



WALLER COUNTY

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County Construction Manager

Pre-Bid Addendum #1 – CSP Bid Questions and Answers Document Changes Bid Form

Waller County Library Project - Hempstead

Meeting Purpose: Pre-Bid Conference for Library CSP
Meeting Date: October 10, 2019 **Time:** 9:00 -11:30 am

Meeting Location: Hempstead Library – Waller County
2331 11th Street
Hempstead, TX 77445

Response to CSP Bid Questions and Answers

Date: October 17, 2019
Prepared by: Danny Rothe

NOTICE TO PROPOSERS:

- A. Receipt of this Addendum shall be acknowledged revisions to CSP dated September 30, 2019 for above referenced project.
- B. Where provisions of the following supplemental data differ from those of the original CSP, this Addendum shall govern.
- C. **Due Date for Bids/Proposal remains the same: October 29, 2019 at 2:00 pm.**
- D. Proposals will still be opened in Commissioner's Court on October 30th. The names of proposers and bid amounts will be read out loud. There is no requirement to attend this proposal opening, and there will be no meeting(s) between County and proposers during or after Court. However, Court session can be viewed live on the County web-site.
- E. County will be reviewing the Competitive Sealed Proposals from October 30th to November 5th.
- F. It is anticipated that the selected firm will be presented to Commissioner's Court for approval on November 6th, 2019.

ATTACHMENTS of ADDENDUM 1 (Located on County Website)

1. PDF of Pre-Bid Meeting Agenda
2. PDF of Sign in Sheet from Pre-Bid
3. PDF of this Addendum 1
4. PDF of Revised Drawings (Red Line notes associated with Addendum #1 responses)
5. PDF of Final Bid Form
6. PDF of Three (3) Existing Original Building Drawings (Exhibits)
 - o Sheet 2 – Foundation Plan
 - o Sheet 3 – Floor Plan
 - o Sheet 11 – Section Cuts
 - o These are the only known sheets that the County has been able to locate.

STATUS OF TYPICAL DOCUMENTS AT THE TIME OF CSP PRE-BID CONFERENCE

These documents **are not** included in this Addendum. These documents **are not** required for the CSP.

1. County is submitting drawings to City of Hempstead for Permit.
2. County has no drawings for the existing addition that is being demolished.

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Additional Documents or Comments from Waller County regarding the Library Project:

1. During the researching of answers to questions and discussions stemming from the Pre-Bid meeting and several e-mails, the County has come to realize that the intended building structure for the new wing has not been clearly called out on the drawings and was not discussed at the Pre-Bid.
 - The new wing addition is intended to be a Pre-Engineered Metal Building (PEMB).
 - Designed, engineered, and fabricated by a licensed PEMB manufacturer complying with local requirements, building codes, and wind loads.
 - Metal structure with bolted connections. Interior and exterior metal studs, and metal siding.
 - Existing wood/CMU structure is to be properly connected to new PEMB structure at roofing, exterior walls, and foundation (dowels).
 - Many of the notes, details, doors and windows called out on the drawings are typical for a PEMB; however, the overall requirement and County desire for a Pre-Engineered Metal Building may not have been clearly stated on the drawings.
2. Owner Furnished Owner Installed (OFOI) Appliances:
 - Two (2) Refrigerators (Provide water tap in wall for ice maker)
 - One (1) Stove
 - Two (2) Water Coolers (Provide water tap in wall)
 - Appliances are Not part of Base Bid – However, water taps are.
 - Fire Extinguishers by Owner
3. Front Desk:
 - The existing Front Desk is to be relocated and reused.
 - The left side of the Desk millwork will need to be modified for a Handicapped Accessible Counter Top.
 - Part of Base Bid

QUESTIONS AND RESPONSES from Pre-Bid Meeting and E-mails.

1. Will Bid Bond for Performance and Payment be required?
 - Yes
2. Will changes be made to scheduled Floor Schedule?
 - Yes, see revised red notes on drawings.
 - There will not be any Floor Alternates. Entire building (existing and new) to receive new flooring as follows as part of Base Bid:
 - All Carpeting is being deleted.
 - All Primary Library display rooms, offices, and meeting rooms (existing and new) are to be LVT (color selected by Owner).
 - All Restrooms (existing and new) are to remain VCT (color selected by Owner).
3. Will anything be Salvaged from Library prior to demolition?
 - NO
 - The Library Staff will be placing in storage any furniture or shelving they wish to keep.
4. Is entrance to high school area a load bearing wall?
 - We do not believe this CMU wall is load bearing. For bid, continue to price opening and demo of CMU wall per the drawings.
 - We believe that the 2x6 wood roofing trusses are also being supported by an Open Web Steel Joist (+/-8" deep) that is carrying the roofing load across this interior CMU wall. The Open Web Steel Joist is noted on Sheet 11, detail 4 of the original drawings (Included). The steel joists are also hard to see under the 2x6 truss because they are being covered by loose insulation.
 - However, if during demo it is determined that this CMU wall is in some way load bearing and should not be removed entirely, we have several options:
 - Install a support beam to span the opening and carry any load (additional cost to be priced and approved out of Owner Contingency).
 - Reduce the overall opening from 20' to 6' or 8' wide, leaving some CMU wing walls.
 - Installed a smaller cased opening or door frame with a miscellaneous steel lintel to carry some CMU or load across the opening.
 - This is the type of unforeseen existing condition that the Owner is carrying a Contingency for.

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5. What is slab type?
 - Main building is slab on grade with a grade beam. Original structural drawings indicate that piers were deleted, but there is no way to verify this except for the fact that the building is badly out of level.
 - The added wing (being demolished) would appear to only be a slab with minimal if any grade beams.
 - These two slabs do not appear to be connected (dowels).
6. Retrofit of Existing Restroom. With they be an add alternate?
 - No.
 - Interior of existing restrooms are to be renovated per base bid. Including new VCT flooring, plumbing fixtures, stalls, LED light fixtures, electrical switches, mirrors, ceiling tile and grid (appropriate for restroom), and paint. Include ADA requirements and grab bars in HC Stalls.
 - Exception: County will supply soap and paper dispensers.
7. Will a mechanical drawing need to be provided for the A/C work in employee area?
 - The three (3) existing split systems are being kept.
 - The two (2) new split systems are being added. A simple shop drawing showing duct runs and location of units would be acceptable. These units will need to be appropriately sized for the space(s) they are serving.
8. Will Lighting and Ceiling change in employee area due to A/C work?
 - I'm not sure if this is the right answer?
 - New LED lighting and ceilings are now part of the base bid for entire building.
9. Will all outside lighting be replaced?
 - Yes, replacing all existing lighting (inside and out) with LED light fixtures of similar size and type is now part of base bid.
 - Replace all existing ceiling grid and tiles.
10. Drawings show some trees to be removed, and more needed to be removed?
 - Yes, A1.1 shows three (3) crape myrtles and two (2) oak trees to be removed on North side of building.
 - Will be adding the removal of one (1) water oak and one (1) red tip on the East side of building.
 - Will be adding the removal of one (1) cedar at the southeast corner of building
 - Removing of trees is part of base bid.
11. On sheet A3.2 the finish schedule shows commercial grade tile finish for some walls. There is no indication of which walls and how high the tile goes?
 - Existing Men's and Women's restrooms are CMU with no tile, and new walls will be CMU. There is no need for wall tile in these two restrooms. Only painted CMU.
 - New Unisex restroom in Staff Area is CMU. There is no need for wall tile in this Unisex restroom. Only painted CMU.
 - New Unisex restroom in Meeting Room is metal studs and drywall. Wall tile in this Unisex restroom is desired. Wet wall behind toilet and sink to be full tile, floor to ceiling. Other three walls to only be tile to 48" AFF, with painted wall above.
 - A standard 4"x4" tile will be acceptable. Appropriate tile transition pieces at floor, corners, and top of 48" walls. Color selected by Owner.
12. The foundation plan appears to show 3 piers at the columns by the entry, but they are not designed or sized. Are these actual piers.
 - Yes, the intent was for piers to be under the three columns for up lift.
 - The foundation has not been structurally engineered. County intent is to follow standard construction practices and code for a building of this type and size.
 - To help in sizing of these three pier, we are including three drawings from the original building design.
 - Recommend an 18" diameter pier, 8'-0" deep, with 48" bell.

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13. For the new bath in the new wing are we to sawcut and drill through the exterior grade beam for the sanitary to connect? Or are we to go directly outside and make the sanitary connection?
 - o No, for the new Unisex restroom in the Meeting area of new wing, do not cut into existing slab/beam in an attempt to connect to sewer lines at existing restrooms. Suggest not affecting old structure or slab or grade beam, and possibly interfering with new leveling of building.
 - o Yes, it is acceptable for new plumbing from new Unisex restroom to extent east, outside of building and make connection to existing sanitary sewer outside of building. The existing sewer line does come from the street on the east side of the building.

14. Will a Bid Bond be required?
 - o See Question 1

15. Please clarify the alternates?
 - o All alternate notes on drawings are being deleted.
 - o There will be NO Alternates on the project. Everything on the drawings is now part of the Base Bid.
 - o There will however be Allowances included in the Base Bid. See Bid Form.

16. The flooring schedule shows VCT, you mentioned you wanted LVT, can you clarify?
 - o See Question 2.

END OF ADDENDUM No 1