



ADDENDUM 05

Date: March 24, 2022

To: All Proposers

From: Schwarz Hanson Architects

Project Name: Gregg County Parking Garage and Office



SHA Project No.: 20011

03.24.2022

This notice shall be considered to be part of the contract documents for the project referenced above. Where provisions of the following supplemental information differ from that contained in the original contract documents, this notice shall govern and take precedence. Proposers are hereby notified to make any necessary adjustments in their estimate on account of this notice. It will be construed that each Proposer's proposal is submitted with full knowledge of all modifications and supplemental data specified therein.

Updated Items not related to specific questions:

- NOTE: A final addendum will be issued on March 29th to answer all remaining questions.

Sheets that were revised and re-issued/appended to Addendum 04 include:

- none revised/reissued

Architecture RFI Questions and Responses (#s A1-A12):

Question #A1: Please verify no allowances are to be included in the base bid amount.

Response #A1: Please provide an allowance of \$149,000.00 for Door Hardware, \$15,000 for Internal Signage.

Question #A2: Is this project taxable on materials?

Response #A2: No



Question #A3: Is this project taxable on labor?

Response #A3: No

Question #A4: Please provide the retainage amount withheld in each progress payment.

Response #A4: 10% Retainage.

Question #A5: Please provide Liquidated Damages amount.

Response #A5: Liquidated damage clauses will be discussed and negotiated with awarded Respondent.

Question #A6: How will modifications to contract amount be addressed post execution?

Response #A6: Any change orders/modifications to contract after post execution will have to be requested in writing and approved by either the County Judge, the County Purchasing Agent and or the Gregg County Commissioners Court.

Question #A7: At the pre-bid meeting someone pointed out that there is absolutely no place for a 'lay-down' area. Will there be a definitive plan/process given in writing on how the city and/or county is going to accomplish this.

Response #A7: For the purposes of this proposal, please assume the County will work to get authority to close Methvin Street only in front of the courthouse.

Question #A8: On plan sheet AG601, there is a room identification sign detail #5 that is scheduled only for the 'Riser/Pump' room, and the 'Electrical' room. Am I to assume that none of the interior offices/rooms receive these room identification signs?

Response #A8: Reference signage detail 5/AG601 for areas indicated on sheet AG601 *only*. See (*above*) responses for an internal signage allowance intended to cover all interior signage within the office space.

Question #A9: (Substitution Request) Hossley has been asked to provide a quote for the lighting package on this project. We are partially specified on the fixture schedule but wanted to know if we are approved to provide a complete equal package.

Response #A9: We take no exception to the bidder(s) submitting "Hossley" as an alternative manufacturer substitution during the bidding phase for lighting, though final approval/rejection will be determined during construction phase.

Question #A10: (Substitution Request) Will "Huntsman Building Solutions" Closed Cell foam product(s) be an acceptable substitution for closed cell spray foam.

Response #A10: We take no exception to the bidder(s) submitting Huntsman Building Solutions as an alternative manufacturer substitution during the bidding phase for closed cell spray foam, though final approval/rejection will be determined during construction phase.

Question #A11: (Substitution Request) Please see attached substitution request for the Gregg County Parking Garage and Office to submit "OTIS" as an alternative elevator mfr.

Response #A11: We take no exception to the bidder(s) submitting "OTIS" as an alternative manufacturer substitution during the bidding phase, though final approval/rejection will be determined during construction phase.

Question #A12: (Substitution Request) Please see attached substitution request for the Gregg County Parking Garage and Office to submit "SCHINDLER" as an alternative elevator mfr.

Response #A12: We take no exception to the bidder(s) submitting "SCHINDLER" as an alternative manufacturer substitution during the bidding phase, though final approval/rejection will be determined during construction phase.

MEP RFI Questions and Responses (#s M1-M3):

Question #M1: Where is the pad mount transformer located?

Response #M1: The transformer indicated as 'pad mount' in the one line is actually the new/relocated overhead transformers being set above the alley behind the garage. It is not pad mounted.

Reference work being completed by SWEPCO PROJECT# 000007622 for all new work in E. Bank Alley.

Question #M2: Where is the power pole located that feeds the pad mount transformer?

Response #M2: The transformer indicated as 'pad mount' in the one line is actually the new/relocated overhead transformers being set above the alley behind the garage. It is not pad mounted.

Reference work being completed by SWEPCO PROJECT# 000007622 for all new work in E. Bank Alley.

Question #M3: Sheet Note 10 on Page E-101 says for the electrical contractor to take the incoming electrical service to "5 feet outside garage and civil to continue." The one-line diagram on Page E-605 shows the electrical contractor to perform all the incoming electrical service. Who is responsible for the incoming electrical service? We need to know where the pad mount transformer and power pole is located?

Response #M3: The transformer indicated as 'pad mount' in the one line is actually the new/relocated overhead transformers being set above the alley behind the garage. It is not pad mounted. Civil does not at this time show continuation. The electrical contractor will be responsible for bringing power for the E-101 stub out



location to the pole which could occur anywhere in the alley between grid 6 and grid 9 (pending final SWEPCO installation/coordination).

Reference work being completed by SWEPCO PROJECT# 000007622 for all new work in E. Bank Alley.

STRUCTURAL RFI Questions and Responses (#s S1-S11):

Question #S1: Will Geopiers be considered as an alternative foundation support option, as provided in the Geotech report?

Response #S1: Geopiers were evaluated before foundation design and are not a desired option for this project.

Question #S2: Detail 4/S-511 shows Mechanical Stabilized earth system with use of geofabric in the backfill. The geotechnical report and the specifications do not specify requirements for this system. Also, the drawings do not indicate the extent this method of stabilization is to be applied. Please provide specifications and limits of the mechanically stabilized earth system shown in detail 4/S-511.

Response #S2: As indicated on S-001 and 4/S-511, this is a performance designed system *RE: section VII and section notes*. This section is applied as typical to grid 10 per S-100 (UN), required development length will be determined by the GC's designer.

Question #S3: Detail 4/S-510 shows a French drain installed at the top of the footer. The plans do not indicate a French drain at any of the footings. If a French drain is required, please identify the extent and limits of the French drain.

Response #S3: Refer to architectural sections for size and location of perforated PVC drainage pipe and indicated continuation to storm sewer.

Question #S4: Headroom clearance is shown at 8'-2" in note 12 on AG601 for all levels. The structural notes on drawings for tiers 2, 3, and 4 specify headroom clearance to be 7'-2". Please clarify the required headroom clearance for all levels.

Response #S4: The minimum clearance is to be 8'-2" as indicated on the AG series.

Question #S5: Slab elevations for various tiers are not noted on the Structural Drawings. Please include slab elevations for each tier.

Response #S5: Elevations are provided for each tier in +/- datum format on each level plan.

Question #S6: Please provide top of beam and top of girder elevations.

Response #S6: Elevations are provided for each tier in +/- datum format on each level plan.

Question #S7: Tendons are not shown at all tiers. Where tendons are shown, typical spacing is indicated for tendons running in the plan north/south direction only. Please provide tendon location requirements at all tiers and for tendons in each direction.

Response #S7: These elements are indicated in plans and schedules.

Question #S8: The structural notes are unclear regarding the earthwork foundation requirements for the various concrete foundations. On S-001, under section II Foundation Work, earthwork requirements at expansive soils under slab on grade foundations are given, but the section details at the ground tier foundation imply various methods of earthwork foundation prep (see 3/S-511 and 4/S511). Additionally, Note L requires a mud slab under the office area and the section details (both Architectural and Structural) indicate a structurally suspended slab, but Structural drawings and specifications do not provide specific requirements for excavation depths and subgrade preparation requirements under the office area (note: bottom of grade beams are 8 - 10ft from office slab elevation according to elevations provided on S-100). Specification Section 31 23 01 only refers back to the drawings as it only provides requirements "where shown" or "as shown". The

Geotechnical Report provides many different recommendations, but the geotechnical report does not define the structural requirements provided by the Structural Engineer. Please provide specific earthwork requirements for the foundations and the limits of various methods of earthwork foundation preparation.

Response #S8: Numerous foundation conditions w/extents are represented in plan and section. The structural engineer believes each of the above questions is addressable utilizing the current Arch/Struct plan sets and would best be answered by plan flip with the awarded contractor.

Question #S9: (*referring to the prior question #S8 above*) If a mud slab is required per note L, please provide requirements for mud slab (depth, mix design, etc.).

Response #S9: 2000psi, 2" thick is acceptable

Question #S10: On sheet S-100, all of the cast-in-place concrete columns are denoted with 'C1A', 'C1', 'C5', etc., but I don't see a schedule/table for these columns. Please clarify.

Response #S10: See S-550 for schedule.

Question #S11: Regarding section 07 95 00 – Expansion Joint Assemblies, please reference detail 2 on sheet S-511. This detail references column line 6, but according to sheet S-101, section cut 2/S-511 occurs at column line 7. Please verify. Also on detail 2/S-511, there is a note that points to the expansion joint that references detail 8/S-535.....but I think that is the wrong detail reference and it should be detail 12/S-520. Please verify. So if the above assumptions are true, and expansion joint detail 12/S-520 occurs at column line 7 (only?), then where does the floor-to-wall expansion joint detail 6/S-520 occur?

Response #S11: Detail should reference line 7, per plan. Detail reference is incorrect and should refer to 12/S520.

End of Response

