



**TARRANT COUNTY PURCHASING DEPARTMENT**

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**MARCH 8, 2023**

**RFP NO. 2023-077**

**QUESTIONS AND RESPONSES**

**REQUEST FOR PROPOSALS FOR  
TARRANT COUNTY CORRECTIONS CENTER BUILDING AUTOMATION SYSTEM (BAS)  
REPLACEMENT PROJECT**

**RESPONSES DUE MARCH 20, 2023 AT 2:00 P.M., CST**

1. After reviewing RFP 2023-077 and RFB 2023-099 there looks to be a monumental amount of coordination needed for the success of this project, while minimizing inmate populations being inconvenienced. Has Tarrant County considered having GC's only bid both RFP 2023-077 and RFB 2023-099 with the approved list of subs that walked and attended both job walks? This would give Tarrant County a dedicated on-site Project Manager that will handle coordination of the BAS and HVAC replacements. It will streamline schedules, reduce headache on the project team and building managers. With this job looking to be well into the 10 million plus range for both projects, this would also make the bonding easier on subs by putting that on larger GC's.

**RESPONSE:**

**The projects will proceed without a GC.**

2. VOLUME 1 ATTACHMENT A OF RFP NO. 2023-077 paragraph 7.d. SECTION 23 00 10 paragraph 1.14 - Materials COO - Please provide clarification regarding the requirements for US manufactured materials. Do materials have to meet 'Buy American' standards?

**RESPONSE:**

**Yes, to the greatest extent practicable. This is a federally funding project, so the successful vendor will be required to comply with the provisions in Volume 1, Attachment A.**

3. M1-4 note 2 - HYDRONIC CONTROL VALVES - Please clarify note 2 "(E) HYDRONIC HEATING WATER AND CHILLED WATER CONTROL VALVES, PROVIDED BY THIS CONTRACTOR, TO BE REMOVED AND REPLACED", does this apply to AHU-12 only, or to all (26) AHUs? Please provide Control valve sizing data - AHU coil schedules, hot water/chilled water GPM flow rates.

**RESPONSE:**

**The BAS Contractor will provide all control valves for all AHUs. The control valves will be installed by the Air Handling Unit Replacement Contractor. Coil schedules and flow rates are shown on the Air Handling Unit Replacement Project Bid Documents.**

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4. M1-5, Column line 1.2 x G.8, M1-1, M1-3, M1-5, M1-6, M1-7, M1-8, M1-9 - FD Dampers - Please provide scope of work associated with dampers tagged 'FD' (example M1-5, chase at Column line 1.2 x G.8, "FD" in two (E) 18/10 duct). Typical for all dampers tagged 'FD' on M1-1, M1-3, M1-5, M1-6, M1-7, M1-8, M1-9. Are these existing to remain, or to be replaced?

**RESPONSE:**

**Dampers tagged FD are fire dampers that will remain. Not work for this project.**

5. M1-2 Column line 4.5 x G.8 - Existing Smoke Control Panel - Please provide scope of work, if any, associated with the EXISTING SMOKE CONTROL PANEL shown on M1-2 Column line 4.5 x G.8.

**RESPONSE:**

**Smoke Control Panel location shown for information. All interface with this panel is via the Fire Alarm system.**

6. 23 09 23 1.2 C. 2. - Network Control Panel (NCP) requirement - Please confirm quantity of NCPs required for CHW/CDWS system (2 chillers/2 cooling towers), HHWS (4 boilers), DHWS (5 boilers), Air Handling Units (26 AHUs). Does each piece of equipment require a unique Network Control Panel, or can multiple pieces of equipment be served by a common panel?

**RESPONSE:**

**Multiple pieces of equipment can be served by a common panel. However, all functions for an individual piece of equipment shall all reside on the same panel. In other words, the control for an individual piece of equipment shall not be shared between multiple panels.**

7. General - Please provide contractor parking details for duration of project - i.e. parking passes, dedicated spaces, associated costs/fees.

**RESPONSE:**

**The Superintendent will have an assigned parking space. All other parking will be the responsibility of the successful vendor.**

8. General - Will there be a storage area available for project materials/tools?

**RESPONSE:**

**We will have space for a job box. Materials will not be able to be stored on site until they are ready for install.**

9. As-Builts - Please provide a set of as-built Electrical Drawings and Architectural Drawings.

**RESPONSE:**

**As-Built Electrical drawings and Architectural drawings will be provided to the successful Contractor.**

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10. Network - Who is responsible for providing and installing Network material? (IP Drops to NCPs, switches, server)

**RESPONSE:**

**Successful vendor will provide all network materials.**

11. Network - Please provide location of where the new BAS network is to connect to Tarrant County's network, if applicable.

**RESPONSE:**

**The BAS is currently connected in the Level 4 Control Room.**

12. High Ceiling Access - Will Tarrant County provide an on-site personnel lift to access high ceilings?

**RESPONSE:**

**No.**

13. Painting - Is it required that all conduits, junction boxes, and/or access panels be painted? If so, who is responsible for providing paint and painting?

**RESPONSE:**

**Conduit and junction boxes will not need to be painted. Access doors will be provided with gray powder coat finish per the specifications.**

14. Power - Are there any VAVs/FCUs/Dampers without 120V power existing? If new 120V power is needed for certain VAVs/FCUs/Dampers/Controllers, where can it be obtained?

**RESPONSE:**

**All existing control valves and damper operators are pneumatic and are to be replaced with new electric operators. New electrical circuits will be provided by the Air Handling Unit Replacement Contractor. Refer to the Air Handling Unit Replacement project Bid Documents for circuit locations. The BAS Contractor will need to extend from these circuits as required to serve new operators, controllers, etc.**

15. BAS Cabling - Are there specific areas or spaces where plenum cabling is allowed?

**RESPONSE:**

**Since all controls related to any smoke control functions will be required to be in conduit, any plenum rated cable would be very limited. Plenum rated cable will be allowed only where it can be concealed in walls or above ceilings and only for devices not related to smoke control functions.**

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16. 23 09 23 3.3 A. 1.- Pipe mounted sensors - Who is responsible for installation of pipe mounted sensors (temperature, flow, pressure)?

**RESPONSE:**

**Any control sensors required to be mounted in piping will be mounted by the Air Handling Unit Replacement Contractor.**

17. M2-2 Detail 13 23 09 23 2.16 B. 1. - Damper Control - 3-POSITION: FULL OPEN, FULL CLOSED, PARTIAL OPEN -BALANCE FOR NORMAL SA FLOW - Cell row supply 18/10 dampers and day Room smoke exhaust 20/46 dampers indicate on M2-2 Detail 13 to be controlled by DO (3-POSITION - FULL OPEN, FULL CLOSED, PARTIAL OPEN -BALANCE FOR NORMAL SA FLOW). Please advise actuator model number to be used for 3-POSITION control on these dampers as listed damper manufacturers do not offer an actuator to meet this requirement. Please advise if a modulating actuator controlled by AO is acceptable where partial open signal will be determined by test and balance agency.

**RESPONSE:**

**A modulating actuator controlled by AO will be acceptable.**

18. Part 3 - 3.1 Installation Methods A. All cabling shall be concealed in pipe chases, wall, furred spaces, or above ceiling, unless otherwise indicated. There are other notes on the plans and specifications that indicate control wiring will be installed in conduit. Please confirm that all control wiring in mechanical rooms, pipe chases, etc. will be installed in conduit.

**RESPONSE:**

**Refer to response for Question 15 above.**

19. Airflow stations are shown on the flow diagrams, but no manufacturer is specified. What manufacturer is acceptable?

**RESPONSE:**

**Acceptable manufacturer for airflow stations is Ebtron Gold.**

20. Are the VAV boxes that are used for smoke control on emergency power?

**RESPONSE:**

**Acceptable manufacturer for airflow stations is Ebtron Gold.**

21. Are the old Honeywell control panels on emergency power?

**RESPONSE:**

**It is our understanding that they are. Also, all new circuits for new control panels will also be on emergency power.**

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22. Does all the pneumatic controls copper need to be demoed in the mechanical rooms and pipe chases?

**RESPONSE:**

**Yes. Refer to General Notes on Sheet M1-1.**

23. Who is responsible if the old Honeywell system goes down during the installation of the new control system? Will the installing contractor of the new control system be liable in the event it goes down? (There is a good chance the old Honeywell system could go down and all the existing Honeywell boards are not manufactured anymore)

**RESPONSE:**

**The logistics for the installation of the new BAS system will be continuously coordinated with the installing contractor for new system, the current Honeywell system support team, and the County, for the duration of the project. All parties will work together to resolve any issues as they may arise.**

24. Without knowing how long it will take to replace the mechanical equipment and all dampers it is not possible to provide number of days to complete in the bid documents.

**RESPONSE:**

**Provide the estimated number of calendar days to complete the project based on past experience with similar projects.**

25. The new AHU'S have a fan array. Do we monitor the status of each fan with a current switch?

**RESPONSE:**

**Provide status signal for each individual fan in each fan array.**