

To the Plans and Specifications for the Aldine Administration Annex Building (Phase 2), this addendum forms a part of the Contract Documents and modifies said documents as follows:

PART 1 - GENERAL / MANUFACTURERS AND PRODUCTS APPROVED AS EQUALS

1.1 The following minutes for Pre-Proposal Conference Meeting on April 26, 2017, form part of the Contract Documents.

A. Per-Bid Conference Sign-In Sheet is attached to this addendum.

B. Description of Project scope of work:

1. The architectural scope of work includes Police Department area renovation, kitchen renovation, vacuum cleaning at warehouse floors, renovation of warehouse area including new metal stud partitions with sheetrock up to 12-feet a.f.f., and renovation of enclosed IT office area and IT storage in the warehouse area.

Project includes three new structures: Sally Port for Police Department, Lean-To structure for maintenance storage, and a new standalone warehouse structure on the west side of site. An existing 2-foot underground gas pipeline runs from north to south between the existing facilities and new proposed develop area on west side which will need special attention when crossing with new utility lines.

We are creating an Auto Repair Shop on the warehouse which will require saw-cutting work. Existing docks will remain but the interior screen on the docks will all be replaced. The Police Department include adding two holding cells, and the corridor leading to the Sally Port will have impact resistant gypsum board, including walls in the holding cells and adjacent spaces. Overall finishes include painted gyp board walls on the inside and painting masonry walls on the exterior. Once the floor of the Warehouse is vacuum cleaned, the Owner will determine if seal concrete or stain finish over the floor surface, as required for Alternate #2.

The hardware from the Sally Port to the Holding Cells are controlled by Dispatch Center. The Dispatch Center reception windows will receive safety and security film. A new fuel station will be installed on the southwest area. The two-story administration area in the Warehouse will receive new floor, wall and ceiling finishes. All existing finishes will be removed. Every door will be replaced with ADA compliant hardware. The demolition in Police Department includes ceiling grid and tile, drywall partitions, millwork, and wall covering on perimeter walls. The exterior drywalls will receive skim coat and paint.

The existing dining space ceiling grid and ceiling tile need to be removed to install new ductwork and replaced after the ductwork is installed, and repair as necessary. Demolition work includes site demolition and interior selective demolition. Demolition work includes site clearing of existing trees and other plants on site areas to be developed as identified on plans. Existing trees along the fence on the west side will remain in place. Contractor will protect these trees. Front parking will receive new guard booth and power operated security gates. A new fuel station will be placed on the southwest of site. The main entrance atrium's existing skylight translucent panels will be replaced. The skylight framing replacement is included as part of Alternate #2. The Atrium floor and wall finishes are new, and Contractor needs to add cost to protect the finishes.

2. Foodservice scope of work includes new cooking equipment to replace all existing equipment, new serving counters, concrete infill of existing storage room to provide an 8-inch pit for new walk-in freezer with compressor unit mounted on roof, and slab saw cutting associated with new floor drains connecting to existing grease trap lines. Two outside walls of the kitchen space will be replaced with Allucobond wall panels.

3. Structural work includes foundation work and remedial work to existing structural elements modified to accommodate new MEP or architectural items.
4. Civil scope of work includes grading, new concrete paving at north side and west side of property, storm drainage, detention and mitigation basin, driveways, new access roads for maintenance facilities, and access ramps to new auto-shop facility. The front parking lot will be in the 100 year flood plain.
5. Landscape work includes new chain link fence on the perimeter of project and ornamental fence on front side, decomposed granite walkway around the detention pond connected to existing path way, picnic tables, trees associated with front parking lot, shrubs in front parking and around the dumpster area, trees in the detention pond, and hydro-mulching at basin and sloped areas. No irrigation is included in the project. Trees will be water with gator bags, and shrubs and lawns will be watered with tanks as required for a 90-day maintenance base contract. An alternate to provide 360 days of landscape maintenance will be added to bid.
6. MEP scope of work includes stainless steel plumbing fixtures at the three new Police Department Restrooms. Work also includes a new air handling unit supplemented with a suspended air handling unit for new kitchen. The new air handling unit in the mechanical room serving kitchen area will require a portion of interior drywall adjacent to the mechanical room to be opened to install the new equipment, and patch afterwards. Other new items include BS panels, VFD equipment, and replacement of kitchen grease hoods and exhaust fans. New kitchen floor drains will connect to existing grease trap.
A new air handling unit will be provided for Police Department area with associated ductwork to replace existing. Existing electrical gear serving kitchen, police department and warehouse areas will be replaced with new equipment. Existing parking light pole fixtures will be replaced with new LED fixtures, poles will remain. New light poles will be added to site areas being developed. Infrastructure will be provided to new guard booth and detention pond pumps. Glass Building will receive eight DX Roof top units to replace existing, and curb adapters will be installed to keep existing curbs. High volume fans will be added to warehouse areas, and existing roof mounted unit ventilators will be removed. New DX roof top unit for warehouse IT rooms will be installed. Project includes a standalone fuel station with three dispensers and two above ground fuel tanks. Electrical rack associated with fuel system will be installed in the vicinity as shown on plans.
7. IT scope includes structured cabling, MC and IC equipment including switches, patch panel, racks, power, distribution units and uninterruptible power supplies, VoIP telephone system including classroom phones, sizing and location of IDF and MDF rooms, network hardware included associated UPS equipment located in MC and IC's, and wireless system, Integrated Audio/Video Systems including in conference rooms, CCTV System integrated with the Network Hardware, Security System integrated with the Network Hardware, Access Control Systems, Intercom and Program Control System, and Bus GPS (as applicable). No Public Address (PA) system is included on project. IDF room is included in the Police Department area. Existing gate will be monitored by main entrance reception and dispatch center.
8. Security work includes dispatch system, dispatch furniture—fixed consoles and mobile, dispatch radio equipment, and Sally Port control system. Sally Pot operation from overhead door to holding cells doors will be controlled remotely from Dispatch Center. During Sally Port operations, there will be a door interlock controller controlled by dispatcher that will switch from a card reader control mode to a Sally Port secure mode that foot traffic doors will not work, including card reader control doors. Dispatch Center will have 4 consoles. Two consoles will be reserved for radio dispatch use and the other two for general surveillance. A mobile work station unit will be placed in the conference room, with CPU and radio capacity. The furniture for the Police Department area is included in the bid package as an allowance.

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- C. Bid Documents are available on the Aldine web site. Watch the website for addenda. Be sure to visit the website to check for addenda before submitting your bid so that you can acknowledge all addenda on your bid form. Bid Documents are also available at the following locations.
1. Thomas Printworks for a deposit of \$150 for both General Contractors and Subcontractors Proposers may obtain drawings with payment for the prints. CD is also available for a fee.
 2. Plan rooms: REED Construction Elec Data Rm, Associated General Contractors, Virtual Builders Exchange, McGraw Hill Construction, Associated Builders & Contractors.
- D. Be sure to read your Bid Proposal forms that will describe what is to be provided with that bid proposal and identify the specification sections included with that bid proposal.
- E. Contractor must use bid forms supplied in the specifications or by addendum.
- F. Contractors should be careful of listing exclusions as they could deem the bid incomplete.
- G. Change Orders: When job is GC based, there will be no change orders unless they are caused by an act of GOD or the authorities having jurisdiction (City, County or State elements). Errors and omissions on the part of the General Contractor when bidding the job are not cause for Change Orders.
1. Be careful of the sub-contractors that you partner with for this job. You cannot act like UPS and just route them to the owner without vetting it first. If you partner with a quality sub-contractor who is a change order generator and you want to use them, account for that in your bid proposal.
 2. If a change order is allowed,
 - a. Overhead and profit to the prime may not exceed 15%.
 - b. Overhead and profit to the sub-contractor may not exceed 10%.
 - c. The labor burden for the prime or sub-contractor may not exceed 35%.
 - d. No miscellaneous surcharges or miscellaneous fees will be allowed.
- H. Overtime – Evenings and Weekends as necessary to maintain schedule should be included in the project. No Change Orders for Overtime.
- I. Outages – Need to be requested and coordinated in advanced with Owner one week in advance.
- J. Bid Bonds. State Law requires performance and payment bonds are required on jobs above \$100,000.00.
1. Each bid must be accompanied by bid security in the amount of 5% of the total bid. This is to be in a standard size envelope affixed to the outside of the Proposal envelope.
 2. Construction estimate is \$10,900,000.
- K. Performance and Payment Bond in amount of 100% of the total contract price is required.
- L. Wage Rates are listed under Section 008310 Special Conditions, Minimum Prevailing Wage Rates on Page 10.
- M. If you plan to bid more than one bid proposal, do not combine them on one form. Provide two separate forms (in duplicate) in their own sealed envelope.
- N. Substitutions: Any proposed substitutions must be approved by addendum prior to bid date. After contract is awarded, the contractor must provide what is specified. May 8th is the last day to submit substitution requests. Addendum No.1 will be issued on May 1, 2017.
- O. The Project Schedule format to be bar chart with initial baseline carried throughout. Software to be used is Microsoft Project. Schedule will be updated at each construction meeting.

- P. Reports – The Contractor is to provide daily logs and daily reports including number of workers for each trade/sub-contractor, and a real-time.
- Q. Bids are lump sum, but will include Allowances and Unit Prices for reference. Refer to Bid Form.
1. Allowance #1 – Owner Contingency Allowance for \$900,000.
 2. Allowance #2 – Police Department Allowance for \$225,000.
- R. Alternates
1. Alternate #1 – Provide stain finish at existing warehouse concrete floor
 2. Alternate #2 – Replace atrium skylight aluminum framing
- S. Be sure to double check your price before submission. Owner will not negotiate bids after they are opened. Estimates between you and your subs are not Owner problems. Owner cannot help Contractor with estimating calculation errors.
- T. Three qualified bidders is the minimum requirement for awarding a contract. Aldine will extend bid due date 14 days.
- U. Fingerprinting requirements are listed on front end documents of specs. Contractor will include expense costs for fingerprinting in bid.
- V. Deadline for questions / addendums.
1. Last day to receive questions is Monday, May 8th.
 2. Last Addendum will be issued Tuesday, May 9th.
- W. Site Location is 9999 veterans Memorial, Houston TX 77038
- X. Site visits/access are allowed. Coordinate with Wallace Wiltz at 281-615-0320 for return visits during pre-bid period.
- Y. Project Management Expectations:
1. Provide sufficient labor force including additional crews or sub-contractors to maintain schedule.
 2. Extended hours may be necessary or multiple shifts in order to maintain schedule.
 3. Avoid delaying work not effected by weather days. If work unaffected by weather can be ongoing during in-climate weather and does not, this will count against weather day requests for time extensions.
- Z. Permitting and Utilities: It is the responsibility of the Contractor to gather all necessary permits and temporary utility connections as required by the contract.
1. Utility Providers
 2. City of Houston requirements
 3. Harris County requirements
 4. Project has been submitted to County for permitting.
 5. Contractor to include costs for permitting fees in base bid.
- AA. Job-site Security Responsibility
- BB. Miscellaneous:
1. If awarded contract, Substantial Completion date is November 15, 2017, and Final Completion is December 15, 2017.
 2. Liquidated damages in the amount of \$1,000 per day.

3. Bids are due no later than May 16, 2017 at 2:00 pm, when the proposal bids will be opened and read publically. This is to be submitted at the Administration Building Board Room, 2520 WW Thorne Dr. Houston, TX 77073.

PART 2 - SPECIFICATIONS – SECTION NOT USED

PART 3 - DRAWING

ARCHITECTURAL DRAWINGS

- 3.1 Under Sheet A00-01: INDEX
 - A. Updated Index.
- 3.2 Under Sheet A02-02: SITE PLAN
 - A. Modified fence.
 - B. Added accessible curb cut and trail. Modified portion of existing trail.
- 3.3 Under Sheet A02-04: ENLARGED SITE PLANS
 - A. Removed fence.
 - B. Added accessible curb cut, picnic tables and trail.
- 3.4 Under Sheet A02-06: ENLARGED SITE PLANS
 - A. New sheet.
- 3.5 Under Sheet A02-07: OVERALL SITE AND FENCELINE PLAN
 - A. New Sheet
- 3.6 Under Sheet A02-11: SITE DETAILS
 - A. Moved plan of guard house to sheet A02-12.
 - B. Added number 15 to detail Decomposed Granite path.
- 3.7 Under Sheet A02-12: FUEL STATION CANOPY AND GUARD HOUSE
 - A. New Sheet.

- 3.8 Under Sheet A03-02: DEMOLITION PLAN AREA A
 - A. Modified notes and dimensions

- 3.9 Under Sheet A03-03: DEMOLITION PLAN AREA B
 - A. Modified notes and dimensions

- 3.10 Under Sheet A03-04: DEMOLITION PLAN AREA C
 - A. Modified notes and dimensions

- 3.11 Under Sheet A03-06: POLICE DEPARTMENT SUPPORT STAFF
 - A. Modified notes and dimensions

- 3.12 Under Sheet A03-11: WAREHOUSE AREA A
 - A. Modified notes and dimensions

- 3.13 Under Sheet A03-30: WAREHOUSE FLOOR PLAN
 - A. Modified notes and dimensions

- 3.14 Under Sheet A03-40:
 - A. Modified notes, scale, and dimensions.

- 3.15 Under Sheet A05-02: PARTITIONS
 - A. Added partition.

- 3.16 Under Sheet A06-11: INTERIOR ELEVATIONS
 - A. Added elevations. Under Sheet A04-04: CARPENTRY LOCKSMITH PAINTING
 - B. New sheet

- 3.17 Under Sheet A05-03 ROOM SCHEDULE
 - A. New Sheet.

MEP SHEETS

- 3.18 Under Sheet E22-01:
 - A. Provided power requirements for mechanical equipment.

- 3.19 Under Sheet E22-02:
 - A. Provided power requirements for mechanical equipment.
- 3.20 Under Sheet E22-03:
 - A. Provided power requirements for mechanical equipment.
- 3.21 Under Sheet E22-04:
 - A. Provided power requirements for mechanical equipment.
- 3.22 Under Sheet E22-05:
 - A. Provided power requirements for mechanical equipment.
- 3.23 Under Sheet E22-06:
 - A. Provided power requirements for mechanical equipment.
- 3.24 Under Sheet E22-07:
 - A. Provided power requirements for mechanical equipment.
- 3.25 Under Sheet E22-08:
 - A. Provided power requirements for mechanical equipment.
- 3.26 Under Sheet E30-01:
 - A. Provided power requirements for mechanical equipment.
- 3.27 Under Sheet E60-01:
 - A. Updated panel schedule for L1 for mechanical equipment.
- 3.28 Under Sheet P20-02:
 - A. Revised natural gas pipe routing to new natural gas generator and increased pipe size to 2".
- 3.29 Under Sheet P20-04:
 - A. Revised natural gas pipe routing to new natural gas generator and increased pipe size to 2".
- 3.30 Under Sheet P30-01:
 - A. Added sheet to indicate revised natural gas pipe routing from existing gas meter.
- 3.31 Under Sheet P40-01:
 - A. Revised "GAS RISER – GENERATOR" detail to indicate new natural gas generator.

END OF ADDENDUM #1 DESCRIPTION



ALDINE ISD RESOURCE AND STAFF DEVELOPMENT CENTER PHASE 3 RENOVATION
PRE-BID CONFERENCE MEETING
SIGN-IN SHEET

APRIL 26, 2017
3:00 pm

NAME	ORGANIZATION / ROLE	PHONE	EMAIL	SIGNATURE
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