

ADDENDUM NO. 01 TO THE BID DOCUMENTS

Bid Number: 2020-17-81
Utility Facility Improvements Project
Addendum Date: July 24, 2020

TO: Prospective Bidders

This Addendum forms a part of the Contract Documents for the above-mentioned project. It clarifies and modifies the original Bidding Documents, where applicable. Acknowledge receipt of this Addendum in the space provided on the Bid Form and by signing this document. Failure to do so may subject Bidder to disqualification.

MISCELLANEOUS

1. N/A

PLANS

2. N/A

SPECIFICATIONS

3. N/A

ATTACHMENTS

4. IS Scope Exhibit A
5. Responses to questions received July 17, 2020.

Acknowledgment: _____ **Date**_____

Bid Number: 2020-17-81
305 S Main St – Utility Facility Improvements Project
Date: July 24, 2020

Bidder's Questions & Responses

Mechanical RFI Questions:

Please note: Mechanical Scope for this project currently, clean ducts, and replace vents as needed, and service existing system.

1. Equipment schedule is missing; can we get a copy? Using existing equipment, schedule not needed.
2. Scope states that the condensate drain is to run into a hub drain, didn't see floor drain during walk. Please advise. Condensate currently draining between both units out towards drive through.
3. Mechanical Drawings do not reflect existing Mechanical, please advise. Please see sheet M2 of 16.
4. Mechanical Drawings do no show where transfer ducts are located, please advise. Transfer duct existing, please see sheet M2 of 16.
5. Mechanical drawings do not show location of exhaust fans, please advise. Exhaust fans shown on the electrical sheets.
6. Mechanical drawings do not show location of return grills for common air return or ducted return, please advise. Shown on the plans as R/A
7. Demo drawings for existing mechanical are missing, please advise. Remodel project, do not need to demo the whole system.
8. During job walk (2) roof mounted outside air ducts were noted what is to become of those, please advise. The Eve vents are to reduce the rust in the building and water build up.
9. Test and Balance specs are missing from the drawings, please advise. Existing system.
10. How many rooms are without window ventilation? Existing equipment, not needed.
11. How old is the HVAC? Unit closest to employee entrance appears to be about 3 years old and the other unit about 7 years old.

Flooring Questions:

- 12.) Please provide more info on the flooring LVT mentioned on Note 10 of sheet AO-16
 - A. Manufacture
 - B. Style
 - C. Size
 - D. Color
 - E. wear layer (12 mil or 20 mil-This is very important for estimating cost)

A, B, C, D is To Be Determined (TBD)—color and style simple clean, similar to the Technology Center. E – 20 mil

13.) The walls in the building have wood base. Once we install flooring will there be a quarter round or shoe molding base installed afterwards or will they just have us cut tight as possible? If no base we recommend having a painter caulk there perimeters after flooring installation.

Please have the shoe molding base installed and included.

14.) We will need to overlay in the vault room also as it is VCT just like the bathrooms?

No, the vault room can remain the same.

15. Who removes the partitions?

Owner to remove; however, please provide Alternate to haul away partitions. Please have alternate separated from base bid total – alternate to be listed on separated document listing cost and scope.

16. Will the building be emptied? Yes (unless alternate to haul away partitions is included in contract).

17. The ceiling grid is in bad shape. The plans say remove all in one spot and partially in another. Should we replace all ceiling grid? No, only where needed, per plan. PLEASE NOTE: During Demo, please do not cut or damage communications fiber, fiber to be reused. The CAT5 Cable can be removed during Demo. New Communications shall be installed prior to new ceiling grid being installed.

18. Do you want the security cameras replaced or reused? Are they operable? Owner to provide Security Cameras, please see “Exhibit A”

19. How old is the roof? Unknown, Building built in 1973.

20. Will the blinds be reused or replaced? Please replace all blinds with 2” or 2.5” blinds or solar shades.

1. Page 1, note #2 under Exterior work. SOW says to repair parking lot as needed. The entire parking lot is failing, damaged and needs regraded to drain properly. For bidding purposes what does the city expect to be done? At this time, paving repairs, seal coat and striping, sidewalks and ramps and curbing.
2. Is there any work to be performed on top of the roof? Yes, Scope states to remove all roof screws and install larger screws
3. Is there any roof leaks the city is aware of that needs repaired? Not aware of any leaks.
4. Will any of the damaged outside metal panels, trim or soffit require to be replaced? Minor trim replace as needed, painting.
5. Is there any design specifications for the interior finishes? Basic Commercial grade, Clean simple, following ADA, colors To Be Determined (TBD) similar to the Technology Center.
6. What type of cabinets are being installed? Plastic Laminate, ADA
7. Are there any detail drawings for the cabinets? No, need to be ADA

8. What type of countertops are being installed? **Laminate, need to be ADA**
9. Are there any detail drawings for the new interior walls? **Please see sheet A3 and A9-please follow the 2015 IBC.**
10. Will any type of appliances require to be purchased and installed? **Owner to provide microwave and refrigerator and installation.**
11. Will any type of office furniture require to be purchased and installed? **Owner to provide furniture purchase and installation.**
12. Will any type of office equipment require to be purchased and installed? **Owner to office equipment.**
13. Does the parking lot require directional arrows, fire lane stripping and car stops? **Yes, please see plans, sheet A8A of 16 – Proposed Site Plan.**
14. Are the interior walls load bearing? **Please see General Notes on Interior Wall Framing on page A3 &A9 of 16.**
15. If the interior walls are not load bearing can we secure the top plate to the bottom side of the bar joist? **Please see General Notes on Interior Wall Framing on page A3 &A9 of 16.**
16. Can metal stud partition walls be erected versus wood? **Please see General Notes on Interior Wall Framing on page A3 & A9 of 16.**
17. If the walls are not load bearing will the LVL beam be required? **Please see General Notes on Interior Wall Framing on page A3 & A9 of 16.**
18. Are all new electrical light fixtures to be LED? **Yes, please see coversheet, please use energy efficient.**
19. Page 1 foundation notes say to level outside corner of the building. After further investigation it appears the brick has a minor stress crack. Pretty common with the older type buildings. Instead of trying to level the corner of the building can we re-grout the stress crack on the outside, level the floor on the inside and repair the crack in the sheetrock on the inside wall? **Yes**
20. Will new HVAC ductwork be installed? **At this time, just cleaning ducts and replacing vents as needed and servicing existing system.**
21. Will new supply, return and exhaust grills be installed? **At this time, cleaning ducts and replace vents as needed and servicing existing system.**
22. Will new ductwork be internally lined with insulated? This causes mold. **No, thank you, just cleaning duct work.**
23. Will a Testing and balancing of the HVAC system be required? **No-existing system.**
24. If testing and balancing is required, will the city provide CFM requirements for the new grills on the existing AHU's. **At this time, we are only cleaning ducts, replacing vents as needed and servicing existing system.**
25. The sidewalk on the northwest corner of the building is sinking and holding water. Do we do anything with this area? **Cut out portion to drain.**
26. Will the old entrance way into the parking lot from Ave. F be deleted and closed up for extra parking space? **Yes, please see A8A of 16 in plans.**
27. Will a new sidewalk and curbs be required at this area? **Yes, please see A8A of 16 in plans.**
28. Is there any work to be performed on the communications? **Awarded contractor to coordinate with IS Dept's contractor who will install structured cabling and PA system.**
29. The trees along the east side of the parking lot are growing into the curbs and asphalt causing severe damage. Is this part of the scope of work? **Trees appear to be in adjoining neighbor's yard, City to trim tree branches on 305 S Main side.**
30. The retaining wall on the north side of the building by the drive thru is falling. Is this part of the scope of work? **Not at this time; however, please bid alternate and recommendation for consideration. Please have alternate separated from base bid total – alternate to be listed on separated document listing cost and scope.**

31. Will prevailing wages be required? **Yes, please see Front End Contract Documents in Project Manual.**
32. Will certified payroll be required? **Only upon request**
33. Will the city perform wage scale interviews on site to insure compliance? **Only upon request**
34. Will OSHA requirements be required? **Yes, see project manual.**
35. Does the city have a rough order of magnitude dollar value for this project? **To be determined upon award.**
36. Is a local contractors license from the city required? **Awarded Contractor will need to register with the City of Copperas Cove.**
37. Are permits required or excluded? **Awarded Contractor will need to submit for permit to be able to request inspections. 305 S Main Street is a City Building, there will not be a building permit fee. Contractor will be required to pay Registration fee and reinspection fees.**

1. The scope of work has the contractor removing the window next to the drive through and replacing the brick. Will the entire exterior be repainted to match existing? The scope of work only states to paint the soffit and siding not brick. **Please see note four (4) and note eight (8) on cover sheet, please also see A 4 of 16, an A9 of 16.**
2. There is no schedule for the exhaust fans for the bathrooms. Will these need to be furnished by the mechanical contractor or the electrician as they are only shown on the electrical drawings and in Electrical Scope on Sheet A0. **Please be sure to advise your electrician to provide you a bid for commercial exhaust fans for the bathrooms (exhaust must lead out of building).**
3. There is a keyed notes legend on Sheet M2 but no keyed notes are shown on the plan. Will the existing thermostats, condensate piping, and return air duct need to be replaced per these keyed notes? **At this time, we are only cleaning ducts, replacing vents as needed and servicing existing system.**
4. Will transfer air ducts need to be provided per Sheet M2 keyed notes F & G? Where are these to be located? **Cleaning ducts, replacing vents as needed and servicing existing system.**
5. Is the ductwork shown on Sheet M2 existing to remain or is the Mechanical contractor to demo all existing ductwork, flex and Supply/Return Air Grilles and Install all new as shown? Note: The plans show the ceiling to be a grid ceiling with lay-in air devices but the existing ceiling is covered with sidewall air devices. **Leave as is, cleaning ducts, replacing vents as needed and servicing existing system.**
6. Confirming that the existing Split System Air Handling Units and associated refrigerant piping and insulation are existing to remain and contractor is only required to inspect for good working condition per Mechanical Scope Sheet A0. **Yes**
7. Will all walls, trim cabinets be the same color? **To Be Determined (TBD), similar the Technology Center.**
8. Are there any specifications for new products? (cabinets, flooring, fixtures, countertops, etc) **ADA Compliant**
9. What type of windows are being installed? Storefront, aluminum, vinyl, glazed, etc? **Glazed Storefront**
10. Can we get a spec on what type of lights they are wanting us to use throughout the building and how many for all lighting? **Energy Efficient (LED) Please see coversheet under electrical and E2 and E3 of 16 on plans.**
11. Will they be installing a fire alarm system? If so, we need a print showing all of the devices. **Any fire alarm systems shall require engineered plans submitted to the Fire Marshal's Office and shall have an acceptance test witnessed by the Fire Marshall's office. Please also ensure fire extinguishers are in**

place and installed in accordance with NFPA 10 and 2015 IFC. Exit Signs and emergency lighting shall be in accordance with 2015 IFC.

12. If there is going to be a fire alarm system, will it all need to be hard piped in EMT conduit? **Yes**
13. What type of fittings do they want to use for EMT conduit? **Set Screws**
14. Will we be responsible for paying for the permit, or will the city take care of it? **Contractor will be responsible for Contractor and reinspection fees, Permit to be submitted, however, building permit fee waived.**
15. Will the owner install their own communications wiring? **Contractor to just provide conduit stubs to above ceiling? Please see attached "Exhibit A"**
16. Will the owner install their own TV wiring? **Please see attached "Exhibit A"**
17. Print E3 calls out to prewire for security. We will need a print on what and where they want all security locations. **Noted, print on security locations will be provided – Please see attached "Exhibit A"**
18. Will the security need to be hard piped are just conduit stubs above ceiling? **Conduit stubs above ceiling.**
19. Print E3 calls out for speakers. Print does not show speaker locations or how many. Please confirm. **To Be Determined (TBD) Please see attached "Exhibit A"**
20. Will speakers need to be hard piped? **No-please see notes on electrical sheets E1, E2, E3 of 16 and "Exhibit A"**
21. Print E3 calls out to provide Ample lighting in attic access area. Please confirm light type and quantity that needs to be provided. **Lighting in the overhead attic space is not required.**
22. Will we be using the existing 400 amp Main Distribution Panel? Existing panel is Federal Pacific and will not accommodate Ark Fault Breakers. **Please quote to replace panel with either Square D or Eaton panel, 400 amp.**
23. On Sheet A1 under Electrical Layouts, it calls out for all non-GFCI outlets to be ARC Fault protected. The existing panel is a Federal pacific. This panel is to old and will not accommodate Ark Fault breakers. Please provide guidance on how you intend to provide ARC Fault protection to the outlets. **Please quote to replace panel with either Square D or Eaton panel, 400amp.**
24. If 400 amp main gets replaced please provide a 1 line diagram for bidding purposes of what is needed to go back with. **Please have your electrician quote to replace panel with either Square D or Eaton panel, 400 amp, following 2014 NEC.**
25. Where is the existing 400 amp MDP being fed from outside? **Please see sheet E3**
 Are they planning on using the existing mechanical equipment? **Yes, At this time, cleaning ducts and replacing vents as needed and servicing existing system.**
26. If new mechanical equipment is being installed, please provide specs for the new units? **Using existing equipment, cleaning ducts, replacing vents as needed, and servicing existing system.**
27. Please provide more info on the flooring LVT mentioned on Note 10 of sheet AO-16
 - A. Manufacture
 - B. Style
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28. The walls in the building have wood base. Once we install flooring will there be a quarter round or shoe molding base installed afterwards or will they just have us cut tight as possible? If no base we recommend having a painter caulk there perimeters after flooring installation.

Please have the shoe molding base installed and included.

29. We will need to overlay in the vault room also as it is VCT just like the bathrooms?

No, the vault room can remain the same.

“Exhibit A”

Owner add structured cabling and a PA to existing building:

1. Install up to 48 category 6, plenum rated cables.
2. Install 48-port category 6 patch panel.
3. Install one wall mounted rack, non-lockable.
4. Install 8P8C modular RJ-45 category 6 jacks at user ends.
5. Install a PA system with two speakers in lobby and multiplexer with 5 microphones.
6. Install J-Hooks above ceiling to support PA cabling.
7. Install a 4'x4' fire rated backboard to support telecommunications rack.
8. Test, Label and Record Results.

Contractor to provide electrical work, conduit, duct, OSP Copper, Fiber, CCTV where/if needed.

Owner to add Camera System:

One (1) ZUUM 8 Channel NVR w/ 8TB HDD – LSNVR8CH-1HD-4K-8TB

Three (3) ZUUM 4MP WDR Turret IP Camera 2.8mm Lens (Inside) – PSE4MP-IP-2.8-IR35-WH

Three (3) ZUUM 4MP WDR Bullet IP Camera 2.8mm Lens (Outside) – LSB4MP-IP-2.8-IR30-WH

Six (6) CAT5e IP Camera Cabling

Including installation

Owner to add Access Control:

One (1) Intel Atom Mini Server with Windows 10 PRO

One (1) Kantech Door Controller – KT-400

One (1) Kantech Entrapass Special Edition Software

Two (2) Kantech IoProx XSF Reader – P325XSF

Two (2) Bosch REX Motion – DS1501

Two (2) HES Electric Strike – HES5000

Twenty-five (25) Kantech Proxkey Tag – P40KEY

Two (2) Access Door Wiring

Including installation

Owner to add Security:

One (1) NX-8 Control Panel, Siren, Backup Battery

One (1) NX-148e LCD Keypad

One (1) Motion Sensor

Three (3) CA-2000 Glassbreak Sensors

One (1) WebLink (Cellular Monitoring)

Print of locations to be provided – Monitoring equipment to be located in existing breakroom, proposed panel room.