

Document 00910

ADDENDUM NO. 3

Date of Addendum: 1-11-2015

PROJECT NAME: PWE McKinney Relocation

PROJECT NO: D-000MCK-0001-4

PROPOSAL SUBMITTAL DATE: January 14, 2016

FROM: City of Houston, General Services Department
900 Bagby, 2nd Floor
Houston, Texas 77002
Attn: Ted Haag, Project Manager

TO: Prospective Proposers

This Addendum forms a part of the Request For Competitive Sealed Proposals (RFCSP) and will be incorporated into the Contract documents, as applicable. Insofar as the original Project Manual and Drawings are inconsistent, this Addendum governs.

This Addendum uses the change page method: remove and replace or add pages, or Drawing sheets, as directed in the change instructions below. Change bars (|) are provided in the outside margins of pages from the Project Manual to indicate where changes have been made; no change bars are provided in added Sections. Reissued Drawing Sheets show the Addendum number below the title block and changes in the Drawing are noted by a revision mark and enclosed in a revision cloud.

The REVISED and ADDED documents listed below will be issued to current plan holders via DROPBOX invitation. They may also be requested via e-mail from kermit.haag@houstontx.gov or by phone at 832-393-8069.

REVISED BID FORM

1. **REPLACE** Document 00410, Parts A & B with the revised version indicating Addendum 03 in the Header section.

CHANGES TO PROJECT MANUAL

1. **ADD** Section 283111: Digital, Addressable Fire-Alarm System.

CHANGES TO DRAWINGS

This Addendum includes drawing sheets that have been added or revised as of 11 January 2016. Please replace any documents from the original issue set with those below marked "R" and ADD sheets marked "A" to your bidding documents.

| | | | |
|---------|------------|---|--|
| A-001 | 01/08/2016 | R | ARCHITECTURAL – GENERAL NOTES / INDEX |
| AD-103 | 01/08/2016 | R | ARCHITECTURAL – DEMOLITION PLAN |
| AD-103C | 01/08/2016 | R | ARCHITECTURAL – DEMO REFLECTED CEILING PLAN |
| AQ-103 | 01/08/2016 | R | ARCHITECTURAL – EQUIPMENT / FURNITURE PLAN |
| AC-103 | 01/08/2016 | R | ARCHITECTURAL – REFLECTED CEILING PLAN |
| A-201 | 01/08/2016 | R | ARCHITECTURAL - INTERIOR ELEVATIONS AND ENLARGED PLANS |
| M-001 | 01/08/2016 | R | MECHANICAL SYMBOLS, LEGENDS, ABBREVIATIONS |
| MI-001 | 01/08/2016 | A | INSTRUM. & CONTROLS – GEN INFO |
| MI-601 | 01/08/2016 | A | INSTRUMENTATION & CONTROLS |
| MI-602 | 01/08/2016 | A | INSTRUMENTATION & CONTROLS |
| MI-603 | 01/08/2016 | A | INSTRUMENTATION & CONTROLS |
| M-502 | 01/08/2016 | R | MECHANICAL DETAILS |
| E-001 | 01/08/2016 | R | ELECTRICAL LEGENDS |
| E-002 | 01/08/2016 | R | ELECTRICAL GEN NOTES, ABBREV |
| ED-103 | 01/08/2016 | R | ELECTRICAL DEMO PLAN, LEVEL 3 |

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| EL-103 | 01/08/2016 | R | ELECTRICAL LIGHTING PLAN, LEVEL 3 |
| EP-103 | 01/08/2016 | R | ELECTRICAL POWER PLAN, LEVEL 3 |
| EP-104 | 01/08/2016 | R | ELECTRICAL POWER PLAN, LEVEL 4 |
| E-601 | 01/08/2016 | R | ELECTRICAL PARTIAL ONE LINE DIAGRAM |
| E-610 | 01/08/2016 | R | ELECTRICAL SCHEDULES |
| FA-103 | 01/08/2016 | R | FIRE ALARM FLOOR PLAN, LEVEL 3 |

The following are the responses to the Pre-Bid questions offered by prospective bidders:

| RFI # | Date | Question | Discipline | Response |
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| 1 | 12/10/2015 | I see on the plans sheet TA-103 that 4 of the 5 FSD units are slated for "Future" expansion. Will these locations require a back box installed in preparation for this future expansion? | Technology | Reference sheet # TA-103, General Note #1, 5, 7 |
| 2 | 12/10/2015 | I don't see the floor pockets called out. Are these being provided by the flooring contractor or will be need to provide them? And if we will be providing them can you specify the floor type, brand, and model? | Technology | Raised floor is existing, but might require upgrades. Floor boxes are specified by electrical. Provide product data submittals that have floor boxes that can support the number of data cables shown on floor plan at each |

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| | | | | location. (Hubbell, Wiremold, FSR) |
| 3 | 12/10/2015 | The 70" FSD in the Conference Room, does the client have a preferred model? | Technology | Reference sheet # TA-103, General Note #3 |
| 4 | 12/11/2015 | In the specification Table of contents the word "User" is incorporated into the spec section title. This occurs on 096900 - Access Flooring, 098100 - acoustical insulation, 102113 - Solid Polymer Toilet Partitions and 122405 Window Shades. Does this have any meaning related to who is furnishing these items? | Specification | No, no relation to provider. It was the file name for the document and got transferred onto TOC |
| 5 | 12/11/2015 | Sheet AQ-000 note "N" indicates that the tenants Data/Communications vendor shall supply all cabling, coverplates, and terminations. This would seem to be in conflict with sheet T-000 "Communication Cables" note 1 & "Communication Rooms" Note 1. The specifications seem to indicate that phone and data equipment is by the Owner but not the cabling. Please clarify what | Technology | Owner is providing active electronics (switches, WAPS). Owners preferred cabling vendor will provide build-out of communications room rack equipment and ladder tray and also all cabling and its termination. Cabling vendor will work under GC. Reference specifications for requirements of other trades. |

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| | | data/comm work should be included in the bid. | | |
| 6 | 12/11/2015 | Please clarify furniture installation requirements as by the contractor or by other | Interiors | The City of Houston has chosen to award all of the Systems Furniture supply and installation work associated with this project directly to the manufacturer, NLnovalink. All other 'stand-alone' furniture will be supplied and installed by COH forces. |
| 7 | 12/11/2015 | Please advise whether what measures such as X-ray or MRI that may need to be taken regarding coring of existing floor slabs. | Structural | Small openings in existing slabs (typically core drilled) should be approached with caution and avoided if possible. When cutting an opening in an existing slab, the effect on the structural integrity of the slab must be analyzed. It's advisable to analyze the slab for excess capacity and possible moment redistribution before making the final decision on |

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| | | | | the sizes and locations of the openings. Before coring please identify location and size on an existing plan and submit to M Engineering for review and approval. |
| 8 | 12/14/2015 | What brand is the existing Fire Alarm? | Fire Alarm / COH-PWE | a. The existing fire alarm control panel is Johnson Controls IFC-3030. |
| 9 | 12/14/2015 | Note 1 on AD-103C refers to Plan AC-100, but it is not in the set of plans. | Interiors | Discrepancy. Please reference AC-103 NOT AC-101 |
| 10 | 12/14/2015 | What is the specification for the building standard ceiling? | Interiors | Owner to confirm specification. Please provide an allowance for CertainTeed Performa, 24"x24" tiles and an alternate line item for CertainTeed HHF-457 HNRC |
| 11 | 12/14/2015 | Window shades are in the specs, but not on the plans, are there any? | Interiors | All window shades are existing. |
| 12 | 12/14/2015 | Are there one or two towel/waste dispensers in the Women's Room? | Interiors | One located near the sink area |
| 13 | 12/14/2015 | Could you clarify the extent of the wall tile in the restrooms, all walls are not shown on the elevations. | Interiors | All walls not shown in the elevations should receive paint (PT-1) with a tile base. All wet walls will receive the tile pattern as indicated on A-201. |

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| 14 | 12/14/2015 | Please provide Division 28 specifications | Fire Alarm / Specification | Please refer to Division 28 specifications to be issued with Addendum 03. |
| 15 | 12/14/2015 | Please clarify the scope of work in the areas around the restrooms, elevator, and mechanical room, plus the room with the ramp. The plans call to demo the flooring and ceiling but there no finishes called for to replace them or what the wall/base finishes are. | Interiors | We are only removing the portion of the floor that will become the extended restroom area. The existing flooring in the corridor around the restroom, elevator, and Mechanical Room are "existing to remain." Finishes for the restroom are indicated on AF-103 and A-681. The Mechanical Room floor finish needs to be confirmed with Public Works. Provide a line item for VCT and another for Sealed Concrete. Finish to be determined by Owner. |
| 16 | 12/14/2015 | What does the line across storage room 319 represent? | Interiors | It is an existing storage closet with shelving. |
| 17 | 12/14/2015 | Could you provide the current fire alarm and fire sprinkler companies that service the building. | Fire Alarm / COH-PWE | a. The existing fire alarm control panel is Johnson Controls IFC-3030. The existing system is currently maintained by Fire Tron, (281) 499-1500. The current fire alarm system |

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| | | | | is an addressable system and has capability for expansion. b. The existing sprinkler system is currently maintained by HG Fire Systems, (713) 252-4457. |
| 18 | 12/14/2015 | Which wage rate are we to use for this project, section 00820-4 for engineering construction or section 00821-4 for building construction. | City of Houston - GSD | Section 00821-4 for building construction. |
| 19 | 12/15/2015 | The current bid for the McKinney call center includes the contractor to provide three security cameras (all entrances to the call center), four access card readers, plus associated wiring. Is this ok or will PWE security handle this (procurement and installation)? What are the preferred equipment brands for camera and access control systems? | City of Houston - GSD | We do not want the installation and equipment for three security cameras and the four card readers to be handled by the general contractor. |
| 20 | 12/15/2015 | IDF Room: Sheet T-401 keyed not #7 indicates plywood on the walls of the IDF room starting at 12" AFF. Elevations 3, 4 & 5 seem to indicate | Technology | Match Elevations 3, 4, & 5 showing plywood at 9' |

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| | | <p>that the top of the plywood is at 9'. This would be the 8' dimension of the sheet of plywood, which makes sense and is typical. However specification section 27 05 00 Part 1.4.A.6.a as well as section 27 11 00 Part 1.2.B.i require that the plywood starts at 24" AFF and runs the entire height of the wall to the deck or structure. Obviously the latter will be more costly. Please advise which method we should allow for in our bid.</p> | | |
| 21 | 12/15/2015 | <p>Cabling Installation: 1. Related to the existing furniture - we were able to get some documentation from Albert for the workstations but can't really tell if the cables terminate at the desk top level or the kick plate level? 2. Workstations - If they terminate at the kickplate, do they terminate in a surface mount box or a snap-in face plate? 3. Workstations - If they terminate in</p> | Technology | <p>Depending on furniture manufacture it can be terminated at desk top or kick plate. Majority of modular furniture is at kick plate. The face plate is a modular face plate that snaps in. The size is determined by the furniture type and knock out size in the kick plate. Provide modular faceplates based on size of opening and type from COH standard structured cabling</p> |

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| | | either type of face plate, what are the face plate dimensions? | | manufacture listed in Division 27 specifications. |
| 22 | 12/15/2015 | <p>HVAC Scope Coordination: As the HVAC Supply & Installation is by others we need to coordinate the responsibility of several items. Below are some typical scope items that can fall between the cracks on bid day. They are stated the way we would typically divide them up but they don't all have to be that way. We just need to know when we bid it if they are or are not.</p> <ol style="list-style-type: none"> 1. HVAC controls and test & balance will be by the mechanical contractor. 2. Motor starters will be furnished with the equipment and will not be part of the electrician's scope of work unless specifically called for in the electrical specifications | Technology / Mechanical / Specification | The mechanical contractor (Comfort Systems) concurs with statements 1 thru 9. |

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| | <p>3. Painting specified in the mechanical specifications is to be the responsibility of the mechanical contractor.</p> <p>4. Penetrations or coring for pipe, duct work, conduit, etc. in any existing walls or floors are assumed to be by the mechanical contractor. Pursuant to 23 00 00 Part 1.23 "Cutting & Patching"</p> <p>5. All penetrations made by this trade are to be sealed/fire stopped by this trade</p> <p>6. Roof penetration for RTU and concrete curb is by the general contractor. This should include the cutting & patch back of the roof, the cutting of the concrete roof deck and the furnish and install of the structural steel frame as well temporary weather proofing of the concrete curb opening until the mechanical curb is set by the mechanical contractor. At which time our roofer will flash the curb in and</p> | | |
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| | | <p>set a temporary cap on the curb top until the unit is set.</p> <p>7. Power to equipment is by our electrician per the plan requirements, equipment connections are by the mechanical when they do the install.</p> <p>8. Removal and replacement/patch back of existing ceilings where work may need to occur and the ceilings are not scheduled for replacement- This should be something the GC allows for as long as the approximate quantity is given to us by the mechanical contractor. This may or may not actually be relevant for this trade.</p> <p>9. There is references to concrete equipment pads on the equipment schedule; we would assume these will be by the GC.</p> | | |
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| 23 | 12/15/2015 | <p>Ladder rack in IDF Room: Does the ladder rack in the IDF room need to be overhead supported from the structure? The existing 2nd floor IDF is configured in a similar manner and spans over the rack, is attached to the rack but is supported at either end by attachment to the walls. Either way can be done but attachment to the structure overhead is more costly</p> | Technology | Ladder tray needs to be installed per manufacture guidelines. The manufacture specified does have triangular brackets and wall angles for wall support. It also has rack elevation mounts to support tray over racks. If any tray is more than 24" off the wall or is not directly over a rack it will require overhead support per manufacture guidelines |
| 24 | 12/18/2015 | <p>On page AD-103C under the demolition keyed notes, note 1 says "Remove ceiling grid tile, and fixtures in areas indicated. Emergency/ Temporary fixtures to be installed, RE: AC-101" I don't see a page for AC-101. Is this page missing? Also, once the ceiling grid is removed will the ceiling be exposed in this area? Plans don't specify.</p> | Interiors | Discrepancy. Please reference AC-103 NOT AC-101. The ceiling will be exposed with no finish. |

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| 25 | 12/22/2015 | Fire alarm and detection system: 1. Since there is no specs for the fire alarm system in the bid files, Can I know if the city already have a contracted vendor for the fire alarm system in this building and What is the name of the vendor. 2. If the city don't have that vendor, what are existing or recommended manufacture of the fire alarm system for this project. | Fire Alarm | 1. The existing fire alarm control panel is Johnson Controls IFC-3030. The existing system is currently maintained by Fire Tron, (281) 499-1500. The current fire alarm system is an addressable system and has capability for expansion. The existing sprinkler system is currently maintained by HG Fire Systems, (713) 252-4457. |
| 26 | 12/22/2015 | What is the Height of the Deck in the Third floor? | Interiors | 13'-2" (Verify in Field) |
| 27 | 12/23/2015 | Ceiling: 1. Where the ceiling is raised, will those sprinkler heads be tied into the rest of the system or have their own? 2. What is the ceiling finish where it doesn't show? | Interiors | 1. The ceiling will no longer be raised in that area. It should be at the same height as the rest of the floor and the sprinkler heads should be tied into the rest of the system. 2. Where the ceiling is non-existent, no scope in terms of finishes is required at this time. |
| 28 | 1/4/2016 | Since the Comfort system pick up the HVAC part, Do their scope includes the air handling unit support frames (plan S-100), all the | City of Houston - GSD | Comfort Systems is not including any structural work or supports. |

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| | | HVAC controls and related low voltage work? | | |
| 29 | 1/5/2016 | <p>M-502</p> <p>1. Does EF-1 require "wind uplift anchoring?"</p> <p>2. The preheat coil piping detail for DOAS-01 shows a circulation pump, no pump is scheduled or specified. Please advise if one is required. If required, please specify and schedule.</p> <p>MD-104</p> <p>3. Do the existing louvers for the MAU's remain in wall? If so should we cap them on the inside of wall?</p> <p>4. Does EF-1 require a new roof curb or can the existing one be re-used? Fan schedule calls for new curb note 1 calls to reuse.</p> <p>MH-103</p> <p>5. Offices 301 - 311 show individual transfer ducts. The walls between the offices themselves do not go to deck, only from office to common area. Can we replace with one or two larger transfer ducts to return the air to the common plenum?</p> | Mechanical Engineer, City of Houston - GSD | <p>1. Yes, refer to 4/M-502 for details.</p> <p>2. The circulating pump is not required.</p> <p>3. The louvers are to remain in the wall and be capped water-tight.</p> <p>4. Fan schedule calls for new curb note 1 calls to reuse. Reuse the existing roof curb. Re: keyed note 1 on MD-105. Ensure all flashing, weatherproofing, etc. is maintained after renovation.</p> <p>5. Combining transfer ducts is acceptable as long as the air velocity through the transfer duct is 500 fpm or less.</p> <p>6. Acknowledged.</p> <p>7. Acknowledged.</p> <p>8. Since Comfort Systems will be doing this work under their COH contract and not under the open bid; their work will be guided by whatever the conditions of their contract are and not by the current</p> |

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| | <p>Notes</p> <p>6. CSUSASC excludes all structural modifications, concrete work, roofing, all wall penetrations third floor, removal of any building structure (i.e. doors, walls, etc.) preventing the installation of AHU-3-01, DOAS-01</p> <p>7. CSUSASC will include HVAC controls (JCI METASYS), wall penetrations for fourth floor work only, TAB,</p> <p>8. Is this a wage rate project?</p> | | <p>wage rates included in our bid package.</p> |
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END OF ADDENDUM NO. 2


 (CRC _____)

Humberto Bautista, P.E.
City Engineer

 H.B.

7-11-2015

DATE

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