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This is an bid memo issued by Endurance Builders



From: Jennifer Williams
Phone: (713) 254-5325
Fax:

ATTN:
(or Estimating Department)

Company Name:

Address:

Fax:
Phone:
Trade Codes:

BID MEMO NO. 01

Title:

Children's
Behavioral
Hospital

Location:

TBD Forty Four Lane Landy Commercial Village Section 5 - Hockley,
TX 77447

Bid Due Date: January 4, 2019 10:00 AM (CT)

Contact:

Jennifer Williams

Phone:

(713) 254-5325

Fax:

Architect:

Fehr Grossman Architects, Inc.

Owner:

Children's Behavioral Health

Bid Project Status:

Open to Bid

Bid Memo No. 01 Description:

RFI's Dated 12-17-18 - have been answered and address the following:

- SuperLok Panel Sizes
- MBCI Field Seamed, Spanning Roof System w/out underlayment
- PL-10 at Nurse Stations
- W, W3 & W5 Light Poles U-Type Light Poles (refer to Addendum 1)
- VELUX Skylights
- Civil Sheets C10 & C11 - detentions / ROW works is outside of this project scope; only civil shown inside building perimeter fencing is included with this project

Please indicate "Accept" or "Decline" of this bid invite if possible, thanks!

Please let us know if you have any questions - we look forward to your proposal!

PLEASE LOG IN USING THE INFORMATION ABOVE TO ACCEPT/REJECT THE INVITE AND TO DOWNLOAD PLANS

RFI Response

To: Bidding General Contractors

From: Steven D Grossman AIA NCARB LEED AP

Date: December 17, 2018

Project/No.: 080241 CBH

RFI Log No.: 001

The below referenced RFI's have been reviewed and responded to in **red**:

Buffalo #01: "The general note #5 on plan A 2.3 is indicating a 26" roof panel in a *SuperLok* snap-lock style. MBCI does not make a 26" panel in that style. They only make a 12", 16", or 18".
The 26" is a typo and should read 16".

Buffalo #02:

1.) "In the specifications, Section 07620 lists MBCI, Peterson Aluminum, Berridge & Architectural Building Components as acceptable manufacturers for the sheet metal flashing and trim. Since there is not a spec for the actual roof panel, can these manufactures be used for the roof panels themselves?"

MBCI is the basis of the drawings and specifications. All part numbers listed on the drawings are MBCI part numbers. Other Mfr's will be entertained as long as they meet the requirements of the drawings and specifications (uplift, warranty, etc.). To reiterate, this is a field-seamed, spanning roof system without underlayment.

2.) "Sheet A8.2, detail 12, indicates a hat channel on 12" center. MBCI is the only manufacturer I have used that manufactures this type of system. Does this need to be installed? It is shown on some details and not others."

As noted above, the proprietary MBCI system is shown on the drawings. Other Mfr's will be entertained as long as they meet the requirements of the drawings and specifications (uplift, warranty, etc.). Roof plan notes call for PEMB fabricator/erector to coordinate Owner's purchase of an extended warranty requiring Mfr's periodic inspections.

Endurance #001: "Nurse Station millwork is requesting PL-10 but nothing is shown on the finish schedule for this material. Can you please verify what PL-10 is?"

Referred to the Interior Designer. For bidding purposes, assume a standard (i.e., not a premium) laminate from one of the Mfr's specified.

Endurance #002: "There is a conflict regarding type W, W3 & W5 light poles. The catalog number includes 16'-0" pole (RSP16) while the description indicates a 30'-0" pole. Please confirm 16'-0" or 30'-0"."

Discrepancy corrected on Addendum no. 1. All "W" poles are 16'. "U" fixtures have 30' poles (eight "U" fixtures at base bid, two at Deduct Alternate no. 9)

Endurance #003: "In Specification Section 00100, Part X, Item A - it references Proposal Documents List as (1) Bid Form, (2) Contractors Qualification Statement, (3) Schedule of the work. Can you please provide the required Bid Form & Contractor's Qualification Statement documents? They were not inserted in the original specifications."

The Bid Form is attached to this Response. The Contractor's Qualification Statement is the standard AIA form A305, latest edition.

Endurance #004:

1.) "The VELUX skylights are not available in the sizes shown on the plans. Also, the only exterior aluminum color the VELUX skylights are available in is the VELUX Neutral Gray Color. Is this acceptable?"

Assume that the exterior frames and flashings are to be supplied with a custom color to match the roof Mfr's standard color. Contact Chuck Vojtech, the Houston area Velux representative, at (281) 227-3577.

2.) "In addition, VELUX recommended these sizes: (see attached VELUX FS product data) Skylight Type Q: VELUX offered 21"x 54-7/16" - Rough Opening Standard Unit C08 Skylight Type R: VELUX offered 21"x 26-7/8" - Rough Opening Standard Unit C01 Are these sizes acceptable? Is the large missile impact rated glass required?"

The sizes you quote are acceptable for bidding purposes. Impact-rated glass is not required as this project lies outside the Texas Windstorm Zone.

Endurance #005: "On Sheet C7 - the scale for the Proposed Drainage Area Map is not coming up to the 1"=100'-0" scale length, it's actually custom scaling at 1"=93'-0". Also, on Sheet C8 - the scale for the Mitigation Plan is not coming up to the 1"=60'-0"; its actually custom scaling at 1"=56'-9". Please verify the scales on these documents and if they are incorrect. We want to make sure that the earthwork cut/fills are calculating correctly with the dimensions shown on the architectural site plan."

Sheets C10 and C11 are included for reference only. No work shown on these sheets is to be bid for this project. Assume for bidding purposes that the land Owner has completed the mitigation, fill, and detention projects shown on these sheets prior to your mobilization on site.

Checking is only for general conformance with design concept of project and general compliance with Contract Documents. Contractor is responsible for confirming and correlating dimensions at the job site, for information which pertains to fabrication process of construction techniques and for coordination of work of all trades. Responses to RFI shall not relieve the General Contractor of responsibility for deviation from requirements of Contract Documents nor for errors or omissions in future shop drawings.

Attachments:

- 1.) Spec Section 00300, Bid Form
- 2.) Spec Section 01230, Alternates

**SECTION 01230
ALTERNATES**

PART I. GENERAL

A. RELATED DOCUMENTS

1. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

B. SUMMARY

1. Section includes administrative and procedural requirements for alternates.

C. DEFINITIONS

1. **Alternate:** An amount proposed by bidders and stated on the Bid Form for certain work defined in the Bidding Requirements that may be added to or deducted from the base bid amount if Owner decides to accept a corresponding change either in the amount of construction to be completed or in the products, materials, equipment, systems, or installation methods described in the Contract Documents.
 - a. Alternates described in this Section are part of the Work only if enumerated in the Agreement.
 - b. The cost or credit for each alternate is the net addition to or deduction from the Contract Sum to incorporate alternate into the Work. No other adjustments are made to the Contract Sum.

D. PROCEDURES

1. **Coordination:** Modify or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
 - a. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.
2. **Notification:** Immediately following award of the Contract, notify each party involved, in writing, of the status of each alternate. Indicate if alternates have been accepted, rejected, or deferred for later consideration. Include a complete description of negotiated modifications to alternates.
3. **Execute accepted alternates** under the same conditions as other work of the Contract.
4. **Schedule:** A schedule of alternates is included at the end of this Section. Specification Sections referenced in schedule contain requirements for materials necessary to achieve the work described under each alternate.

PART II. BID ALTERNATES - THE FOLLOWING IS A LISTING OF THE GENERAL BID ALTERNATES

A. DEDUCT ALTERNATE NO. 1

1. Gym building. Should Deduct Alternate no. 1 be accepted, finish off the gable end of the Classroom wing per the gable end of one of the Patient Room “pods” without the indentation. At Deduct Alternate no. 1, install doors N116-2 at end of Corridor N103.

B. DEDUCT ALTERNATE NO. 2

1. “pod ‘D’” (all rooms ‘ND’ and Clean Workroom ‘N140’). Should Deduct Alternate no. 2 be accepted, do no work this area except to extend the sanitary sewer waste outside the building. Finish off plan east wall of Nurse Station N101 with a 6” stud wall clad with “Hardi panels outside and 5/8” gyp. bd. inside. Insulate walls per other exterior walls.
- C. DEDUCT ALTERNATE NO. 3
 1. Base bid is “Hardi” Primed for paint “Artisan” panels with 7 1/4” exposure and mitred corners. Deduct Alternate no. 3 is: “Hardi” Primed for paint “HardiPlank” Custom Beaded Smooth with 7” exposure and corner boards.
- D. DEDUCT ALTERNATE NO. 4
 1. Base bid is Austin limestone 4” veneer in random ashlar pattern where large units shown on elevations. Deduct Alternate no. 4 is normal weight, colored, nominal 8”x4”x16” CMU where large units shown on elevations.
 2. ALTERNATE NO. 4A - is for yellow clay tile masonry units in lieu of limestone.
- E. DEDUCT ALTERNATE NO. 5
 1. Base bid is concrete paving throughout. Deduct Alternate no. 5 is asphalt paving at roads and parking lots except for 8’-0” apron of 7” concrete paving at dumpster and loading dock. Asphalt paving to have concrete curb and gutter.
- F. ADD ALTERNATE NO. 6
 1. Add Alternate no. 6 is for an MBCI 20-year Single Source Weathertightness Warranty to include plan review and 10%, 50%, and final field inspections. An MBCI Licensed Installer is required for this Alternate.
- G. ADD ALTERNATE NO. 7
 1. Base bid is unsanded grout at tile joints up to 1/8” and sanded grout at joints up to 3/16”. Add Alternate no. 7 is epoxy grout at Kitchen area (rooms D102-108) floors and at all Patient Bathrooms, walls and floors.
- H. ADD ALTERNATE NO. 8
 1. Base bid provision and installation of overhead structure for three fixed basketball goals and provision and installation of one goal only on the east wall of the gym. Add Alternate no. 8 is provision and installation of two additional goals as shown on the north and south walls of the gym.
- I. DEDUCT ALTERNATE 9
 1. Reduce “U” fixtures/poles from eight to two. Locate two fixtures at extreme plan NE and plan SE property corners.
- J. ADD ALTERNATE NO. 10
 - a. General Contractor to submit cost of performance and payment bond for the project.

PART III. Information: Questions concerning the bid alternates and construction documents should be directed to the Architect.

END OF SECTION 01230