

Questions and Answer

IMPORTANT, PLEASE NOTE:

Bid Opening Date has changed:

Sealed Bids Due:

Monday May 11, 2026 at 5:00 PM

Public Bid Opening:

Tuesday May 12, 2026 at 2:00 PM

HVAC / Mechanical Scope

General

1. Is full demolition and replacement of all ductwork required, or are bidders expected to reuse/modify portions of existing ductwork?
Bidders are expected to evaluate existing conditions, and if there is potential ductwork savings, bidders can keep the existing ductwork. Every effort should be made to preserve current ductwork. HVAC plan is to demolish the Medium Pressure ductwork and all ductwork to be new
2. Are existing supply diffusers intended to be reused, or should bidders include replacement in their pricing?
All existing diffusers are to remain in place. Refer to Drawing M-101 and demo sheet MD101)
3. Where are VAV boxes intended to be installed per the design (above or below the existing roof structure)?
Medium pressure ductwork to run on interstitial space and VAV boxes to be located below the interstitial structure and just above ceiling for maintenance
4. Is the Records Building included in the HVAC scope? If so, please provide the corresponding MEP drawings, as they do not appear to be included in the current bid set.
Record Building to be included in scope. The drawings are not complete, but the plan is to relocate the existing RTU on grade on a 4" housekeeping pad. Ducts to be connected to existing air devices, no VAV boxes required)

Alternates and Value Engineering

5. Are proposers permitted to submit value-engineering suggestions or voluntary alternates, or must proposals strictly adhere to the base scope?

Bidders may propose Bid Alternate but contract drawing markup must be reviewed by Engineer of Record.

6. Are proposers permitted to submit approved alternates to the specified HVAC design (e.g., electric reheat in lieu of hot-water reheat, heat pumps, split systems, or VRF), either as part of the bid or post-award?

Initial evaluation of Engineer of Record indicates that current electric service is not sufficient. Preference would be to avoid electric reheat and retain the current gas-powered equipment.

7. Will the City allow electric reheat to be considered as an acceptable alternate to the hot-water reheat system currently shown?

See above.

8. Can the City confirm whether existing electrical service and the 135-kW generator have sufficient capacity to support an all-electric HVAC alternative without upgrades?

See above.

HVAC Controls Platform

9. Does the City have a preferred or existing building automation/controls platform, or may proposers provide a controls system meeting performance requirements?

No preferred controls contractor. Mechanical Contractor to propose controls upgrade. Whatever system is proposed should be coordinated with the City's IT Department to ensure security compatibility.

10. What controls system is anticipated for the new HVAC system, and will a controls specification or acceptable vendor list be issued?

DDC - BACnet controls is expected, pneumatic controls are not allowed. Controls specification and vendor list will not be issued. Please use experienced controls vendor such as Siemens, Trane etc.

Testing, Adjusting & Balancing (TAB)

11. Should TAB be completed and submitted separately for each building, or may it be provided as a single combined TAB report at project completion?

Separate TAB is required based on phasing of construction

Roofing, Moisture, and Insulation

12. Is the intent to leave the existing TPO roof and underlying insulation in place beneath the new metal roof system?

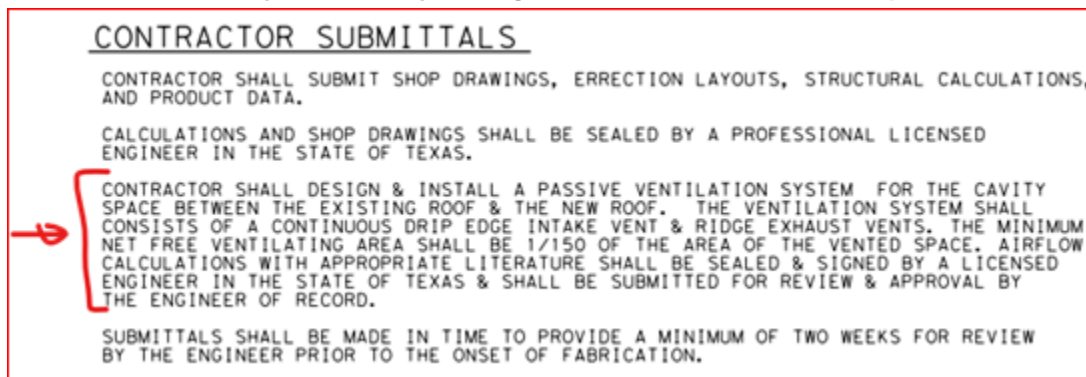
Yes

13. If existing roofing or insulation is discovered to be wet or deteriorated, what is the required scope for removal and replacement?

Only at locations of cut-outs (that is where the new base plates of the new cold-form truss will be connected to the existing roof/steel joists, all these cut-outs shall be replaced with TPO/insulation like the TPO/insulation used in the original design of the building.

14. How does the City intend to address moisture and potential mold risk associated with encapsulating the existing roof assembly?

See General Notes (sheet 2 of 2), the figure below states what is required.

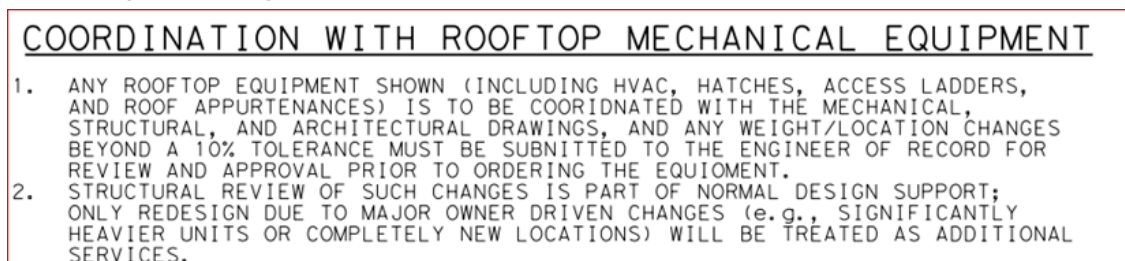


15. Is additional insulation required to meet current energy code requirements under the new metal roofing system?

See reply above

Structural / Truss Coordination

16. Are bidders expected to route ductwork through new roof trusses or gable framing? **In some cases, this might be needed, the General Notes Sheet (sheet 1 of 2) addresses this concern (see below)**



17. If penetrations or modifications to roof trusses are required, will approved structural details be provided by the design engineer, or is delegated design expected from the contractor?

Delegated design expected from the contractor and shall be approved by the Engineer of Record

18. Can the City confirm that no cutting or modification of primary truss members will ultimately be required?

City cannot provide such confirmation

Ceilings and Interior Demo

19. Does the scope include the ceiling demolition and replacement throughout the building to facilitate new ductwork installation?

Yes. The City anticipates partial ceiling demolition with an effort by the selected contractor to preserve the lighting where practicable.

20. Is the Council Chambers ceiling replacement included in the base bid scope or intended as a future phase? If for a future phase, are we to reuse the ductwork above the ceiling in the council chambers?

City anticipates the demolition of the ceiling in Council Chambers, but replacement will be made in a future project. Every opportunity to continue using existing ductwork should be made.

21. Please provide a copy of the Architectural Reflected Ceiling Plans. (Use existing RCP. New RCP was not created)

No plans are available at this time.

22. Are there mechanical drawings available for the Records Building?

The City is in the process of having those created. As such the timeline for Bid Opening will be extended one week to May 12, 2026.

Occupancy, Phasing and Temporary Conditions

23. Which areas of the building must remain occupied during construction, and which areas may be temporarily vacated?

City will accommodate as required by the pace of the project and will temporarily relocate public facing operations to an alternate location.

24. Will work be performed while the facilities are occupied, and are there any restrictions related to work hours, shutdowns, noise, or temporary outages?

Yes as long as the building is safe for occupancy. The City will accommodate the contractors ability work afterhours any shutdown related to temporary outages should be communicated at least 48 hours prior.

25. Can work be performed on weekends/ Holidays?

Yes.

26. Will the City allow full shutdown of all departments, including the Water Department and Records, during overhead steel, ductwork, and roofing operations?

Public facing operations will be relocated. All other shutdowns related to construction should be coordinated and communicated at least 48 hours prior.

27. Is temporary cooling required during phased construction, and if so, what performance criteria should be assumed?

Yes. In terms of performance criteria, the City expects the average working temperature in all spaces not to exceed 75 degrees Fahrenheit. It is preferable that temporary breaks be used to ensure cooling envelope.

28. Is phased construction (e.g., half-building or more area shutdowns) acceptable to the City of Clute?

Yes.

Schedule and Procurement

29. Is the stated 60-business-day construction duration a hard requirement or an aspirational goal?

It is likely aspirational.

30. Does the 60-day completion incentive apply to each building individually or to the combined scope of work for both buildings?

The 60-day completion incentive is for the combined scope of work.

31. Have long-lead equipment procurement timelines been considered in establishing the schedule?

No, but the City understands the schedule may need adjustment related to fabrication and installation.

32. Will any schedule incentives or bonuses be defined prior to bid submission?

No. Such discussions will be part of the contract negotiation process.

33. Under CSP procurement rules, to what extent may value-engineered alternates be considered after award without requiring re-bid?

None. This creates an apples to oranges scenario and opens the City to undue harm. The only scenario under which alternates might be considered would be resulting from a severe unforeseen circumstance related to an act of nature or unknown structural issue.

34. Is the City requiring construction to be phased between the City Hall and Records Building, or may both buildings be constructed concurrently?

There is no requirement for concurrence, but it is preferable.

35. Please clarify what constitutes Substantial Completion for purposes of occupancy and incentive eligibility.

Substantial completion means that the City has a functional roof without leaks and an operational HVAC system with ceilings restored.

36. Will early procurement of long-lead HVAC or roofing materials be permitted prior to Notice to Proceed?

This would be considered a Mobilization Charge and would be allowable up to a certain percentage to be negotiated in the contract based on Industry standards and mitigating the City's risk to the maximum degree achievable.

Safety and Environmental

37. Has the building been tested for asbestos or other hazardous materials?

No analysis has been conducted. The building was constructed in 2005-2006 after most such materials were prohibited.

38. If so, can reports be provided?

See above.

39. If hazardous materials are encountered, how will responsibility and cost be allocated?

If hazardous materials are encountered, then the City would be responsible for offsetting costs associated with their removal.

Site Logistics & Coordination

40. Will the City provide designated staging/laydown areas, or is it the Contractor's responsibility to secure staging space?

The City will provide/ coordinate with the contract to ensure access to and the security of staging.

41. Are traffic control or pedestrian access plans required during construction, particularly around City Hall entrances?

Yes, in those areas accessible by the general public.

42. What is the disposition plan for the Existing HVAC systems?

The City anticipates removal and relocation by the City for future salvage and sale via auction. Demolition or removal should be handled with as much care as possible.

Contingency

43. What amount of Contingency does the City want the Contractor to include in their numbers for this project.

The City understands that this is a complex project and would assume that a 25% contingency be included as such.

Sign in Sheet

**ROOF RFP
PRE-BID CONFERENCE**

DATE: APRIL 20, 2026

NAME:	ADDRESS AND/OR BUSINESS:
1. James Turbeville	131 E 2nd St. Freeport / Turbeville Const.
2. ZACH HARTMANN	1421 S. FRONT ST. DAVIS A/C
3. JAMES HARRIS	E3
4. Adam Anden	E3
5. Sergio Villagreal	San An CS Advantage
6. Chance Clenna	E3
7. Steven Schliesing	E3
8. Brannon Ferrara	" " "
9. Grant Foutenot	E3
10. Chase Theriot	Theriot Inc.
11. Ryan Loveless	Theriot Inc
12. MAX CASTILLO	
13. David Galloway	BCR
14. Kevn Rendon	Theriot Inc
15. Charlie Larson	Sullivan Contracting Services

