



Jaime Kovar
Waller County Procurement Director

July 25, 2025

TO: All Prospective Bidders

RE: Addendum No. 2 – Waller County Bid 25-002 – Construction of Justice Center Vehicle Maintenance Garage

Addendum 2:

Attached is addendum 2 provided by design firm that vendors are to utilize while preparing their solicitation response.

Vendor must sign and return Addendum 2 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 #2 July 25, 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. Structural Drawing Sheet:

- 1. ... Mezzanine... thickness not shown- please clarify.**

Response:

1. Sheet S1-10 – Added slab notes. Added a 2nd layer of floor sheathing to the mezzanine level.
2. Sheet S3.21 - Added a 2nd layer of floor sheathing to the mezzanine level on details 1 -

End of Addendum 2

Thank you,

Respectfully,



Jack Duran, AIA
Vice President

Georgia Office

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

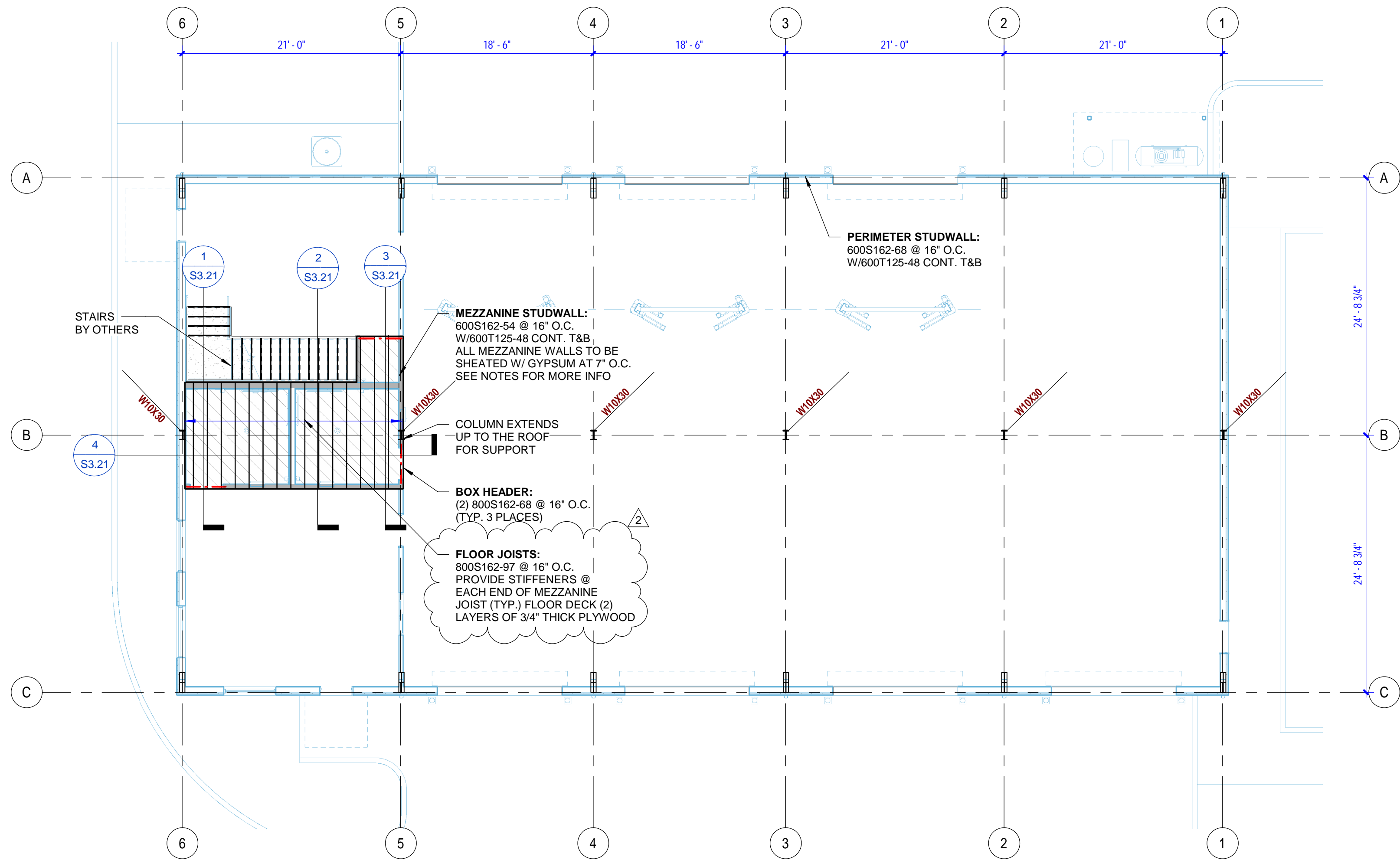
Texas Office

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

- MEZZANINE SHEATHER WITH GYPSUM BOARD SHEAR-WALL:**
1. GYPSUM BOARD (GYP) TO BE 1/2" THICK MINIMUM.
 2. ALL GYP EDGES TO BE ATTACHED TO STRUCTURAL MEMBERS OR BLOCKING AND SCREWED AS SPECIFIED IN THE SHEAR WALL SCHEDULE.
 3. SCREWS ATTACHING GYP SHEATHING TO BE SELF TAPPING SCREWS IN ACCORDANCE WITH ASTM C954 OR ASTM C1002.
 4. STRAP BLOCKING IS TO BE ATTACHED TO THE STEEL FRAMING THEN GYP SHEATHING IS TO BE SCREWED TO THE STRAP. STRAP BLOCKING TO BE MIN. THICKNESS OF 33 MILS AND 1 1/2" WIDE.
 5. SCREW EDGE DISTANCE IS 3/8" MIN.



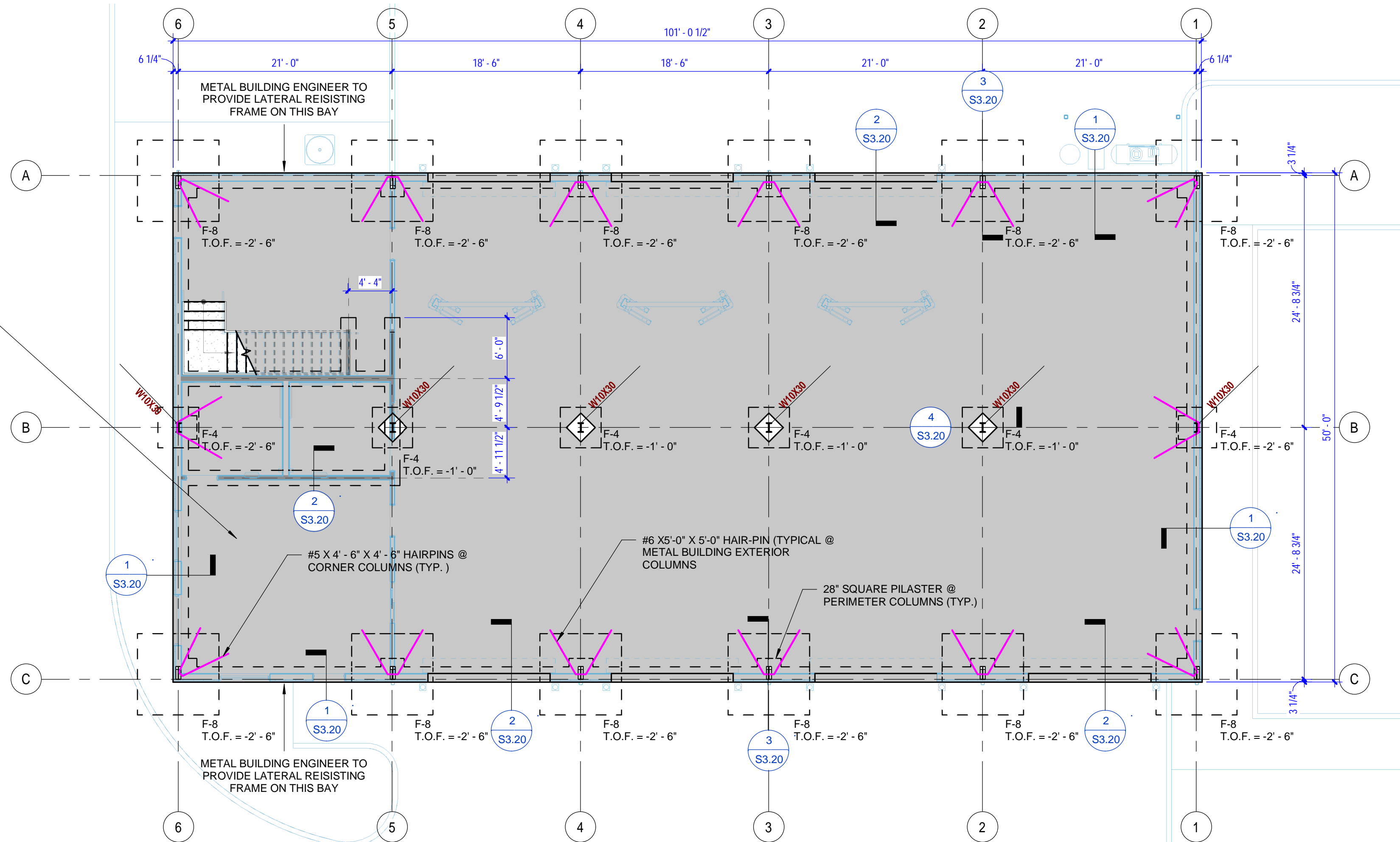
Mezzanine Framing Plan

1/8" = 1'-0"

5" THICK CONCRETE SLAB ON GRADE REINFORCED W/ #3 @ 15" O.C. - REBAR SHALL BE CHAIRED TO MAINTAIN THE REINFORCING AT ONE THIRD THE DEPTH BELOW THE TOP SURFACE DURING CONCRETE PLACEMENT. PLACE SLAB OVER COMPACTED FILL - RE: GEOTECHNICAL REPORT.

Schedule - Footing Schedule					
Type	Width	Length	Thickness	Reinforcement (BOTTOM)	Reinforcement (TOP)
F-4	4' - 0"	4' - 0"	1' - 0"	(4) #5 EACH WAY	(4) #5 EACH WAY
F-8	8' - 0"	8' - 0"	1' - 6"	(8) #6 EACH WAY	(8) #5 EACH WAY

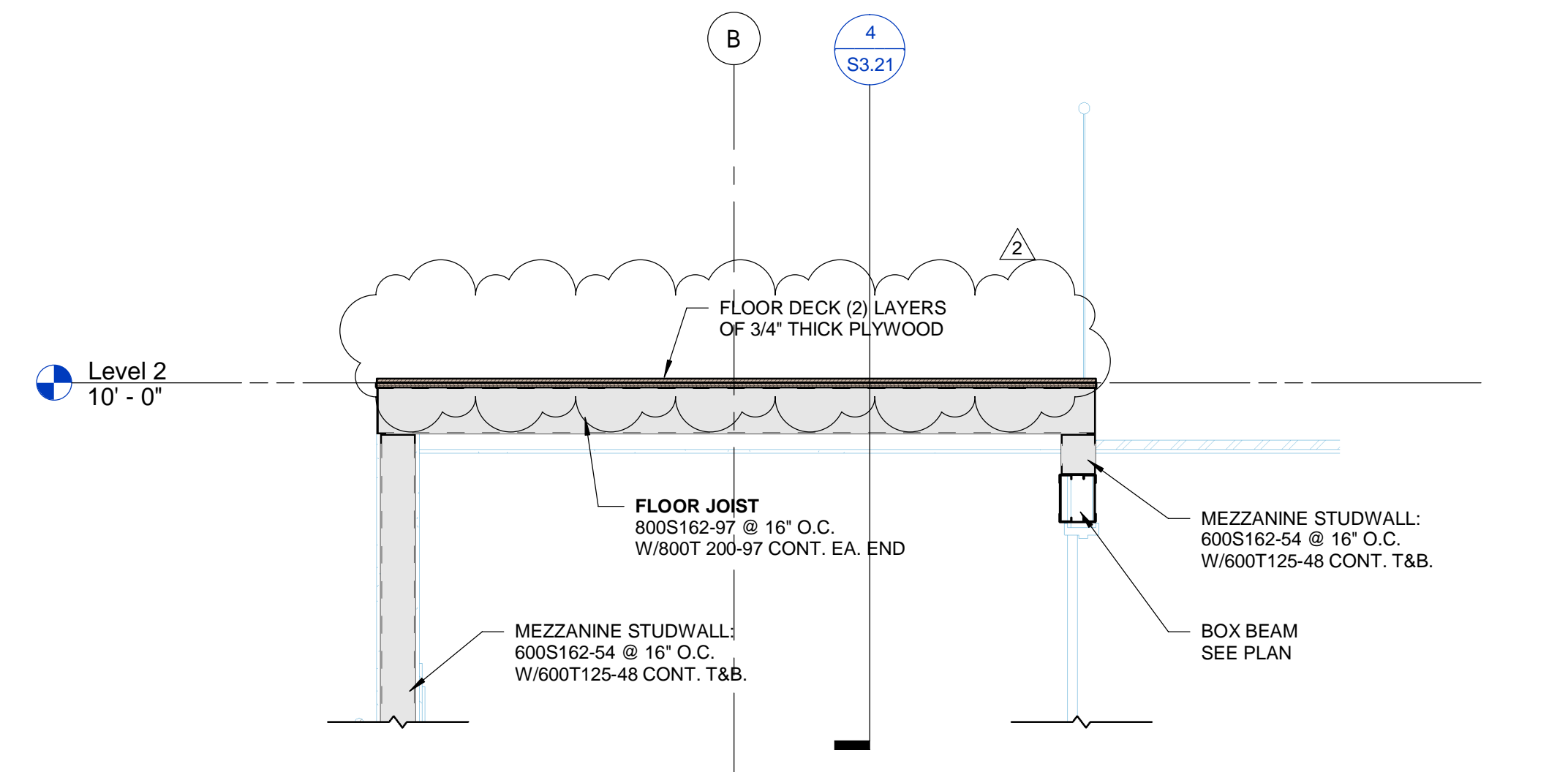
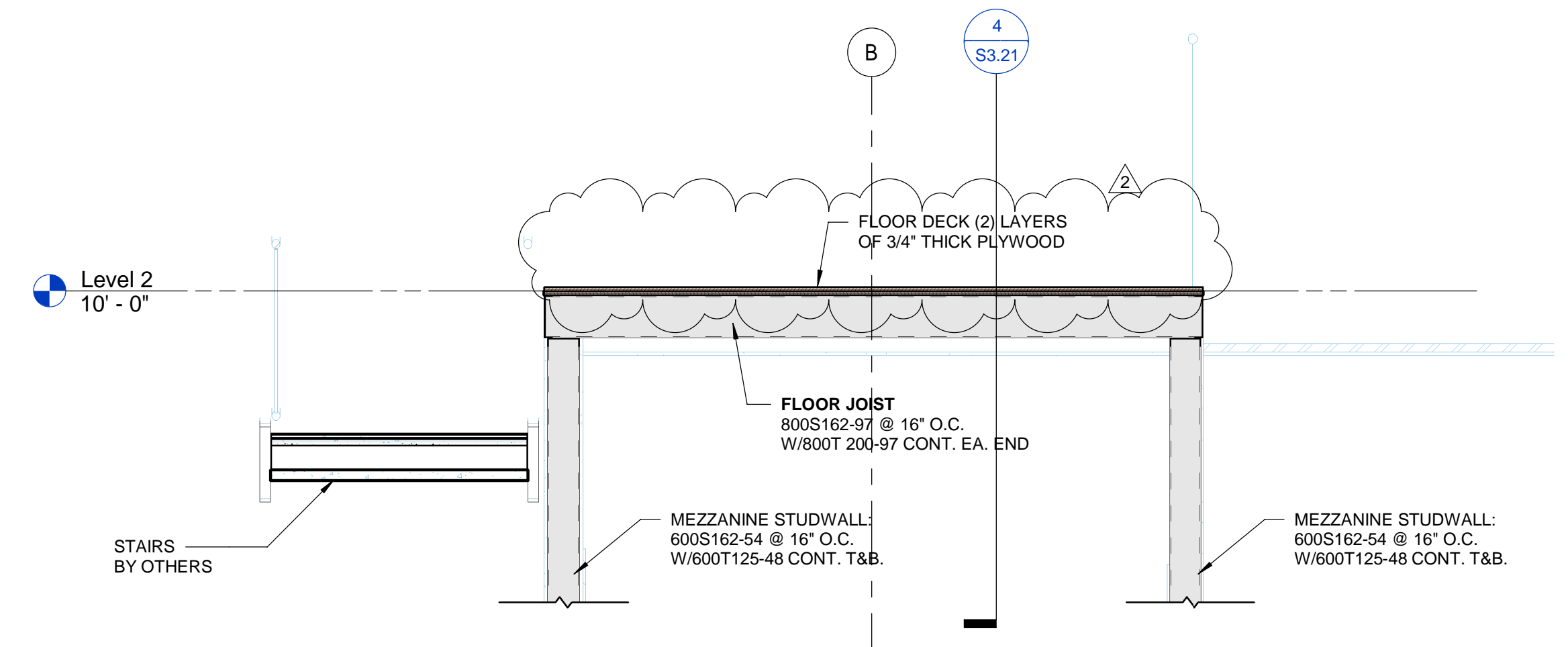
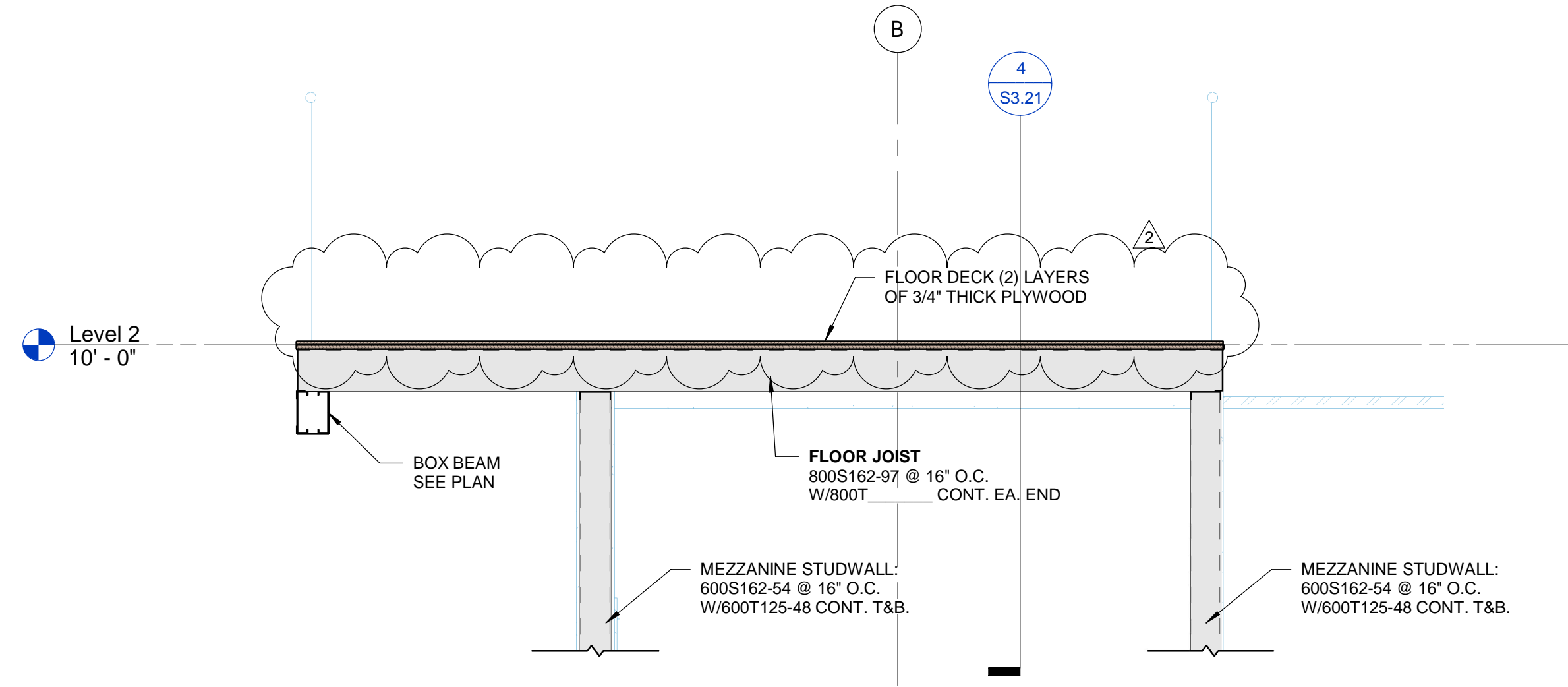
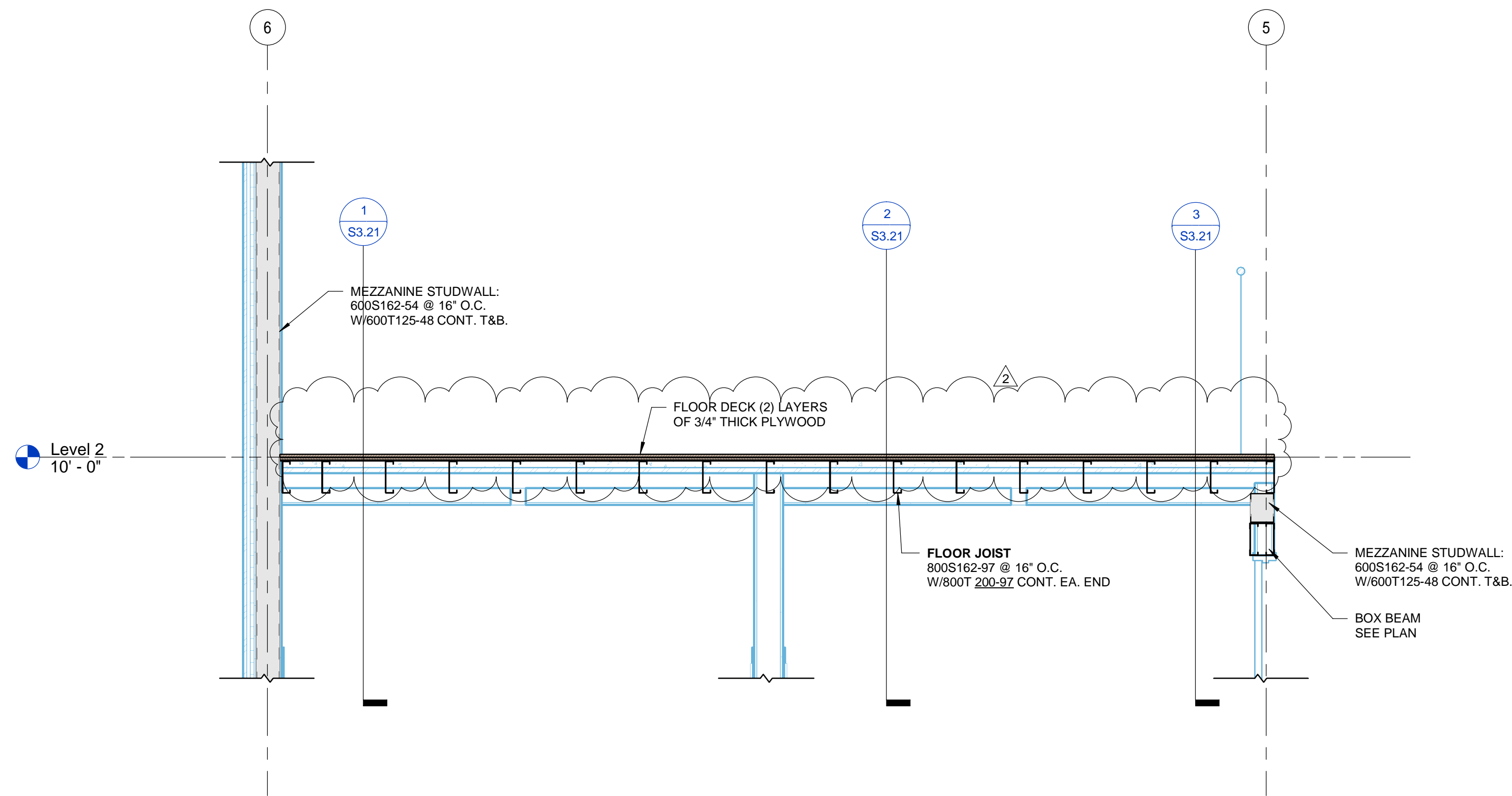
- NOTE:
1. METAL BUILDING ENGINEER TO PROVIDE COLUMN REACTIONS TO SKYDANCING CONSULTANT ASSOCIATES, INC. BEFORE FOUNDATION CONSTRUCTION BEGINS AND STEEL HAS BEEN ORDERED/BOUGHT.
 2. THE METAL BUILDING ENGINEER IS RESPONSIBLE FOR ENSURING THAT THE LOADS FROM THE BUILDING ARE ADEQUATELY TRANSFERRED TO THE FOUNDATIONS. RE: METAL BUILDING DRAWINGS FOR ANCHORAGE DETAILS AND ANY ADDITIONAL REINFORCING REQUIRED.
 3. CONTRACTOR TO VERIFY ALL DIMENSIONS AND EXISTING CONDITION AND REPORT ANY DISCREPANCIES TO THE ARCHITECT OR STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
 4. MAX. 1" OF PVR WAS ASSUMED FOR DESIGN OF FOUNDATION SYSTEM. CONTRACTOR TO FOLLOW GEOTECH REPORT REQUIREMENTS AND RECOMMENDATIONS TO ACHIEVE THIS.



Foundation Plan - Level 1

1/8" = 1'-0"

FOUNDATION NOTES:
1. TOP OF CONCRETE ELEVATION = SEE PLAN
2. SLAB THICKNESS = SEE PLAN



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The ideas, concepts, inventions or methods of wood framing and detailing described herein are patented (US Patent No. 8,448,406) and are the sole property of SCA Consulting Engineers.

TEXAS FIRM #24110

WALLER COUNTY
JAIL GARAGE
WALLER COUNTY, TX

REV	DATE	ISSUED FOR
03-28-2025	PROGRESS SET	
04-11-2025	100% CD SET	
07-24-2025	ADDENDUM #2	

PROJECT NO.: 250335
DRAWN BY: Author QC: Checker

Framing Sections

S3.21

Bid 25-002 Construction of Justice Center Vehicle Maintenance Garage
Q&A #2

Question 1: I have some suggestions that would save you guys a ton of money. Pg A-311 shows exterior wall details. In these, starting from the exterior, you have Pre-finished metal panels. Typically these would attach directly to the girts of a PEMB. Behind that you would have 8" insulation in the cavity, behind that on the interior of the building you would furr out a wall with light gauge framing and attach the metal liner panels and install sheetrock above.

The notes for 1/2" exterior sheathing / rigid insulation / continuous self-adhered sheet waterproofing and exterior framing (in this case the hat channel) would be more commonly found in an application where you have a masonry exterior such as CMU or something. These are unnecessary for this application. Detail 4 on page A-321 shows this in more detail. If these details were put in place to accommodate the current energy code, an 8" eco-liner insulation achieves current energy code requirements.

You may run this by design because this would save you guys a ton of money on this project.

Answer: For Waterproofing and code compliance, the exterior wall details will remain as-is.

Question 2: Slab, pavement, and mezzanine concrete thickness not shown – please clarify.

Answer: 5" thick slab-on-grade reinforced with #3@15"O.C.E.W. The mezzanine decking is not concrete. It is two (2) layers of 3/4" plywood [glued and screwed]. See Addendum #2. Pavement thickness is specified in the Geotechnical Report specification 02210, section 6.8.2 of the geotechnical report.

Question 3: Rebar size required for concrete throughout project? i.e. slab, pavement, stirrups for grade beams, mezzanine, etc.?

Answer: 5" thick slab-on-grade reinforced with #3@15"O.C.E.W. grade beam and footing reinforcement is indicated on sheets S3.20 and S1.10 respectively. Pavement reinforcing is specified in the Geotechnical Report specification 02210, section 6.8.2 of the geotechnical report

Question 4: Based on the architectural plans, they are showing the wall panels as an R-Panel, but based on the specs (page 382) they are requesting a Berridge HR-16. I wanted to confirm which panel you would like us to price out.

Answer: There are two (2) metal wall panel types that are utilized for this project. Berridge HR-16 is for the typical exterior wall panels per specification 13125[2.9]. MBCI PBU is for the typical interior per specification 07412[2.5]B.1.

Question 5: Are the division 28 specs coming out in an addendum?

Answer: No. The Waller County Jail Maintenance Building project utilizes Master Specification with Division 1-16 only.

Question 6: Is a Div 27 and Div 28 matrix of responsibility available to share if by owner or contractor?

Answer: The General Contractor (GC) is responsible for providing junction boxes and pull strings for data & security equipment, which is indicated accordingly on the construction documents. The Owner's consultant will be responsible for the purchase and installation of data & security systems.