



Jaime Kovar
Waller County Procurement Director

July 23, 2025

TO: All Prospective Bidders

RE: Addendum No. 1 – Waller County Bid 25-002 – Construction of Justice Center Vehicle Maintenance Garage

Addendum 1:

Attached is addendum 1 provided by design firm that vendors are to utilize while preparing their solicitation response. Revisions include drawing sheets, clarifications, and Q&A #1.

Vendor must sign and return Addendum 1 with bid submittal.

Company Name

Signature of person receiving addendum

Date

If you have any questions, please contact Jaime Kovar at: j.kovar@wallercounty.us

Sincerely,

A handwritten signature in black ink that reads "Jaime Kovar".

Jaime Kovar
Waller County Procurement Director



ADDENDUM #1

July 18, 2025

To the plans and specifications for:
Waller County – Vehicle Maintenance Garage
200 Sheriff R Glenn Smith Dr.
Hempstead, TX 77445

THIS ADDENDUM FORMS A PART OF THE CONTRACT DOCUMENTS AND MODIFIES THE CONTRACT DOCUMENTS AS FOLLOWS. BIDDERS SHALL ACKNOWLEDGE RECEIPT OF THIS ADDENDUM IN THEIR BID FORM.

Clarifications:

The following are clarification items for the above-referenced project.

1. Civil Drawing Sheets:

1. Sheet C0.3 is not used.
2. Sheet C7.3 is now provided.

2. City of Hempstead Plan Review 1 Comments and responses:

1. G-002 Replace NFPA 101 with 2021 IFC or add IFC 2021 along with the NFPA 1010.

RESPONSE: Replaced NFPA 101 with 2021 IFC. See revised sheets G-001 & G-002.

2. Provide TDLR #.

RESPONSE: The TDLR # is TABS2025016542. See sheet G-001.

Continued

Georgia Office

1640 Powers Ferry Road
Building 1, Suite 100
Marietta, GA 30067
770.850.8494

Texas Office

333 Cypress Run
Suite 350
Houston, TX 77094
281.497.1040

Virginia Office

126 West Bruce Street
Suite 102
Harrisonburg, VA 22801
540.437.1228

3. Provide oil/grease interceptor calculations.

RESPONSE: See revised sheet P-101. Please know the sheet was revised for the following comment 4.

4. P-101 calls for both tank type and tankless water heater please clarify.

RESPONSE: See revised sheet P-101 for the updated water heat calculations for compliance.

5. Please provide the intended use of the mezzanine.

RESPONSE: See revised sheet G-002 detail 1 for the intended use of the mezzanine.

6. Please provide backflow device and location for main water supply.

RESPONSE: See revised sheet C2.0 for the added Existing Meter and Backflow Note.

3. Architectural Clarifications:

1. An internal chain link fence with manual sliding gate has been added. See revised sheets A-001, A-002, & A-101.
2. The west car lift will be installed at a later date. All infrastructure is still to be provided. See revised sheet A-101.
3. Floor and wall finishes have been revised. See revised sheets A-421 & A-811.

4. Specifications: No Revisions

Continued

5. Drawings:**1. Sheet G-001 Cover:**

- a. Deleted sheet C0.3 is noted as “Not Used”.
- b. Revised sheets, and new sheet C7.3, indicated by a Delta “1”.
- c. Applicable Codes clarified per City of Hempstead comment.

2. Sheet G-002 Code Analysis:

- a. Applicable Codes clarified per City of Hempstead comment.
- b. The Roof Insulation value clarified to match the drawings and specifications.
- c. The Mezzanine’s intended use is clarified per City of Hempstead comment.

3. Sheet C2.0 Utility Plan:

- a. Added Existing Meter and Backflow Note per City of Hempstead comment.

4. Sheet C7.3 Construction Details (4 of 4):

- a. Missing sheet now provided.

5. Sheet A-001 Overall Site Plan:

- a. An internal chain link fence with manual sliding gate has been added.

6. Sheet A-002 Architectural Site Plan:

- a. An internal chain link fence with manual sliding gate has been added.

7. Sheet A-101 Level 1 Floor Plan:

- a. An internal chain link fence with manual sliding gate has been added.
- b. The west car lift will be installed at a later date. All infrastructure is still to be provided.

Continued

8. Sheet A-421 Interior Elevations:

- a. Wall finishes have been revised.

9. Sheet A-811 Finish Plans & Schedule:

- a. Floor and wall finishes have been revised.

10. Sheet P-101 Plumbing Floor Plans:

- a. Updated the water heat calculations for per City of Hempstead comment.

END OF ADDENDUM

Sincerely,



Jack Duran, AIA
Vice President

End of Addendum 1

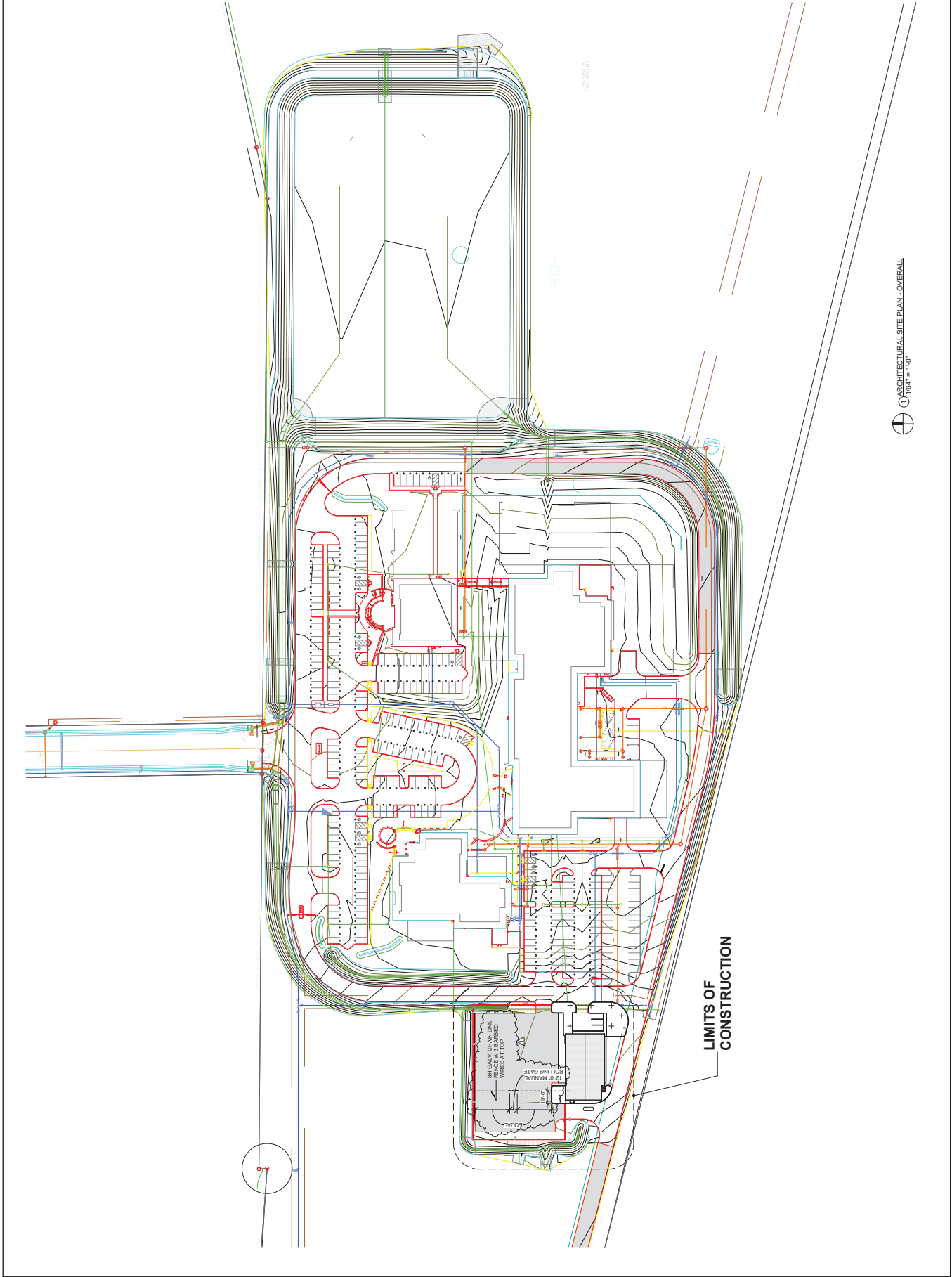


REVISIONS

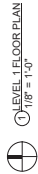
REV.	DATE	ISSUED FOR
1	04/22/25	PERMITS

PROJECT NO.: 09-25-003
 DRAWN BY: BH
 QC: AD

OVERALL SITE PLAN
A-001



1" = 64' = 1" = 0'



15 10" GALV. CHAINLINK FENCE W/3
BARBED WIRES AT TOP, MATCH
EXISTING, FIELD VERIFY, WITH
MANUAL ROLLING GATE, 12" CLEAR

200 SHERIFF R GLENN SMITH DR.
HEMPSTEAD, TX 77445



FLOOR PLAN
GENERAL NOTES

PROJECT NO.: 06-25-003
DRAWN BY: BH OC: JD

A-101



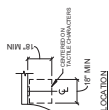
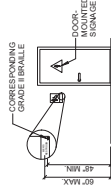
EXPIRATION DATE: 04.22.25

REV	DATE	ISSUED FOR:
	04.22.25	PERMIT
1	06.12.25	COMMENTS

PROJECT NO.: 06-25-003
DRAWN BY: XXX QC: XXX

INTERIOR ELEVATIONS

A-421



GENERAL:
ANY ADDITIONAL TEXT REQUIRED DUE TO
LOCAL ORDINANCES (FINES FOR PARKING IN
ACCESSIBLE SPACES, ETC.) SHALL COMPLY
WITH THE SIGNAGE REQUIREMENTS BELOW.

CHARACTER PROPORTIONS:
LETTERS AND NUMBERS ON SIGNS SHALL HAVE
A WIDTH-TO-HEIGHT RATIO BETWEEN 3:5 AND
1:1 AND A STROKE-WIDTH-TO-HEIGHT RATIO
BETWEEN 1:5 AND 1:10, UTILIZING AN
UPPERCASE "X" FOR MEASUREMENT.

CHARACTER HEIGHT:

WHERE THE HEIGHT ABOVE FLOOR OR
GROUND LEVEL IS MORE THAN 120". THE
MINIMUM CHARACTER HEIGHT SHALL BE 3"
WHERE HEIGHT ABOVE FLOOR OR GROUND IS
MORE THAN 70" BUT NOT MORE THAN 120". THE
MINIMUM CHARACTER HEIGHT SHALL BE 2".
WHERE HEIGHT ABOVE FLOOR OR GROUND IS
MORE THAN 40" BUT NOT MORE THAN 70". THE
MINIMUM CHARACTER HEIGHT SHALL BE 5/8".
EXCEPTION: CHARACTER HEIGHT SHALL BE 5/8"
HIGH MINIMUM FOR BUILDING DIREC-
TORIES

PICTOGRAMS: WHERE PICTOGRAMS ARE REQUIRED, THEY SHALL HAVE A 6" MINIMUM SIZE MEASURED AT THE BORDER, WHERE TEXT OF SCRIPTORS FOR PICTOGRAMS ARE REQUIRED, THEY SHALL COMPLY WITH THE TACTILE CHARACTER PROVISIONS OF RAISED CHARACTERS AND SYMBOLS, BRAILLE, AND LOCATION OF TACTILE SIGNAGE, PORTIONS BELOW

FINISH AND CONTRAST:
THE CHARACTERS, SYMBOLS, AND
BACKGROUND OF SIGNS SHALL BE EGGSHELL,
MATTE, OR OTHER NON-GLARE FINISH.
CHARACTERS AND SYMBOLS SHALL CONTRAST
WITH THEIR BACKGROUND, WITH EITHER LIGHT
CHARACTERS ON A DARK BACKGROUND OR
DARK CHARACTERS ON A LIGHT BACKGROUND.

RAISED CHARACTERS AND SYMBOLS:
CHARACTERS AND SYMBOLS ON TACTILE
SIGNS SHALL BE RAISED 1/32" MINIMUM. SMALL
BE IN UPPERCASE CHARACTERS. SHALL BE 5/8"
HIGH MINIMUM AND 2" MAXIMUM, AND SHALL BE
ACCOMPANIED BY BRAILLE IN ACCORDANCE
WITH THE PROVISIONS OUTLINED BELOW.

BRAILLE SHALL BE SEPARATED 1/2" MINIMUM FROM THE CORRESPONDING RAISED CHARACTERS OR SYMBOLS. BRAILLE REQUIREMENTS FOR ELEVATOR CONTROLS SHALL BE PLACED 3/16" MINIMUM BELOW THE CORRESPONDING CHARACTERS OR SYMBOLS. BRAILLE SHALL BE GRADE 1 AND SHALL CONFORM TO SPECIFICATION #6010, NATIONAL

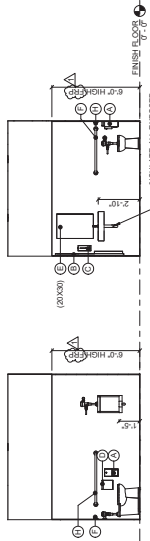
LIBRARY SERVICE, LIBRARY OF CONGRESS.
LOCATION OF TACTILE SIGNAGE:

TACTILE SIGNAGE SHALL BE LOCATED ALONGSIDE THE DOOR ON THE LATCH SIDE AND SHALL BE MOUNTED AS SHOWN IN DIAGRAM. LOCATIONS HAVING DOUBLE

DOORS, TACTILE SIGNS SHALL BE MOUNTED TO THE RIGHT OF THE RIGHT HAND DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE OF THE DOOR INCLUDING DOUBLE LEAF

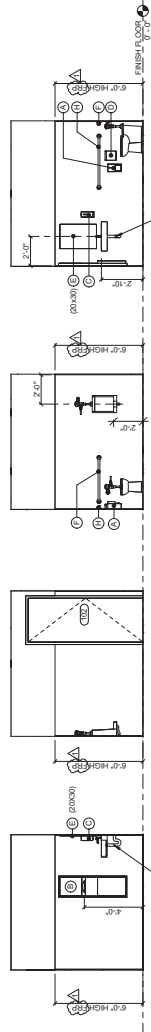
DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL. SIGNS CONTAINING TACTILE CHARACTERS SHALL BE LOCATED SUCH THAT A CLEAR FLOOR SPACE OF 18 INCHES

MINIMUM BY 18 INCHES MINIMUM, CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION.



⑥ TOILET 103

5 TOILET 103

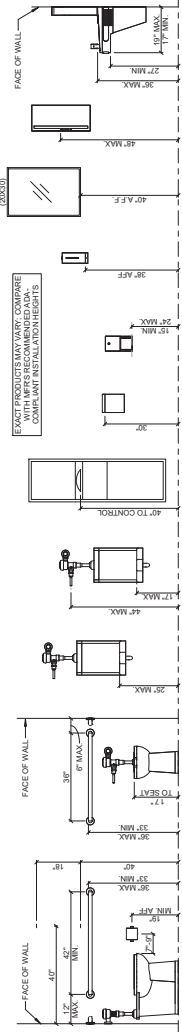


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TOILET 102

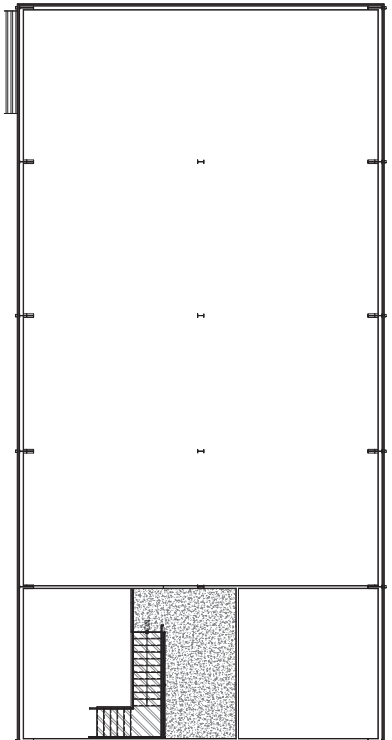
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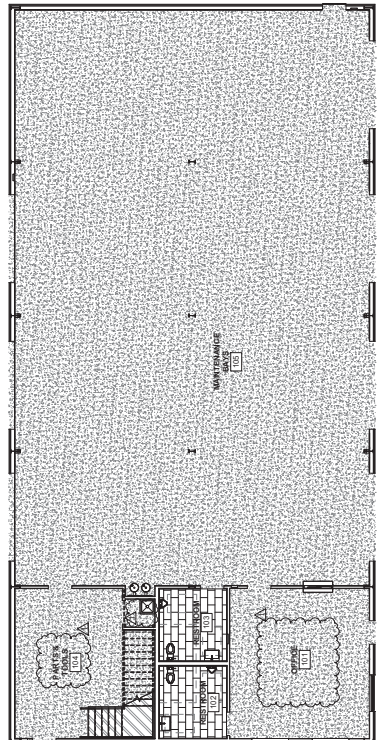


ADA MOUNTING HEIGHTS
NOT TO SCALE

ROOM FINISH SCHEDULE									
NO	ROOM NAME	FLOOR	BASE	NORTH	EAST	SOUTH	WEST	CEILING	
150	OFFICE	SEAL	RES					20' x 20' x 8'	
151	RESTROOM	SEAL	RES					20' x 20' x 8'	
152	RESTROOM	SEAL	RES					20' x 20' x 8'	
153	RESTROOM	SEAL	RES					20' x 20' x 8'	
154	RESTROOM	SEAL	RES					20' x 20' x 8'	
155	MAINTENANCE BAY	SEAL	RES					20' x 20' x 8'	
201	MEZZANINE	SEAL	RES					20' x 20' x 8'	
202	MEZZANINE	SEAL	RES					20' x 20' x 8'	



② PLATFORM FINISH PLAN
1/8" = 1'-0"



① LEVEL FINISH PLAN
1/8" = 1'-0"

**FINISH PLAN
GENERAL NOTES**

- SEE FINISH SCHEDULE FOR ADDITIONAL INFORMATION

LEGEND

ROOM NAME
001
OFFICE
RESTROOM
MEZZANINE

ROOM FINISH TAG
001
OFFICE
RESTROOM
MEZZANINE

SEAL
CONCRETE

SEAL
CONCRETE

PORCELAIN
TILE

PORCELAIN
TILE

NOT
USED

NOT
USED

RUBBER
TREADS,
RISERS & LANDINGS

RUBBER
TREADS,
RISERS & LANDINGS

PROJECT NO. 09-25-003
DRAWN BY: AXX
DATE: 04/22/25

FINISH PLANS & SCHEDULE

A-811

WALLER COUNTY

200 SHERIFF R. GLENN SMITH DR.
HEMPSTEAD, TX 77445

VEHICLE MAINTENANCE GARAGE

ARCHITECT: LDB BLUELINE

ARCHITECTURE - INTERIOR DESIGN

STRATEGIC PLANNING - SUSTAINABLE DESIGN

WWW.LDBBLUELINE.COM



Bid 25-002 Construction of Justice Center Vehicle Maintenance Garage
Q&A #1

Question 1: Who is responsible for Testing Lab?

Answer: Per the Specification Manual, the Owner is responsible for payment to the Testing Lab. The General Contractor's (GC) responsibility for testing is outlined in specification 01400 Quality Requirements section 1.4.

Question 2: The work included #7 and work excluded #18 both say landscaping – please clarify responsibility.

Answer: Regarding landscaping, Work Included is hydromulch, irrigation sleeves, and re-work of existing site irrigation [sprinkler lines]. Work Excluded is any future landscaping and the existing meter, tap, and backflow preventer.

Question 3: Furniture by owner – but unloading is by contractor. Assembly of said furniture B.O. or Contractor or it arrives re-assembled?

Answer: There is no furniture, as noted in specification 01100 Summary section 1.4D Work Excluded #16. Furniture is by Owner. General Contractor (GC) will not need to be involved.

Question 4: Fifty-gallon tank that is owner provided – contractor installed is already secured?

Answer: Clarification: This is a used tank that is 350-gallon, and the Owner has not secured it yet but will secure the tank during construction. Owner provided, contractor installed.

Question 5: There are no flooring specs found in the document.

Answer: To clarify, tile is only in the restrooms, and the remainder of building floor finish is sealed concrete. The following flooring specs are currently provided in the Specification Manual: 09310 Porcelain Tile, 09651 Resilient Floor Tile [for wall base, accessories, and stairs]. Resilient Floor Tile Specification is limited to wall base and stair accessories (only). The VCT floor tiles and Carpet Tile products have been deleted from this project. Standard concrete sealer is the balance of the project's floor finish as currently provided in specification 03300 Cast In Place Concrete. See Addendum #1 for additional clarifications regarding floor finishes to be provided.

Question 6: Who is responsible for garage equipment? I.E. Vehicle lifts by owner or contractor?

Answer: General Contractor (GC) to provide and install the following vehicle lift: Challenger LE12 ALI Heavy-Duty Symmetric 2 Post Lift 12,000. Total of two (2) lifts (this phase) with infrastructure for one (1) additional lift (in the future) per drawings.

Question 7: Pages C0.3 and C7.3 are missing from the plans. Please advise.

Answer: Sheet C0.3 is deleted and C7.3 is provided in Addendum #1.