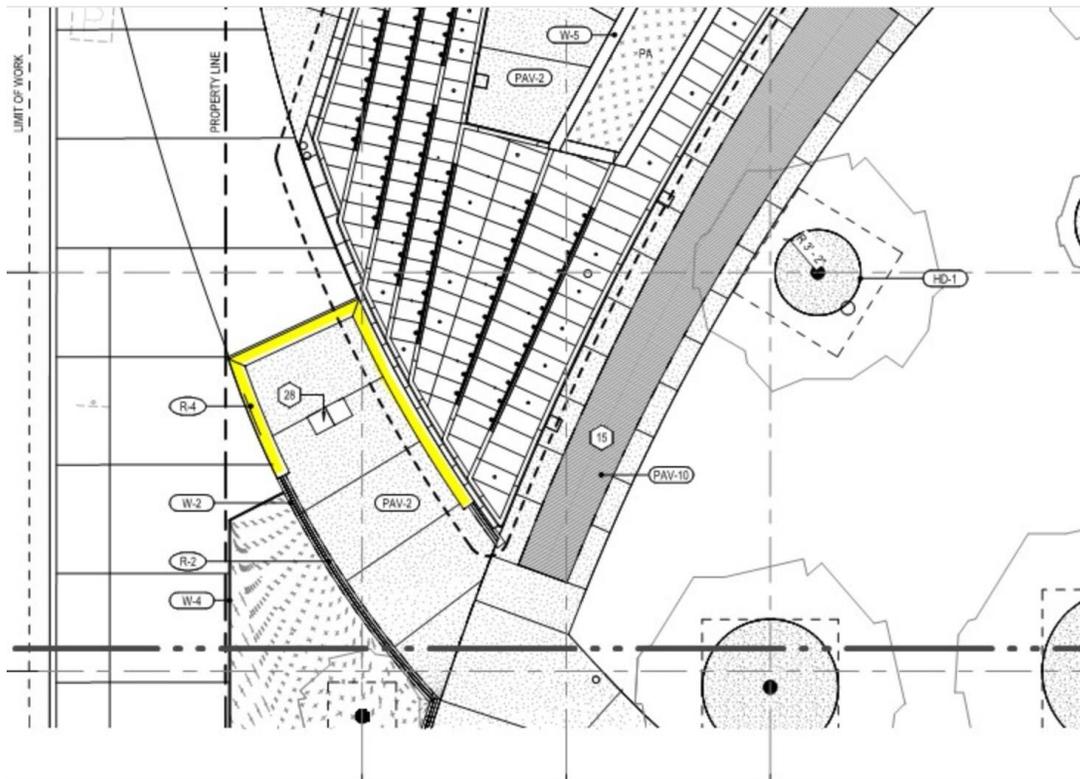
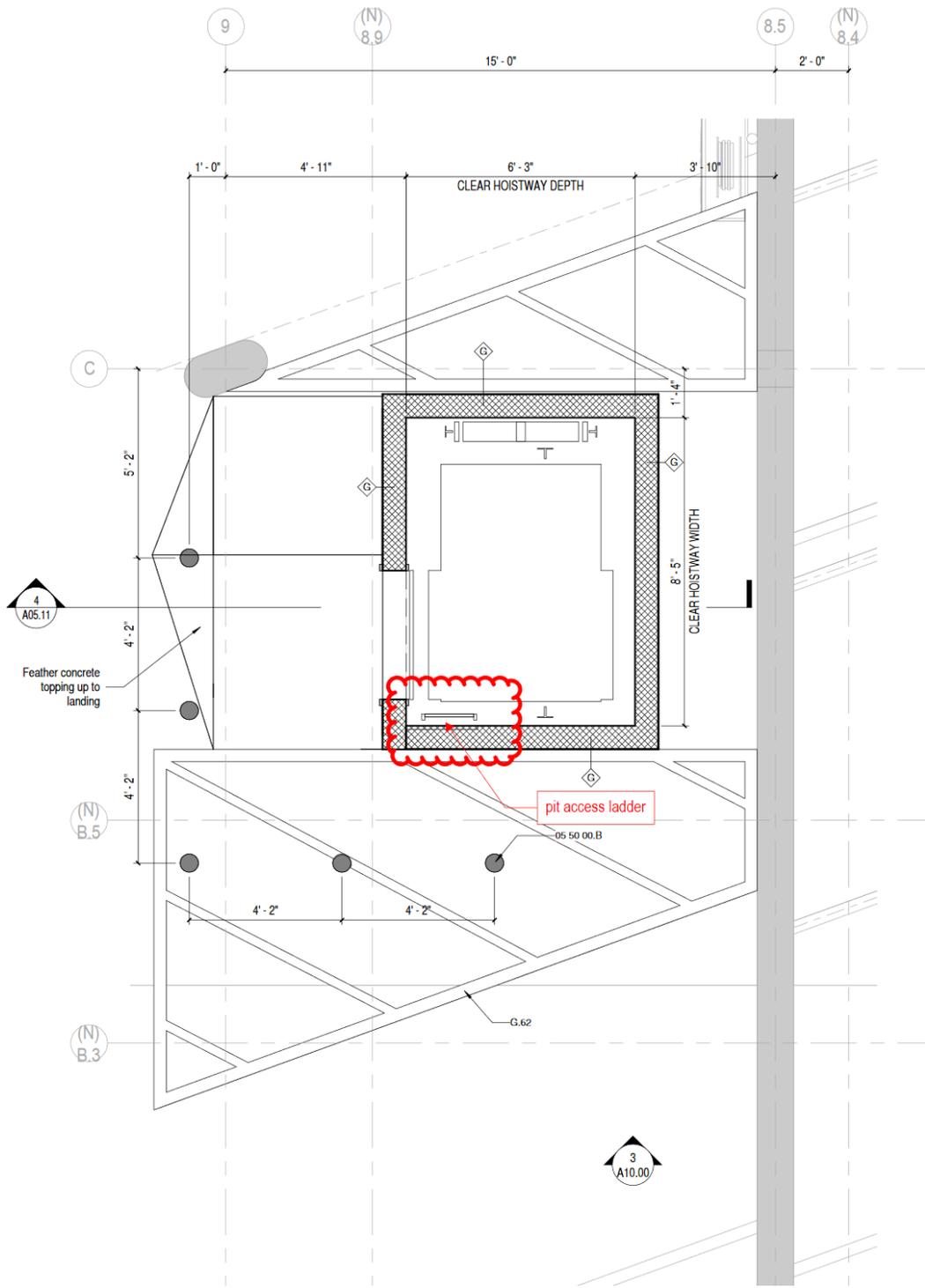


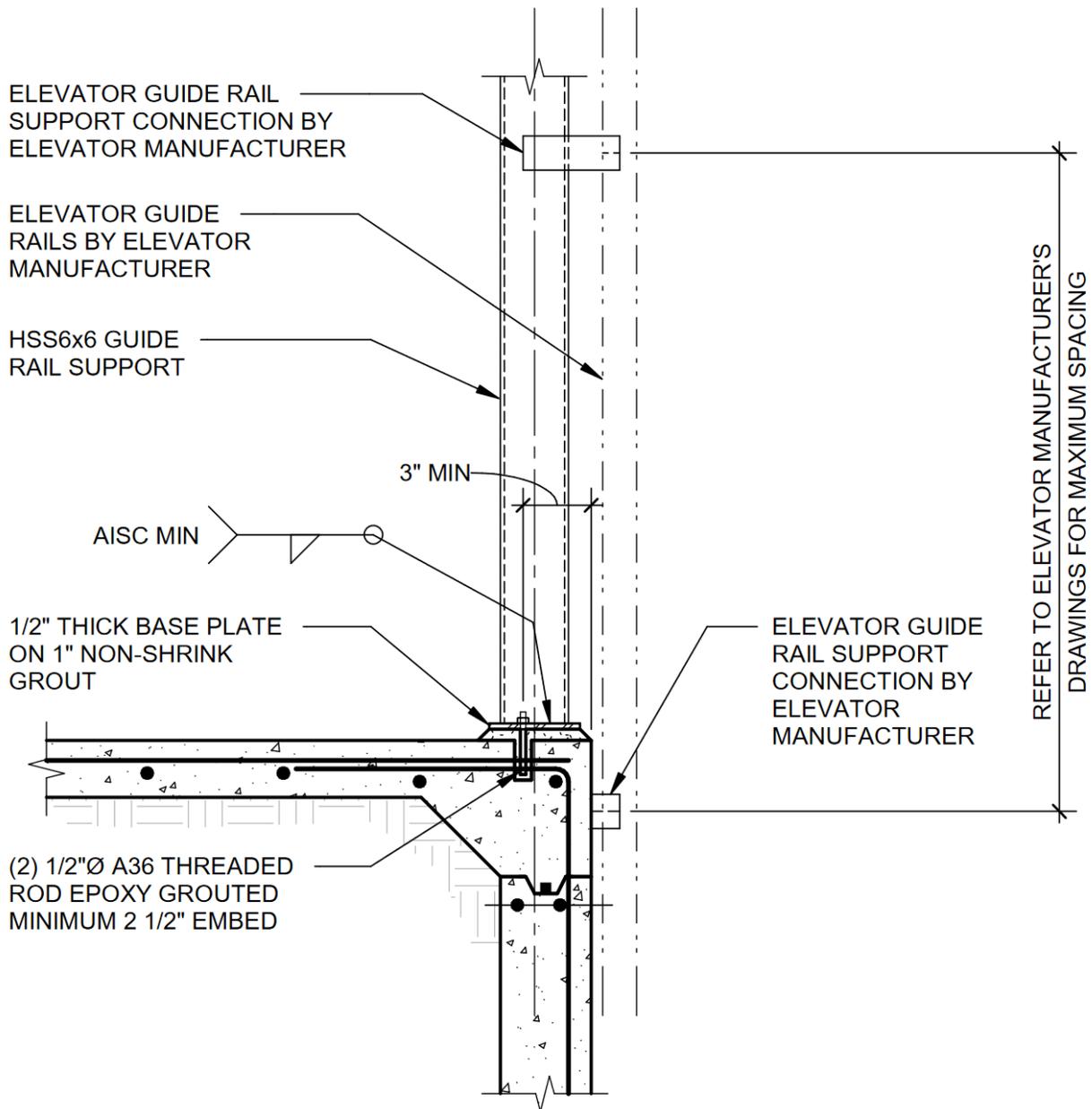
Figure 2. R-4 Rail Location 2



ENLARGED PLAN - ELEVATOR - GARAGE B2 LEVEL

1/2" = 1'-0" **5**

Figure 3. Pit Access Ladder



NOTES:

1. REFER TO ELEVATOR MANUFACTURER'S DRAWINGS FOR GUIDE RAIL TYPE AND SPAN. COORDINATE LOCATION AND TYPE OF CONNECTION OF RAIL TO SUPPORT TUBE.

TYPICAL ELEVATOR GUIDE RAIL DETAIL

Figure 4. Elevator Guide Rail