



BSA-Architects, Inc.

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Addendum 003

Date: September 24, 2018
Project: Texana Administrative Office Building
Owner: Texana
Architect: BSA-Architects, Inc. – Project No. 217130
To: Invited Bidders
No of Pages: 4

This Addendum forms a part of the Contract Documents and modifies the Bidding Documents dated August 28, 2018 with amendments and additions noted below.

Acknowledge receipt of this Addendum in the space provided in the Bid Form. Failure to do so may disqualify the Bidder.

Description:

Compilation of questions & answers from bidding General Contractors:

1. **Bidder Question:** Conflicting video surveillance information occurs in the specification book. Which governs?
 - a. **Response: For the video surveillance system, refer to Spec Section 28 13 00. Disregard other spec sections as they pertain to video surveillance systems.**
2. **Bidder Question:** Please provide the acceptable manufactures for the building automation controls.
 - a. **Response: Automated Logic, Climatec, Johnson controls, Siemens, and Travis Brothers are all acceptable building automation controls manufacturers.**
3. **Bidder Question:** Page seven and eight of the RFP references a contingency as part of the GMP. Per the pre-bid meeting, there will be no contingencies carried in project.
 - a. **Response: There will no contingencies carried by the GC in this project.**
4. **Bidder Question:** Spec section 102226 and sheets OP-1 & OP-2 call out for the operable partitions to be by ModernFold. Please confirm if Moderco would be an acceptable substitution to the specified ModernFold partitions. Substitution request is attached.
 - a. **Response: There will be no substitutions allowed for the specified ModernFold operable partition.**

5. **Bidder Question:** Note 11/A4.3 states that the split-face CMU/modular brick masonry transition is to align with the top of windows at the second floor. The elevation seems to indicate that this transition should occur at the bottom of the second-floor window. Please clarify.
- Response: Typically, Note #11 is correct in stating the masonry relief angle is to occur at the top of the 2nd floor windows. However, at the primary and secondary entries where the split-face CMU/modular brick transition occurs at the bottom of the 2nd floor windows, the masonry relief angle shall occur at this transition. Note #11 should have stated “unless noted otherwise.”**
6. **Bidder Question:** The sample AIA contract located in the specifications does not identify the owner’s insurance requirements for this project. Please identify entities that should be listed as additional insured and dollar amount for required coverages.
- Response:**
 - General Liability (Premises/Operations and Completed operations) \$2M/\$4M minimum**
 - Workers Compensation - Statutory**
 - Automobile Liability (include Hired & Non-Owned Autos) \$2M Combined Single Limit minimum**
 - Texana Center named as additional insured**
7. **Bidder Question:** The level 2 electrical equipment plan on sheet E-222 does not include the required power to the electric water heater located in janitor closet 215. The panel schedules on sheet E-402 exclude the water heater as well. Please review and confirm power is required.
- Response: Provide the water heater with a disconnect switch in water heater room 216, 20 amp Circuit breaker, 4-#12, #12G wires and ¾” conduit. The water heater is to be fed from panel H2 circuits 31,33,35.**
8. **Bidder Question:** The drawings and spec book list different brick selections to be used on this project. Which governs?
- Response: Refer to the drawings for all brick, split-face CMU, and cast stone selections. Disregard “Sante Fe” brick selection in spec book.**
9. **Bidder Question:** Can you please confirm openings to receive steel angle support per 3/A5.2? We understand this to be installed at all 4’ doors as well as the Herculite door 102A.
- Response: Detail 3/A5.2 shall be used at Herculite and interior storefront door & side lite openings. This detail is not required at 4’ maximum door widths.**
10. **Bidder Question:** Please confirm the ceiling heights on of the ACT and gyp. in the corridors and restrooms on sheet 1A2.3 and 2A2.3 so we may determine the extent of the furring per detail 07/A5.4 and 14/A5.4.
- Response: Per RCP General Notes, “All ceilings are 9’-0” U.N.O.”**
11. **Bidder Question:** Can you please confirm that the detention spillway is not required to have any concrete?
- Response: Detention pond spillway is not required to be concrete.**

12. **Bidder Question:** I was reviewing the “Proposal Procedures (section 5.II.F),” please confirm whether or not we may submit the “three (3) copies” electronically; or must they be submitted as hardcopies? I also assume you do not need a copy of the FRP per section 5.II.M, correct?
- a. **Response: Per sections specified, 3 copies of Bid Package in SEALED envelopes, delivered as specified to BSA Architects Office as indicated in RFP.**
- F. All proposals shall be submitted with a total of **three (3) copies**. All proposals will be submitted in a sealed opaque envelope addressed to the party receiving the proposal and shall be identified with the Project name. Proposals shall be submitted in accordance with the date and time stipulated. Participants shall assume full responsibility for timely delivery at the location designated for receipt of the proposals. Oral, facsimile, electronic, telephonic, or telegraphic proposals are invalid and will not receive consideration.
- M. Participants shall return their copy of the **Request for Proposal** with the proposal response.
- b. **Response: For legal reasons, include a copy of RFP as attachment, along with recognizing in writing all ADDENDUMS.**
13. **Bidder Question:** Can you please confirm that lavatories do not require steel support?
- a. **Response: Provide and install 1” x 3” tube steel support spanning horizontally between concealed steel bank rails & supports within side & rear walls. All steel supports shall be concealed within walls and/or within scheduled millwork & counter top detail. Intermediate supports shall be cantilevered from rear wall, spaced as necessary to support scheduled millwork, counter top, and plumbing fixtures. Per interior elevations, no visible floor supports are permitted at restroom sink counters.**
14. **Bidder Question:** Can you please clarify the extent of the HVAC controls? Will a DDC control system be required?
- a. **Response: The extent of the HVAC controls system is to meet the requirements of spec section 230993. A DDC controls system is not required to meet the design intent.**
15. **Bidder Question:** Can you please confirm whether Tiebacks are required for roof mounted equipment? We see details for Tiebacks but are unable to locate on the drawings.
- a. **Response: I believe they are referring to keynote 11 on detail 09/M-301? If so, they would only need to provide a way to secure the RTU to the roof. Such as, <http://www.skylinemsi.com/products/premier-skylinetm-hvac-tie-down-cables>**
16. **Bidder Question:** Can you please specify Monument Sign conduit requirements?
- a. **Response: There will be 2 Circuits out to the Monument sign, both ¾” conduits, schedule 80 PVC.**
17. **Bidder Question:** Can you please provide details on the new electrical service to the building? We cannot locate details in regards to Centerpoint tie-in location, duct bank, transformer pad location/details.
- a. **Response: It shall be on the contractor to coordinate with Centerpoint on tie-in location for overhead service. Refer to their service standards for installation of everything upstream of fused disconnect. For pole mounted transformers and the designed number of conduits, it will be up to centerpoint’s discretion if they can install a conduit standoff bracket with a conventional type weatherhead or if they will be forced into using a bus bar type weatherhead. Schedule 80 PVC shall be used on service entrance conduits. Design was based off worst case.**

18. **Bidder Question:** For Doors 239A and 240A on the door schedule (A5.1) the Door Finish is listed as PL-1. On the Door & Window Details (A5.2) E-Int is listed as Alum/Glass Narrow Stile and shows an elevation for a full lite. Please clarify if this door is to be anodized alum with a full lite.
- a. **Response: Doors 239A & 240A are PL-1 clad doors within a clear anodized aluminum frame and side lite system.**
19. **Bidder Question:** Will a detail be provided for the monument sign? Or should we provide our own allowance?
- a. **Response: All bidders shall include an allowance of \$20,000.00 for the design & construction of the monumental sign. Coordinate with the Owner & Architect during construction regarding the design and detailing of the monumental sign.**
20. **Bidder Question:** Are substitutions being accepted?
- a. **Response: Alternate Manufacturers may be considered; however, ALL Bidders shall bid the project as specified in their Base Bid. Substitutions will only be considered and vetted as proposed DEDUCTS, if outlined in the Bidders CLARIFICATION and QUALIFICATION section in their bid package. If a substitution is considered and accepted, ALL BIDDERS will be given the opportunity to include the same approved substitution in their bids to maintain continuity of bidding. Again, BASE BID shall include only the specified material products and manufactures specified, unless amended by Addendum prior to bid due date, to maintain an “apples-for-apples” bid quote.**
21. **Bidder Question:** The RFP and design documents do not address moisture mitigation. Per the pre-bid meeting, it is recommended that we either price quick cure concrete or carry an allowance for any possible remediation. Please advise if either should be carried in our proposal.
- a. **Response: While it is our understanding that the correct installation of a 15-mil min. polyethylene vapor barrier will minimize migration of ground moisture through the slab-on-grade, we are not opposed to the use of a waterproofing concrete admixture such as Xypex Admix C-500/C-500 NF as an additional preventive measure. Please be aware that use of an admixture will not affect the need for proper curing of the concrete. All bidders shall include this concrete admixture for both floor slabs. In addition, all bidders shall include a \$50,000 Moisture Mitigation Allowance in the event additional measures will be needed.**

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Submitted by
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Project Architect