CSP Number:
CSP1-0003
Mary and Jeff Bell Library Hot Water Tie In and AHU Replacements

Addendum # 4

The University has received the following questions from vendors. The corresponding department has provided answers for the questions provided within the allocated time to respond. The questions and answers should be considered incorporated as part of this Competitive Sealed Proposals (CSP). Please see below:

1. **Question:** Subject: Above Ground Hydronic Piping Specification: 23 21 13 - Since the work for this project is in an existing building, I am requesting Press type fittings be allowed on the project for the hydronic piping. We have had success using Press fittings on previous projects and consider this an ideal project for the product from a safety and productivity stand point. Example of Press type system:
   **Answer:** Press type fittings will not be an acceptable alternative.

2. **Question:** All electrical drawings show an Alternate 1 to provide new electrical panels associated with new HVAC replacements. However, there is no place for Alternate pricing on the proposal form. Please advise?
   **Answer:** Please provide as part of your pricing breakout by schedule of values, for each phase of the work.

3. **Question:** There are no architectural drawings showing or notes mentioning, removal or replacement of ceiling tiles to accomplish the HVAC and electrical work that is to be done above the ceilings. Please clarify?
   **Answer:** Contractor should remove and replace all ceiling tile as needed. Replacement shall be with University approved, University standard ceiling tile. No substitution will be allowed. Contractor responsible for repair and/or replacement of any grid damage or removal.

4. **Question:** Proposal Form Errors: On page CSP 1.3, the Base Proposal Amount paragraph mentions a different project and then on the bottom it mentions Unit Prices are needed for each tile which I believe is in reference to the Roof Replacement project. Then on page CSP 1.4 the header is also labeled for University Center Roof Replacement.
   **Answer:** Please see corrected “Part I, Technical Proposal” attached as Attachment B

5. **Question:** General note “J” on sheet M2.03 state: “All existing ductwork and equipment to be reused must be cleaned, Painted, and all damaged parts must be repaired or replaced.” Please clarify the extent of duct/equipment cleaning/painting. Do all remaining duct systems in the building need to be cleaned?
   - Do all ducts that we touch with the project scope need to have duct cleaning performed on them?
   - Do all ducts for the entire building need to be cleaned?
   - Do all ducts need to repainted?
   **Answer:** Duct work and equipment that you (the contractor) reuse, must be cleaned, painted and all damaged parts must be repaired or replaced. This includes only those ducts/equipment within the scope of work, and only those ducts/equipment that are not replaced.
6. **Question:** Will the contractor (GC) providing the floor protection for the piping scope within the building also need to provide floor protection for the AHU demo/installing contractor (TAMUCC contractor/Trane’s contractor)? Please clarify the extent of the floor protection and/or temporary construction area protection that must be put in place while working around the active facility and students/staff.

**Answer:** The contractor will only provide flooring protection for their scope of work.

7. **Question:** General note “J” on sheet (m2.02): states contractor shall coordinate with the building facility as to not disturb operating hours. Is the work of this project going to have to be completed at night or after operating hours?

**Answer:** The anticipated schedule of work will be 6:00 am to 6:00 pm Monday through Friday. Due to the demands of the library for research and student academic support, alternate schedules may be required to support the library operations demand. If the library required schedule requires an alternate schedule outside of the proposed normal schedule, the selected contractor will provide a change order (CO) request with supporting documentation to justify the cost variance requested change order.

Any request for normal duty hours schedule deviation will be evaluated and rendered by the AVP for Operations and funding to be deducted by the project owner contingency with the change order describing the work, the work force assigned for the scope of work being requested, their normal labor rate, the additional labor rate and time sheets after the work has been completed to ensure the requested change order only asks for the difference between the normal labor rate and the non-normal labor rate to prevent from any potential of double billing for the same work. All submissions must be made at least 72 hours in advance of the change in schedule.

The primary purpose of this is to obtain prompt reporting of the University conduct that the Contractor considers to constitute a change to the contract. Except for changes identified as such in writing and signed by the TAMUCC Purchasing Office, the successful Contractor shall notify the TAMUCC Specifically Authorized Representative (SAR) in writing promptly, within 30 calendar days from the date the Contractor identifies and University conduct (including actions, inactions, and written or oral communications) that the Contractor regards as a change to the contract terms and conditions. On the basis of the most accurate information available to the Contractor, the notice shall state-

1. The date, nature, and circumstances of the conduct regarded as a contract change;
2. The name, function, and activity of each TAMUCC and/or facilities (SSC, AGCM) or SAR official or employee involved in or knowledge about such conduct;
3. The identification of any documents and the substance of any oral communication involved in such conduct;
4. The instance of alleged acceleration of scheduled performance or delivery, the basis upon which it arose;
5. The particular elements of contract performance of which the Contractor may seek (or request) an equitable adjustment under this clause, including-
   a. What contract line item have been or may be affected by the alleged change;
   b. What labor or materials or both have been or may be added, deleted, or wasted by the alleged change;
   c. To the extent practicable, what delay and/or disruption in the manner and sequence of performance and effect on continued performance have been or may be caused by the alleged change;
   d. What adjustments to contract price, delivery schedule, and other provisions affected by the alleged change are estimated (documented);

8. **Question:** What is the extent of providing fire wrapping for existing duct if the fire wrapping does not exist? Does this mean the entire building, our duct work just related to the project scope, and will more details be provided as to where duct does not have existing fire wrap so it can be accurately taken off and bid?

**Answer:** The contractor will only provide fire wrapping for their scope of work.

9. **Question:** Will the defined scope/scope matrix be clarified/provided for the scopes provided and completed by Trane and the project’s HVAC/mechanical contractor? This was brought up during the second project walkthrough and it was state this would be answered by addendum response.

**Answer:** See Attachment A
10. **Question:** I’m writing to ask for prior approval to also bid the following items:
   - Greenheck hot water heating coils
   Having met the intent and performance of the specifications and drawings, may we have approval to bid these products?
   **Answer:** These are an acceptable alternative.

Revisions to the Specifications and Drawings, Attachment A, are attached and incorporated this Addendum. These revisions include addition, deletions, modifications, or clarifications to the original Specifications and Drawings. The revised Specification and Drawings should be considered incorporated as part of this CSP.

This document and attachments shall be attached to and become a part of the contract documents for this project. This addendum shall be signed for acknowledgement that you have received Addendum #4 and shall be returned with your proposal.

**COMPANY NAME:**

**STREET ADDRESS:**

**CITY/STATE:**

**TELEPHONE AND FAX:**

**SIGNATURE:** ____________________________ **DATE:** ____________________________
Addendum

DATE
June 15, 2021

ADDENDUM NO.
4

PROJECT
2021.000 | Texas A&M Corpus Christi Library Renovation

The work described herein shall be added to the scope of work defined by the contract documents or it shall modify the scope of work defined by the contract documents as described. This work shall become a part of the contract documents by addendum.

SPECIFICATIONS

Item 01
Section 23 07 19 HVAC Piping Insulation
A. Added Section for Chilled Water Piping Insulation.

DRAWINGS

Item 02
Sheet M6.01 – Mechanical Details
A. Details 18 and 19 have been added for clarification.

RESPONSES TO QUESTIONS

Question: General note “J” on sheet M2.03 state: All existing ductwork and equipment to be reused must be cleaned, Painted, and all damaged parts must be repaired or replaced. Please clarify the extent of duct/equipment cleaning/painting. Do all remaining duct systems in the building need to be cleaned?
   a. Do all ducts that we touch with the project scope need to have duct cleaning performed on them?
   b. Do all ducts for the entire building need to be cleaned?
   c. Do all ducts need to be painted?

Answer:
1. Cleaning of duct shall only extend to 4ft from the point of connection disturbance of ductwork. The remainder of the ductwork does not need to be cleaned.
2. Ducts do not need to be painted that are repaired or replaced in the mechanical rooms nor concealed above ceiling.

Question: Will the contractor (GC) providing the floor protection for the piping scope within the building also need to provide floor protection for the AHU demo/installing contractor (TAMUCC contractor/Trane’s contractor)?
   a. Please clarify the extent of the floor protection and/or temporary construction area protection that must be put in place while working around the active facility and students/staff.

Answer: The contractor, in the base bid, shall provide floor protection all work to be done in the building including the protection as the result of the owner furnished, owner installed equipment. Contractor to coordinate with installing air handler vendor for the route, width and level of floor protection throughout and for the duration of the project.

Question: General note “J” on sheet (M2.02): states contractor shall coordinate with the building facility as to not disturb operating hours.
   a. is the work of this project going to have to be completed as night or after operating hours? this would affect pricing for after hours or evening work if required.
Addendum No.

**Answer:** It is the intent to have work done during regular work hours. However major shutdowns of power or other systems will be done after hours.

**Question:** What is the extent of providing fire wrapping for existing duct if the fire wrapping does not exist? Does this mean the entire building, our duct work just related to the project scope, and will more details be provided as to where duct does not have existing fire wrap so it can be accurately taken off and bid?

**Answer:** It was discussed to provide fire wrapping on existing PVC storm lines that are present in the mechanical room. The storm lines are 6” or 8” lines. No fire wrapping for ductwork is required.

**Question:** Will the defined scope/scope matrix be clarified/provided for the scopes provided and completed by Trane and the project’s HVAC/mechanical contractor?

**Answer:** Details have been added which help clarify the limits for the contractor and owner furnished/owner installed equipment.

**Question:** I’m writing to ask for prior approval to also bid the following items: Greenheck hot water heating coils. Having met the intent and performance of the specifications and drawings, may we have approval to bid these products??

**Answer:** Greenheck heating coils are an acceptable manufacturer.

**Question:** There are no architectural drawings showing or notes mentioning, removal or replacement of ceiling tiles to accomplish the HVAC and electrical work that is to be done above the ceilings. Please clarify.

**Answer:** Remove and replace all ceiling tile as needed. Replacement shall be with University approved, university standard ceiling tile. No substitution will be allowed. Contractor responsible for repair and / or replacement of any grid damage or removal.

**Question:** Specification: 23 21 13: Since the work for this project is in an existing building, I am requesting Press type fittings be allowed on the project for the hydronic piping. We have had success using Press fittings on previous projects and consider this an ideal project for the product from a safety and productivity standpoint. Example of Press type system: [https://www.viega.us/en/products/Catalog/Metal-systems/MegaPress-FKM.html](https://www.viega.us/en/products/Catalog/Metal-systems/MegaPress-FKM.html)

**Answer:** TAMU Facility Guidelines section 22 page 3 does not allow for pressure fittings.

END OF ADDENDUM
SECTION 23 07 19 - HVAC PIPING INSULATION

PART 1 - GENERAL

1.01 GENERAL REQUIREMENTS

A. The requirements of the General Conditions and Supplementary Conditions apply to all work herein.

B. Section 23 02 00 - Basic Materials and Methods for HVAC shall be included as a part of this Section as though written in full in this document.

1.02 SCOPE

A. Scope of the Work shall include the furnishing and complete installation of the equipment covered by this Section, with all auxiliaries, ready for Owner's use.

B. Furnish and install piping insulation to:
   1. Chilled water and heating hot water piping.
   2. Condensate drain piping.
   3. All pipes subject to freezing conditions shall be insulated.

C. Work specified elsewhere.
   1. Painting.
   2. Pipe hangers and supports.

D. For insulation purpose piping is defined as the complete piping system including supplies and returns, pipes, valves, automatic control valve bodies, fittings, flanges, strainers, thermometer well, unions, reducing stations, and orifice assemblies.

1.03 RELATED SECTIONS

A. Section 23 05 29 - Hangers and Supports for Piping and Equipment - HVAC

B. Section 23 05 53 - Identification for HVAC Piping and Equipment

C. Section 23 21 13 - Above Ground Hydronic Piping

D. Section 23 21 16 - Underground Hydronic Piping

1.04 REFERENCE STANDARDS


1.05 WARRANTY

A. Warrant the Work specified herein for one year against becoming unserviceable or causing an objectionable appearance resulting from either defective or nonconforming materials or workmanship.

B. Defects shall include, but not be limited to, the following:
   1. Mildewing.
   2. Peeling, cracking, and blistering.
   3. Condensation on exterior surfaces.

1.06 SUBMITTALS

A. SHOP DRAWINGS: Indicate size, material, and finish. Show locations and installation procedures. Include details of joints, attachments, and clearances.

B. PRODUCT DATA: Submit schedules, charts, literature, and illustrations to indicate the performance, fabrication procedures, project variations, and accessories.

1.07 DELIVERY AND STORAGE

A. Deliver insulation, coverings, cements, adhesives, and coatings to site in unopened containers with manufacturer’s stamp, clearly labeled with flame and smoke rating, affixed showing fire hazard indexes of products.

B. Protect insulation against dirt, water and chemical and mechanical damage. Do not install damaged or wet insulation; remove such from project site.

PART 2 - PRODUCTS

2.01 HVAC PIPING INSULATION

A. It is the intent of these specifications to secure superior quality workmanship resulting in an absolutely satisfactory installation of insulation from the standpoint of both function and appearance. Particular attention shall be given to valves, fittings, pumps, etc., requiring low temperature insulation to insure full thickness of insulation and proper application of the vapor seal. All flaps of vapor barrier jackets and/or canvas covering must be neatly and securely smoothed and sealed down.

B. The type of insulation and its installation shall be in strict accordance with these specifications for each service, and the application technique shall be as recommended by the manufacturer. All insulation types, together with adhesives and finishes shall be submitted and reviewed prior to installation.

C. A sample quantity of each type of insulation and each type application shall be installed and accepted prior to proceeding with the main body of the work. Condensation caused by improper installation of insulation shall be corrected by Installing Contractor. Any damage caused by condensation shall be made good at no cost to the Owner or Architect/Engineer.

D. All insulation shall be listed and labeled to have a composite (insulation, jacket or facing, and adhesive used to adhere the facing or jacket to insulation) flame spread index of not more than 25 and smoke-developed index of not more than 50 when tested in accordance with ASTM E84 and UL 723.

E. All HVAC piping insulation shall comply with minimum requirements of ICC (IECC) and ASHRAE Std 90.1 I-P.

F. Accessories, such as adhesives, mastics and cements shall have the same component ratings as listed above.

G. All products or their shipping cartons shall have a label affixed, indicating flame and smoke ratings do not exceed the above requirements.

H. Any existing piping located in an air plenum that is comprised of materials that do not comply with the 25/50 flame and smoke rating per ASTM E84 testing requirements shall be provided with a single layer of high-temperature insulation to establish a noncombustible
rating per ASTM E136. Insulation products which are approved for such non-compliant combustible piping materials located air plenums shall be 3M Fire Barrier Plenum Wrap 5A+ or Unifrax FyreWrap 0.5 Plenum. Insulation products for this application shall be installed in strict accordance with the manufacturer's instructions.

2.02 APPROVED MANUFACTURERS

A. Calcium silicate materials shall be as manufactured by Johns Manville.

B. Glass mineral wool materials shall be as manufactured by Knauf Insulation, Johns Manville or Owens-Corning and shall have the same thermal properties, density, fire rating, vapor barrier, etc., as the types specified herein, subject to review by the Engineer. All glass mineral wool insulation shall be UL GREENGUARD Gold certified.

C. Adhesives shall be as manufactured by Childers, Foster, HB Fuller or Armacell, and shall have the same adhesive properties, fire rating, vapor seal, etc., as the types specified herein, subject to review by the Engineer.

D. Flexible elastomeric cellular thermal insulation by Armacell.

E. Phenolic foam insulation shall be as manufactured by Resolco, Inc. (Insul-Phen) or Polyguard (Poly-phen).

F. Metal jacketing and fitting covers shall be as manufactured by Childers or RPR Products.

2.03 MATERIALS

A. CHILLED WATER: Provide phenolic foam in accordance with ASTM C1126 with ASJ jacket and all joints sealed.

B. HEATING HOT WATER PIPE: Provide glass mineral wool pipe insulation in accordance with ASTM C547 with ASJ-SSL jacket or phenolic foam in accordance with ASTM C1126 with ASJ and all joints sealed.

C. CONDENSATE DRAINAGE PIPING: Provide flexible elastomeric cellular thermal insulation in accordance with ASTM C534/C534M, model "Armaflex Ultra", fire rated for use in environmental air plenums; insulation not required when piping is exposed on roof.


E. ALL SERVICE JACKETING (ASJ): Vapor retarder jacket for interior applications shall be composed of an aluminum foil layer, reinforced with glass scrim, bonded to a layer of white kraft paper, interleaving with an outer polymer film leaving no paper exposed; complying with ASTM C1136. Vapor retarder jacket for exterior applications shall be composed of a 3-ply composite membrane consisting of a white 0.5 mil polyester film, 1.0 mil aluminum foil, and one 0.5 mil clear polyester film; complying with ASTM C1136.

PART 3 - EXECUTION

3.01 GENERAL

A. All insulation shall be installed in accordance with the manufacturer's recommendations and printed installation instructions, including high density inserts at all hangers and pipe supports to prevent compression of insulation.

B. All items required for a complete and proper installation are not necessarily indicated on the plans or in the specifications. Provide all items required as per manufacturer's requirements.

C. All heat recovery piping between air conditioning equipment and hydronic or domestic hot water piping shall be insulated per the High Temperature Surfaces Schedule below.

D. All condenser water piping located in a ceiling plenum shall be insulated per the Low Temperature Surfaces Schedule below.

E. Pipes located outdoors or in tunnels shall be insulated same as concealed piping and shall have a jacket of 0.016 inch thick, smooth aluminum with longitudinal modified Pittsburg Z-Lock seam and 2 inch overlap. Jacketing shall be easily removed and replaced without
3.02 WATER PIPE INSULATION INSTALLATION

A. The insulation shall be applied to clean, dry pipes with all joints firmly butted together. Where piping is interrupted by fittings, flanges, valves or hangers and at intervals not to exceed 25 feet on straight runs, an isolating seal shall be formed between the vapor barrier jacket and the bare pipe. The seal shall be by the applications of adhesive to the exposed insulation joint faces, carried continuously down to and along 4 inches of pipe and up to and along 2 inches of jacket.

B. Pipe fittings and valves shall be insulated with pre-molded or shop fabricated glass mineral wool covers finished with two brush coats of vapor barrier mastic reinforced with glass fabric.

C. All under lap surfaces shall be clean and free of dust, etc. before the Joint is sealed. These laps shall be firmly rubbed to insure a positive seal. A brush coat of vapor retarder shall be applied to all edges of the vapor barrier jacket.

3.03 FIRE RATED INSULATION

A. All pipe penetrations through walls and concrete floors shall be fire rated by applying USG Thermafiber in the space between the concrete and the pipe.

B. The penetration shall be additionally sealed by using 3M brand model CP 25 or 303 fire barrier caulk and putty.

C. All fire rating material shall be insulated in accordance with manufacturer's printed instructions.

END OF SECTION
PART 1
TECHNICAL PROPOSAL
COMPETITIVE SEALED PROPOSAL

(Firm Name)

(Address)

(City/State/Zip Code)

(Phone)                 (Fax)

For

Mary and Jeff Bell Library Hot Water Tie In and AHU Replacements
Texas A&M University-Corpus Christi
Corpus Christi, Texas
Project No. CSP1-0003
COMPETITIVE SEALED PROPOSAL
to
THE BOARD OF REGENTS
of
THE TEXAS A&M UNIVERSITY SYSTEM
FOR THE FOLLOWING WORK
Mary and Jeff Bell Library Hot Water Tie In and AHU Replacements
Texas A&M University-Corpus Christi
Corpus Christi, Texas

The undersigned, as a designated representative of the proposer, declares such firm is the only entity, as principal, with any interest in this Proposal and the Proposal is made without collusion with any other entity. The proposer affirms that the form of Contract, Instructions for Competitive Sealed Proposals, Supplemental Instructions for Competitive Sealed Proposal, Addenda, selection criteria, estimated budget, Specifications and the Drawings pertaining to this Proposal have been examined and the firm has also examined the locations, conditions and classes of materials for the proposed Work and agrees to provide all necessary machinery, tools, apparatus and construction means to accomplish the Work described in the Contract Documents in the manner prescribed.

The proposer agrees the quantities of Work to be performed and materials to be furnished may be increased or decreased as may be considered necessary, in the sole opinion of the Owner's Representative, to complete the Work as planned and contemplated. Adjustment for changes in Work will be in accordance with the Owner’s current Uniform General and Supplementary Conditions.

Proposal amounts must be shown in both words and figures. In case of discrepancy, the amount shown in words will govern.

The proposer acknowledges receipt and incorporation of the following addenda into this Proposal:

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Is proposer a corporation? Check One: Yes ☐ No ☐

If proposer is subject to the Texas Franchise Tax, a "Certificate of Good Standing" issued by the Texas Comptroller of Public Accounts must be submitted with the Proposal.

A "nonresident proposer" is equivalent to a "nonresident bidder,” and a "Texas Resident Proposer” is equivalent to a "Texas Resident Bidder," as defined hereafter and may be awarded a Contract in accordance with Chapter 2252, Texas Government Code, as partially quoted below:

“...(3) "Nonresident bidder” refers to a person who is not a resident.

(4) "Resident bidder" refers to a person whose principal place of business is in this state, including a contractor whose ultimate parent company or majority owner has its principal place of business in this state."
In the space below, enter the address of the proposer's place of business and, if applicable, the name and address of the proposer's ultimate parent company or majority owner.

Proposer's name and address of principal place of business:

_________________________________________________________

Ultimate parent company or majority owner's name and the address of its principal place of business:

_________________________________________________________

BASE PROPOSAL AMOUNT

Total amount for the furnishing of all labor, materials, services, equipment and appliances required in conjunction with and properly incidental to all Work (demolition, site work, general construction, mechanical, plumbing, electrical and data/telecommunications work not including Work listed as alternates) for construction of the Mary and Jeff Bell Library Hot Water Tie In and AHU Replacements, Texas, in conformance with Drawings and Specifications prepared by _________________, Texas.

(Amount In Words)

_________________________________________________________ DOLLARS ($____________________) (Amount In Figures)

CONSTRUCTION TIME:

The undersigned agrees to complete all Work in the following number of calendar days from the Notice to Proceed:

______________________________________ (Proposer to complete) (Numerals)

UNIT PRICES:

ITEM NUMBER ONE—PRICE PER PHASE.

The price per individual phase of the project including installation, complete as described in the specifications will be:

   a. Please provide a pricing break out by schedule of values, for each phase of the work.
Accompanying this Proposal is a cashier’s check or a Bid or Proposal Bond (TAMUS Form C-2) in the amount of not less than five percent (5%) of the greatest total amount of this Proposal payable without recourse to the order of the Board of Regents of The Texas A&M University System. Use of a surety company bid bond form is NOT acceptable and will constitute an irregular proposal which will be rejected.

The proposer agrees that this Proposal will not be withdrawn for a period of ninety (90) days from the date of the Proposal opening.

The proposer further agrees to pay Liquidated Damages per calendar day for failure to complete the work within the contracted time in accordance with Section 9.11 of the Uniform General and Supplementary Conditions and as established in the Contract.

The proposer’s attention is called to Items 10.1 and 10.2 in the Instructions for Competitive Sealed Proposals regarding delinquent child support payments under Chapter 231, Texas Family Code.

Failure to complete all portions of this Proposal form may cause the entire Proposal to be rejected.

Proposer:

__________________________________________  Name(s) of individual(s), proprietor(s), partner(s), shareholder(s), or owner(s) with an ownership interest of at least 25% of the business entity executing this Proposal.

(Legal Firm Name)

__________________________________________  Name:

__________________________________________  Name:

Federal Tax I. D. No. __________________________  Name:

By: ______________________________________   Name:

(Signature)  Name:

__________________________________________  Name:

(Print or Type Name)

Title: ______________________________________  Name:

Address: ____________________________________

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Phone No.: _________________________________

FAX No.: _________________________________

E-mail Address: ______________________________