

ADDENDUM 1

DATE: November 16, 2018
PROJECT: JJL Library & Street Level Renovation
RFP NO: 744-R1903
OWNER: The University of Texas Health Science Center at Houston
TO: Prospective Proposers

This Addendum forms part of and modifies Proposal Documents dated, October 31, 2018, with amendments and additions noted below.

1. QUESTIONS & ANSWERS

QUESTION 1:

There are no plumbing drawings or fixture schedules shown. Please verify if these items will be provided. If not what fixtures should be provided.

ANSWER 1:

[The link provided within the RFP for digital drawings has been verified to include plumbing drawings and a fixture schedule. See Plumbing Drawings.](#)

QUESTION 2:

Please confirm this project is to follow the University of Texas System OFPC Prevailing Wage Determination included with Appendix 6 – Special Conditions of the bid documents.

ANSWER 2:

[Confirmed](#)

QUESTION 3:

Please confirm a full-time superintendent is require for the duration of the project.

ANSWER 3:

[Yes, a dedicated full-time Superintendent is required for the duration of the project.](#)

QUESTION 4:

Per UGC Article 9.4 “contractor shall develop its schedule, pricing and execution plan to provide a minimum of ten (10) percent total float at acceptance of the base schedule.” Please confirm this project will require specified float and be required in all contractors’ bids.

ANSWER 4:

Yes, a minimum of 10% float is required for all bidders and submitted construction schedules.

QUESTION 5:

Please advise working hours. Will the contractor be given badge access to the building for any hours they need to maintain schedule?

ANSWER 5:

Monday through Friday: 6am – 6pm
Library hours (North half of SL and all of level 1)
Monday – Thursday 7am – 10pm
Friday 7am – 9pm
Saturday 9am – 5pm
Sunday 1pm – 8pm

Badge Access: Foreman and Supervisors will receive building access. All others will receive badge only. All contractors are required to obtain a UT Identification Badge. A fee of \$15 per badge is required to be paid by the GC.

QUESTION 6:

Please clarify hours for deliveries to job site.

ANSWER 6:

All deliveries must be coordinated and received by the GC during working hours. The Owner will not accept deliveries on behalf of the GC.

QUESTION 7:

Please confirm the responsible party for the following systems is correct:

ANSWER 7:

- a. Test & Balance – Owner- Confirmed
- b. Telecom/Data cabling & devices – Owner - Confirmed
- c. A/V cabling & devices – Owner - Confirmed
- d. Security cabling & devices – Owner – Confirmed

QUESTION 8:

Please confirm the phasing plan is to be followed per G-200. Are there any phases that can be performed at one time?

ANSWER 8:

The intent of the phases are for them to be scheduled and completed sequentially. Spot coolers and/or temporary AHUs are required in any area (occupied or not) that is orphaned by an AHU to be demo'd. Survey required to confirm phasing limits. Outages are to be coordinated with the owners designated represented/project manager (ODR/PM) to minimize impacts on occupants.

QUESTION 9:

Please confirm amount of time required in the schedule between phase completion and the start of the next phase for the owner.

ANSWER 9:

Staff Move Out - 10 working days

Hazardous Materials Testing and Abatement if Required - 10 working days

QUESTION 10:

Please provide the weight capacity of elevator and dimensions of the freight elevator contractors will have access to during this project.

ANSWER 10:

Only freight elevator is acceptable for contractor use. Elevator is 58"W x 7'H x 7'D. Door is 58"W x 79"H. The weight limit is 3,000 lbs. Reference spec section 00 31 00 Part 1.6

QUESTION 11:

Please confirm signage is by owner. No signage drawings or specifications were provided.

ANSWER 11:

Confirmed. Signage is by Owner.

QUESTION 12:

No Telecom/Data drawings were provided with the bid documents. If conduit and backboxes are to be installed for the low voltage cabling and devices, please provide these drawings.

ANSWER 12:

Provided by Owner. GC to allow for installation by Owner. Follow Drawings and Specification for conduit and backboxes.

QUESTION 13:

Per the manufacture TerraMai MC White Oak is no longer available in 6". Will 5" or 7" be acceptable?

ANSWER 13:

5" is acceptable.

QUESTION 14:

Where is it acceptable to have a dumpster located? Are there any cost with the acceptable location?

ANSWER 14:

Aerial photo is provided as attachment B at the end of 00 31 00 of possible locations if available.

QUESTION 15:

Please confirm hazardous material removal by UTHealth will occur in each phase prior to contractors work. If so, please advise how much time should be included in the schedule for abatement work.

ANSWER 15:

Staff Move Out - 10 working days

Hazardous Materials Testing and Abatement if Required - 10 working days

QUESTION 16:

General Note #03, MH-100 notes 'Reasonable Allowance' should be planned by the contractor in the bid for adjustments as required. Please advise the nature and value of allowances which should be carried.

ANSWER 16:

Bidders to use a \$50k unforeseen conditions allowance.

QUESTION 17:

Drawing MH-100 indicates new ductwork to be ran from the new air handler units through the swing space on the street level. However, the reflected ceiling plan does not indicate this area is to receive new ceiling tile. Please provide an updated RCP drawing showing potential new ceiling.

ANSWER 17:

Ceilings are too low. No grid and tile required.

QUESTION 18:

Is a temporary air system required for the occupied spaces during construction of the MEP scope? Please provide CFM, relative humidity conditions etc., to be met.

ANSWER 18:

Office air must be maintained during construction when the respective AHU is taken off line.

QUESTION 19:

If a temporary air system is required during construction of the MEP scope, what allowance value do you want us to carry in our bid for this scope of work?

ANSWER 19:

Office air must be maintained during construction when the respective AHU is taken off line.

QUESTION 20:

Are there any specific temporary air requirements for the rare book room during the MEP scope of work? Please provide CFM, relative humidity conditions etc. to be met.

ANSWER 20:

N/A. Existing Rare Book system to remain. NIC, reference MH-101

QUESTION 21:

Please confirm 2013 Uniform General and Supplementary Conditions for UT System Constructions Projects item 5.2.2.1.3 Asbestos Abatement Liability Insurance will not be required due to asbestos abatement being provided by owner.

ANSWER 21:

We currently use the 2013 Version of the UGC. Asbestos Abatement Liability Insurance is not required for this project.

QUESTION 22:

Please confirm only the original proposal requires the Price and Delivery Schedule to be filled and the copies do not require pricing to be filled in per RFP 3.1.

ANSWER 22:

Correct.

QUESTION 23:

Please provide the length required for roller shade RS-1 and RS-2.

ANSWER 23:

RS-1 length = apprx ???? - contractor is responsible for verifying final length in field

RS-2 length = apprx ???? - contractor is responsible for verifying final length in field

QUESTION 24:

Please confirm existing furniture will be moved and stored by owner prior to the start of each phase.

ANSWER 24:

Confirmed.

QUESTION 25:

Please provide the deck height of each level.

ANSWER 25:

Reference G-001 for deck heights of each level.

2. ADDITIONAL INFO/COMMENTS FOR BIDDERS

1. Stair 1S06 extend gypbd furring at East, West & North perimeter down 16" below ceiling.
2. Door SJ01 Hardware:
HARDWARE GROUP NO. C200G
PROVIDE EACH PR DOOR(S) WITH THE FOLLOWING:

6	EA	HINGE	5BB1HW 4.5 X 4.5 (5" HINGES @ DOORS OVER 3'0" WIDE)	652	IVE
1	EA	POWER TRANSFER	EPT10 CON	689	VON
1	SET	CONST LATCHING BOLT	FB62	630	IVE
1	EA	MORTISE CYLINDER	1E74 X ABC	626	BES
1	EA	EU MORTISE LOCK	L9092LEU 06A RX XL11-422 CON	626	SCH
1	EA	PERMANENT CORE	PATENTEND PERMANENT CORE - MATCH SYSTEM	626	BES
1	EA	COORDINATOR	COR X FL X MB (AS REQ'D)	628	IVE
2	EA	SURFACE CLOSER	4040XP REG / 4040XP EDA TBSRT (AS REQ'D)	689	LCN
2	EA	FLOOR/ WALL STOP	FS436/ WS401 (AS REQUIRED)	626	IVE
2	EA	DOOR BOTTOM	369AA6-Z49	AA	ZER
1	EA	MEETING STILE	41AA	AA	ZER
1	EA	THRESHOLD	164A-223	A	ZER
1	EA	GASKETING	188S-BK (SET)	BK	ZER
2	EA	DOOR POSITION SWITCH	BY SECURITY CONTRACTOR		B/O
1	EA	POWER SUPPLY	BY SECURITY CONTRACTOR		B/O
1	EA	CREDENTIAL READER	BY SECURITY CONTRACTOR		B/O

ACCESS CONTROL BY OTHERS.

OPERATIONAL DESCRIPTION: ENTRANCE BY CREDENTIAL READER OR MANUAL KEY OVER-RIDE. ALWAYS FREE EGRESS. FAIL SECURE.