



ADDENDUM 4

PROJECT NAME: Frank Garrett HVAC Project

DATE: 12/01/2023

PROJECT NO: 35-00282-02-03

This addendum is separated into sections for convenience; however, all respondents, bidders, contractors, subcontractors, material men, and other parties must be responsible for reading the entire addendum. The failure to list an item or items in all affected sections of this addendum does not relieve any party affected from performing as per instructions, providing that the information is set forth one time any place in this addendum. These documents will be attached to and will become part of the Contract Documents for this project. The respondent/bidder is required to acknowledge the receipt of this addendum.

GENERAL:

1. The following changes and/or additions to the Contract Documents, via this addendum, must apply to proposals made for and to the execution of the various parts of the work affected thereby.
2. Careful note of the Addendum must be taken by all interested parties and all trades affected must be fully advised in their performance of the work involved.
3. This Addendum is hereby made part of the project requirements and contract documents for the above reference project. Ensure to acknowledge this Addendum in CivCast when downloading this Addendum. Acknowledgement of this Addendum is a requirement in order to submit bid in CivCast. This addendum consists of the items and their associated attachments as listed below:

A. ADMINISTRATIVE CHANGES TO BID DOCUMENTS:

1. Change of Bid Opening Date.
 - a. Current Bid Opening Date: December 5, 2023 @ 2:00pm
 - b. New Bid Opening Date: December 8, 2023 @ 2:00pm

C. QUESTIONS & RESPONSES:

Question #6: Pipe sizes for the domestic cold water and sanitary sewer are the only pipe sizes shown. Pipe sizes for the domestic hot water and hot water return are not shown. In order to price these systems, all pipe sizes will be required, and site visit is not enough time for us to do this.

Answer: See Addendum #3 drawings for pipe sizes.

Question #7: What are the pipe sizes to all new chilled water piping? Not shown on drawings.

Answer: See Addendum #3 drawings for pipe sizes.

SIGNED AND SEALED BY CONSULTANT (Engineer/Architect of Record)

By signing and sealing this addendum, the Engineer/Architect of Record acknowledges that the sign/seal is only for changes/clarifications to the items associated with the Engineer's/Architect's work referenced in this addendum.



Alderson & Associates, Inc.
F-1008

END OF ADDENDUM NO. 4



ALDERSON
& ASSOCIATES, INC.

ADDENDUM #3

Date: 11/27/2023
Client: MARMON MOK ARCHITECTURE
Project Name: FRANK GARRETT COMMUNITY CENTER RENOVATION-PACKAGE 2
Project Number: 23002

This addendum is generally separated into sections for convenience; however, all contractors, subcontractors, material men and other parties shall be responsible for reading the entire addendum. The failure to list an item or items in all affected sections of this addendum does not relieve any part affected from performing as per instructions, providing that the information is set forth one time any place in this addendum. These documents shall be attached to and become part of the Contract Documents for this project.

PLAN ITEMS

RE: Plan Sheet M101:

Item 1: Updated piping sizes.

RE: Plan Sheet P101:

Item 1: Added block note.

RE: Plan Sheet -P102:

Item 1: Added block note.

Item 2: Updated piping sizes.

END OF ITEMS FOR ADDENDUM

1 2 3 4 5 6

A

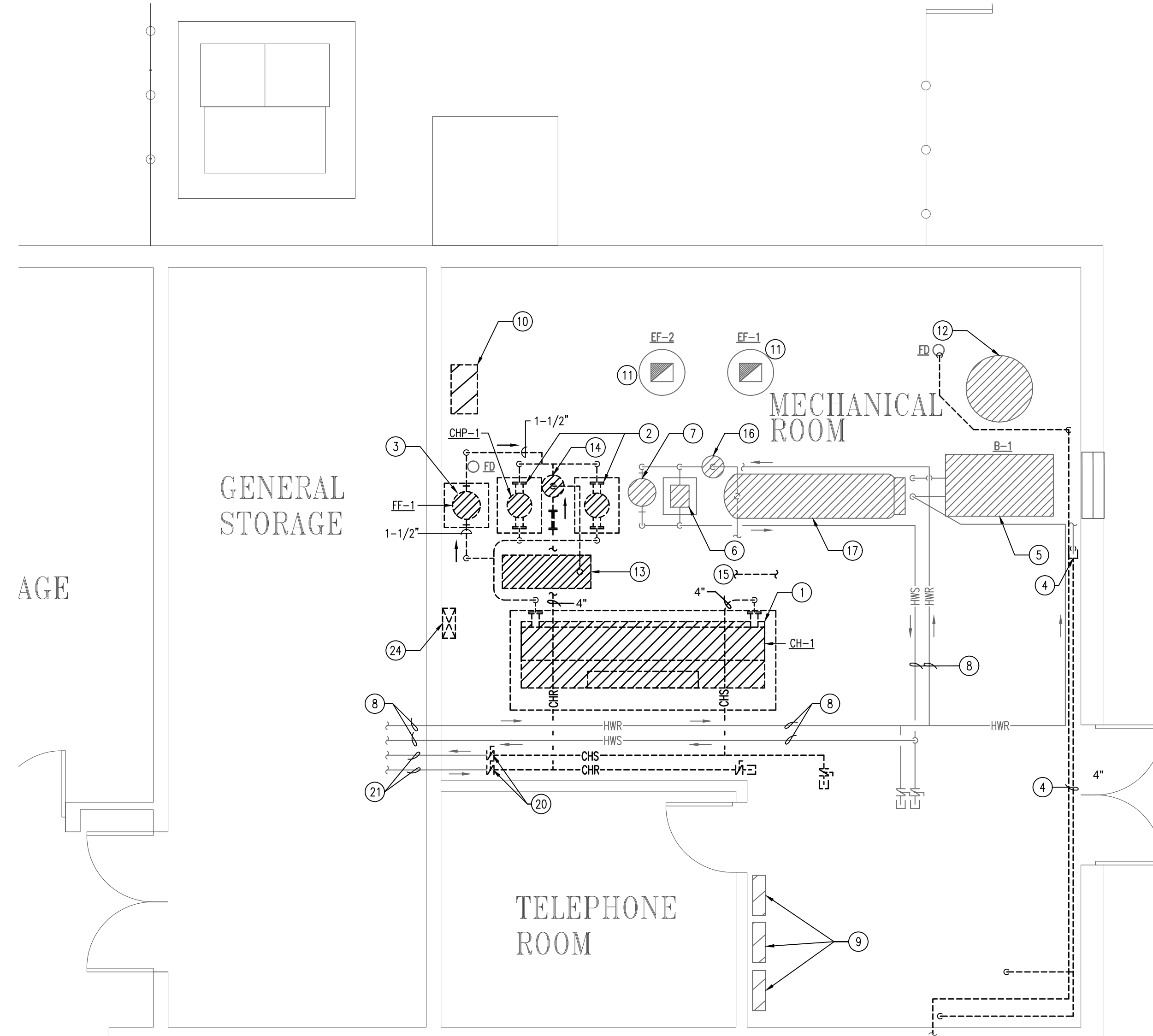
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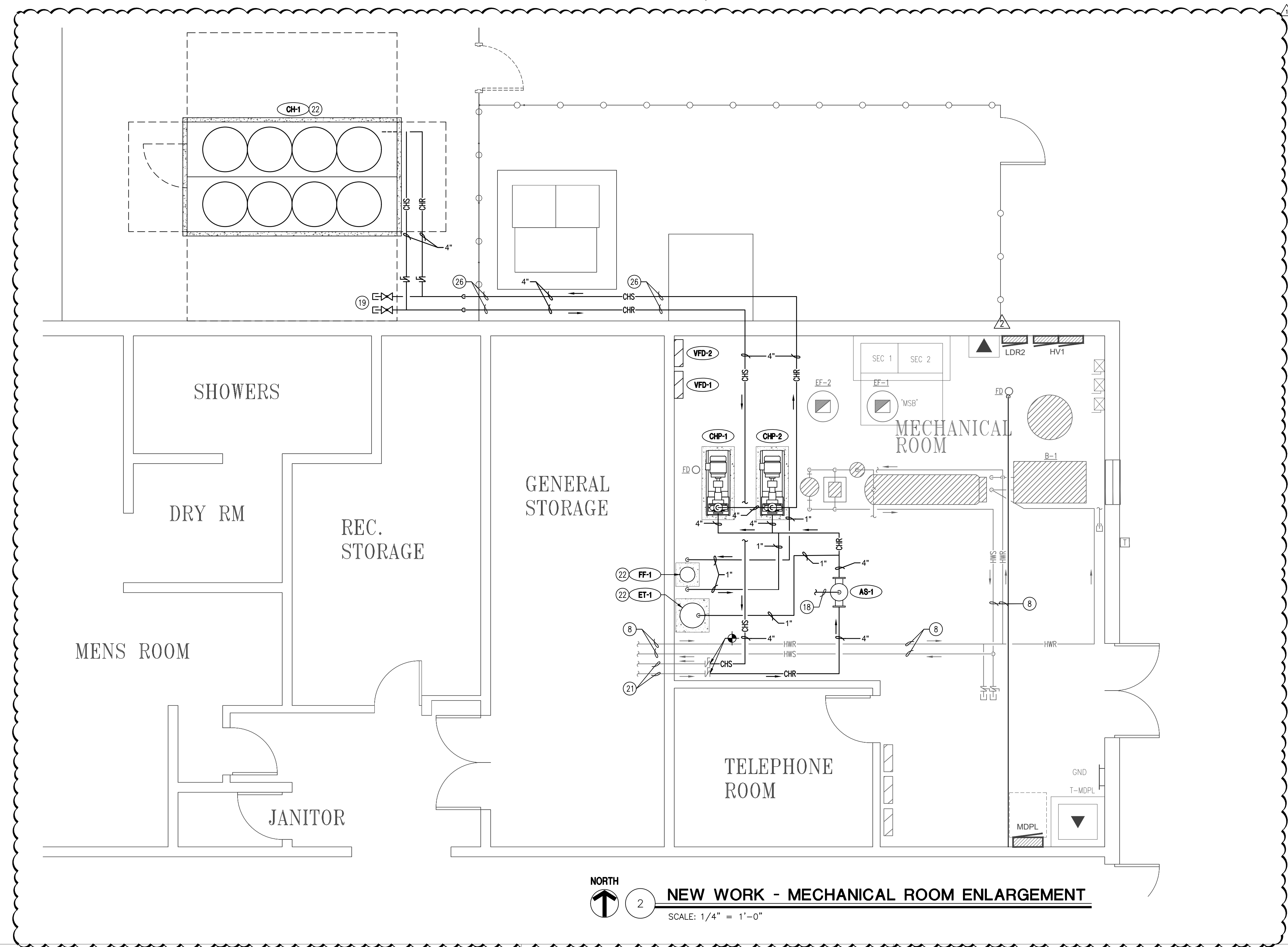
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1 DEMOLITION - MECHANICAL ROOM ENLARGEMENT
SCALE: 1/4" = 1'-0"



2 NEW WORK - MECHANICAL ROOM ENLARGEMENT
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

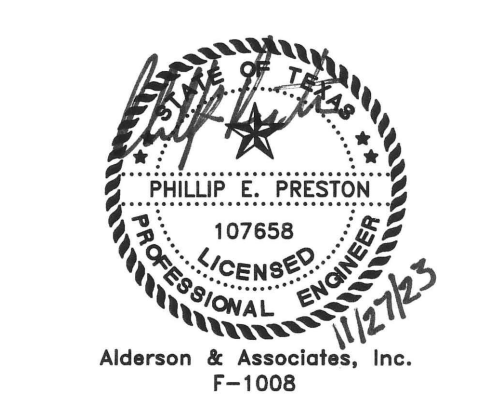
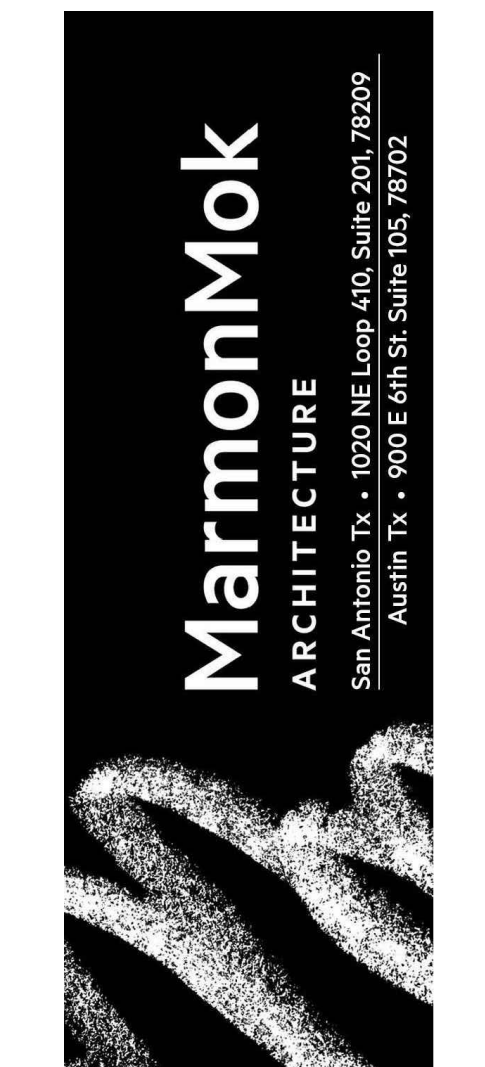
- ALL WORK SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, THE INTERNATIONAL MECHANICAL CODE, AND THE OTHER CODES AND ORDINANCES OF THE AUTHORITY HAVING JURISDICTION.
- PROVIDE AND INSTALL VIBRATION ISOLATORS ON ANY EQUIPMENT WITH MOVING PARTS.
- ALL UNITS MUST BE INSTALLED LEVEL.
- COORDINATE LOCATIONS OF NEW MECHANICAL EQUIPMENT WITH GENERAL CONTRACTOR AND STRUCTURE, TYPICAL WHERE SIGNIFICANT CHANGES ARE REQUIRED, THE CONTRACTOR SHALL PRESENT POTENTIAL MODIFICATIONS TO, AND OBTAIN APPROVAL FROM THE ENGINEER PRIOR TO PROCEEDING WITH SAID WORK.
- CAREFULLY PROTECT ALL EQUIPMENT AND MATERIAL PRIOR TO INSTALLATION. SEE SPECIFICATIONS.
- PROVIDE MANUFACTURER'S RECOMMENDED CLEARANCES FOR ALL MECHANICAL EQUIPMENT.
- DEMOLITION DOCUMENTATION WAS OBTAINED FROM EXISTING BUILDING RECORD DRAWINGS AND SURVEY OF THE FACILITY. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VISIT THE PROJECT SITE AND SHALL FIELD VERIFY ALL EXISTING CONDITIONS.
- COORDINATE ALL WORK WITH OTHER TRADES AND OWNERS REPRESENTATIVE FOR APPROVAL PRIOR TO REMOVING EXISTING ITEMS.
- THE CONTRACTOR SHALL TAKE CARE TO PROTECT ALL EXISTING EQUIPMENT/ITEMS TO REMAIN.
- ALL EQUIPMENT THAT IS REMOVED BUT NOT REUSED SHALL BE MADE AVAILABLE TO THE OWNER. ANY SUCH ITEMS SHALL BE STORED AT THE SITE FOR A MINIMUM OF (1) WEEK UNLESS INDICATED OTHERWISE BY OWNER'S REPRESENTATIVE. ALL EQUIPMENT/ITEMS NOT RETAINED BY THE OWNER SHALL BE DISCARDED AT THE CONTRACTOR'S EXPENSE.
- ALL EXISTING SYSTEMS/EQUIPMENT SHALL REMAIN IN SERVICE UNLESS OTHERWISE NOTED.

TEMPORARY CHILLER REQUIREMENTS

A TEMPORARY AIR COOLED CHILLER WITH PACKAGED PUMPING SYSTEM SHALL BE REQUIRED TO MAINTAIN BUILDING SPACE CONDITIONS DURING CONSTRUCTION (WHILE THE EXISTING CHILLED WATER PLANT IS BEING UPGRADED AND OUT OF SERVICE). AT NO TIME DURING CONSTRUCTION SHALL THE FACILITY BE WITHOUT CHILLED WATER PRODUCTION CAPABILITIES UNLESS COORDINATED WITH THE COSA CONSTRUCTION AGENT AND THE BUILDING MANAGER. A MINIMUM NOTICE OF 2 WEEKS SHALL BE PROVIDE FOR ANY POTENTIAL SHUTDOWN THAT IS PROPOSED/REQUESTED.

KEYED NOTES: (APPLIES TO THIS SHEET)

- REMOVE EXISTING CHILLER, ASSOCIATED REFRIGERANT PIPING, CONTROLS, HOUSEKEEPING PAD AND CHILLED WATER PIPING.
- REMOVE EXISTING CHILLED WATER PUMP, ASSOCIATED BASE AND ALL APPURTENANCES.
- REMOVE EXISTING CHILLED WATER SYSTEM POT FEEDER AND ASSOCIATED PIPING.
- REMOVE EXISTING PIPING BACK TO POINT SHOWN, AND CAP. FIELD VERIFY PIPING SYSTEM BEFORE REMOVING ANY PIPE.
- EXISTING BOILER TO REMAIN IN SERVICE.
- EXISTING HOT WATER PUMP TO REMAIN IN SERVICE.
- EXISTING HOT WATER SYSTEM POT FEEDER TO REMAIN IN SERVICE.
- EXISTING HOT WATER PIPING TO REMAIN IN SERVICE.
- EXISTING TRANE CONTROL PANELS TO REMAIN IN SERVICE.
- REMOVE EXISTING ABANDONED AIR COMPRESSOR.
- EXISTING EXHAUST FAN TO REMAIN IN SERVICE.
- EXISTING WATER HEATER TO REMAIN IN SERVICE.
- REMOVE EXISTING CHILLED WATER EXPANSION TANK AND ASSOCIATED PIPING.
- REMOVE EXISTING CHILLED WATER AIR SEPARATOR AND ASSOCIATED PIPING.
- REMOVE EXISTING CHILLER SYSTEM MAKEUP WATER PIPING BACK TO DOMESTIC COLD WATER ISOLATION VALVE IN THIS APPROXIMATE LOCATION (NOT SHOWN FOR CLARITY).
- EXISTING HOT WATER AIR SEPARATOR TO REMAIN IN SERVICE.
- EXISTING HOT WATER EXPANSION TANK TO REMAIN IN SERVICE.
- ROUTE NEW 1/2" VENT PIPE ABOVE, AND 1" DRAIN PIPE BELOW, TO NEAREST FLOOR DRAIN.
- PROVIDE NEW BLIND VALVES FOR CONNECTION TO TEMPORARY CHILLER.
- REMOVE EXISTING CHILLED WATER SUPPLY/RETURN PIPING BACK TO POINT SHOWN. FIELD VERIFY PIPING SYSTEM BEFORE REMOVING ANY PIPE. PROVIDE NEW BUTTERFLY VALVES FOR RECONNECTION DURING NEW WORK PHASE.
- EXISTING CHILLED WATER PIPING TO REMAIN IN SERVICE.
- LOCATE NEW EQUIPMENT ON 3-1/2" THICK CONCRETE HOUSEKEEPING PAD.
- INSTALL NEW PUMP ON INERTIA BASE, RE-#2/M201 FOR DETAILS.
- REMOVE EXISTING REFRIGERANT MONITORING SYSTEM.
- ROUTE PIPING THROUGH EXISTING WALL. PENETRATE WALL AT 10'-0" A.F.F.
- MOUNT CHILLED WATER PIPING TO EXTERIOR WALL.



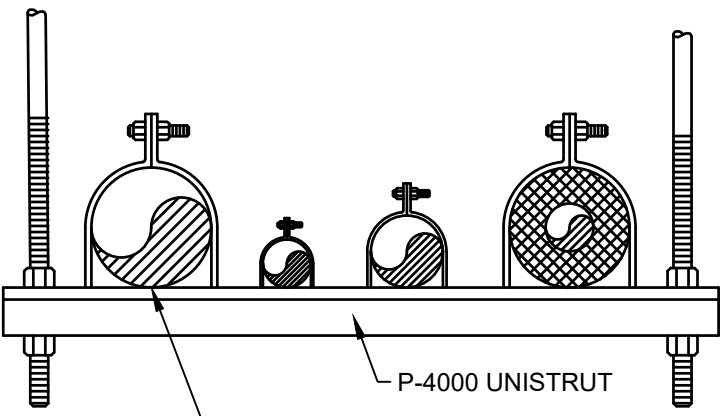
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MEP ENGINEERING | COMMISSIONING
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Telephone: 210.614.1110
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**FRANK GARRETT COMMUNITY CENTER
RENOVATION - PACKAGE 2**
1226 NW 18th St., San Antonio, TX 78207

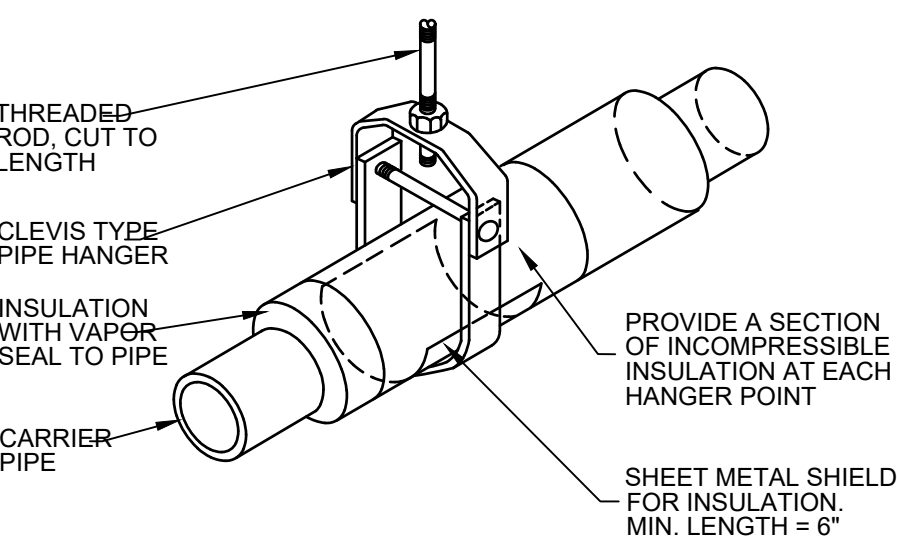
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Checked PEP
Date 10/13/23
Project No. 23002
Revisions
11-27-2023 Addendum #03

SHEET TITLE
MECHANICAL NEW
WORK & DEMOLITION
ENLARGEMENT

SHEET NO.
M101

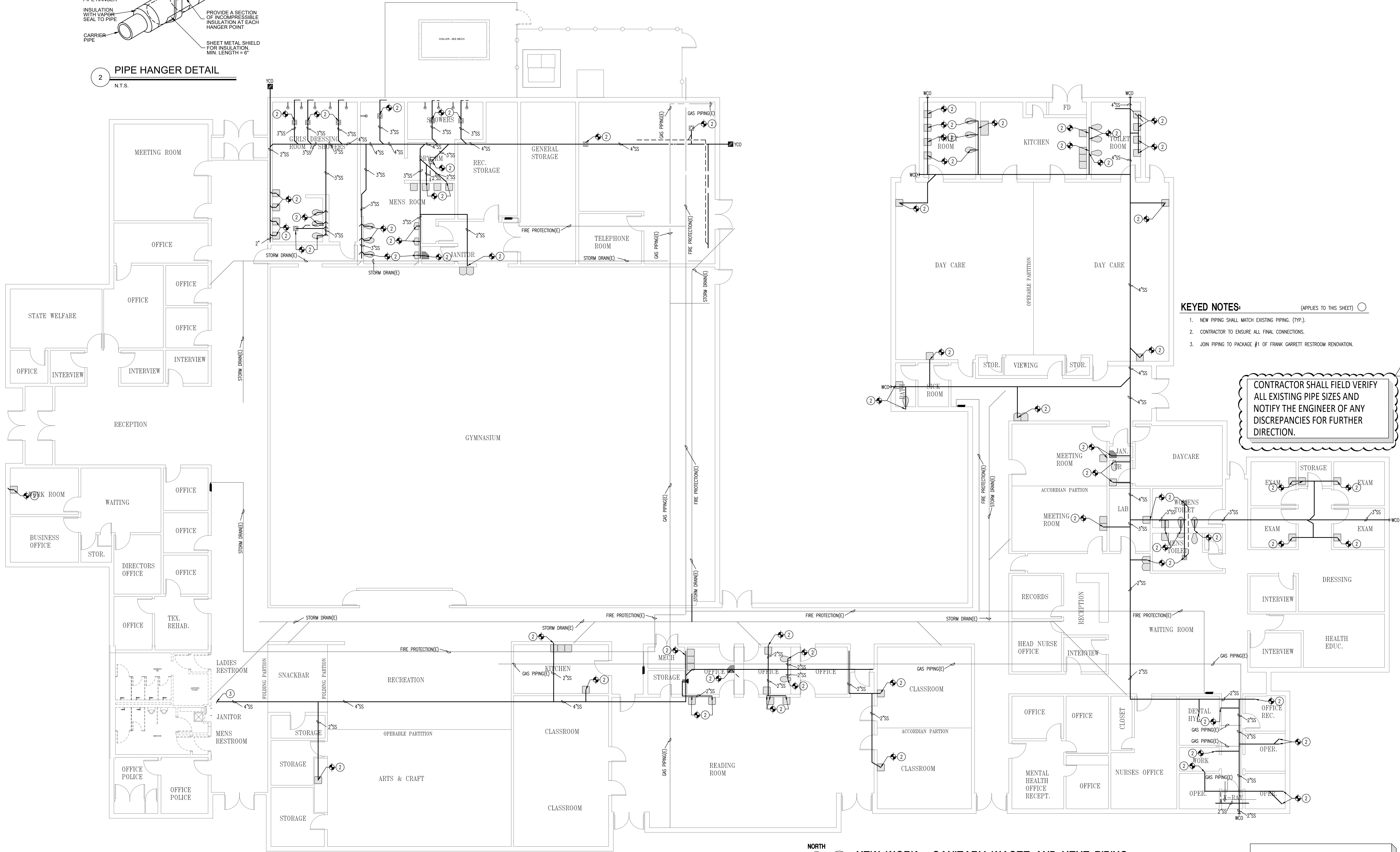


NOTE: ALL PIPE INSULATION SHALL BE CONTINUOUS. INSULATED PIPES SHALL BE SUPPORTED AROUND INSULATION. "NOTCHING" OF INSULATION AROUND PIPE SUPPORTS IS NOT ACCEPTABLE.



PIPE HANGER DETAIL

N.T.S.



KEYED NOTES:

(APPLIES TO THIS SHEET)

1. NEW PIPING SHALL MATCH EXISTING PIPING. (TYP.).
2. CONTRACTOR TO ENSURE ALL FINAL CONNECTIONS.
3. JOIN PIPING TO PACKAGE #1 OF FRANK GARRETT RESTROOM RENOVATION.

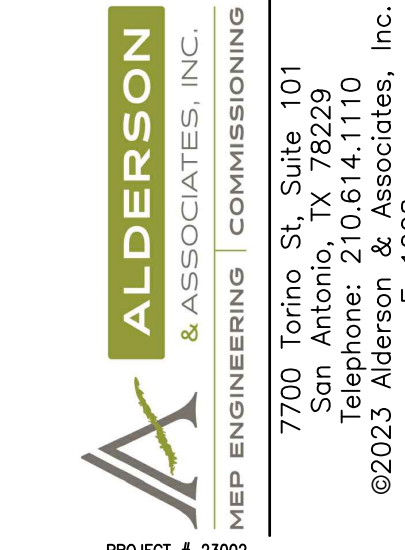
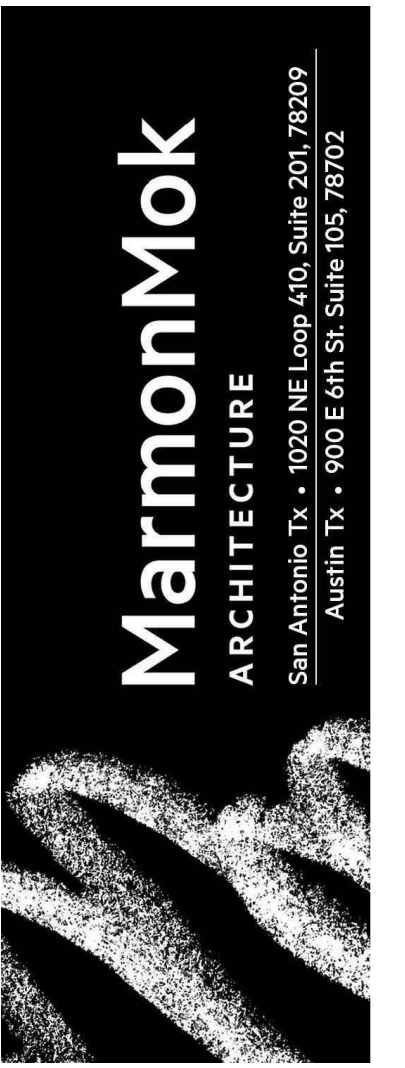
CONTRACTOR SHALL FIELD VERIFY ALL EXISTING PIPE SIZES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES FOR FURTHER DIRECTION.



NEW WORK - SANITARY WASTE AND VENT PIPING

SCALE: 1/8" = 1'-0"

ADDITIVE ALTERNATE #1



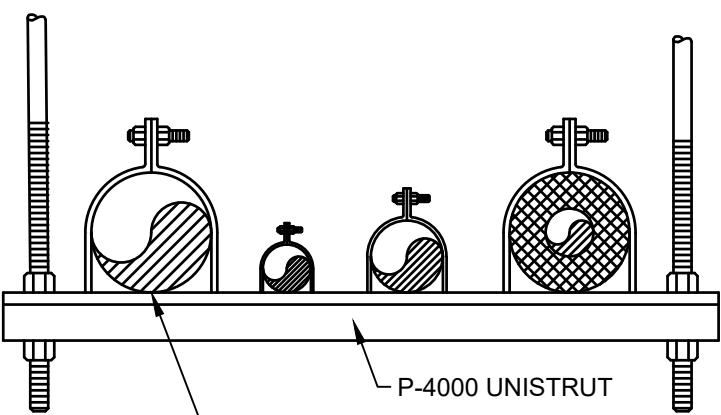
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RENOVATION - PACKAGE 2

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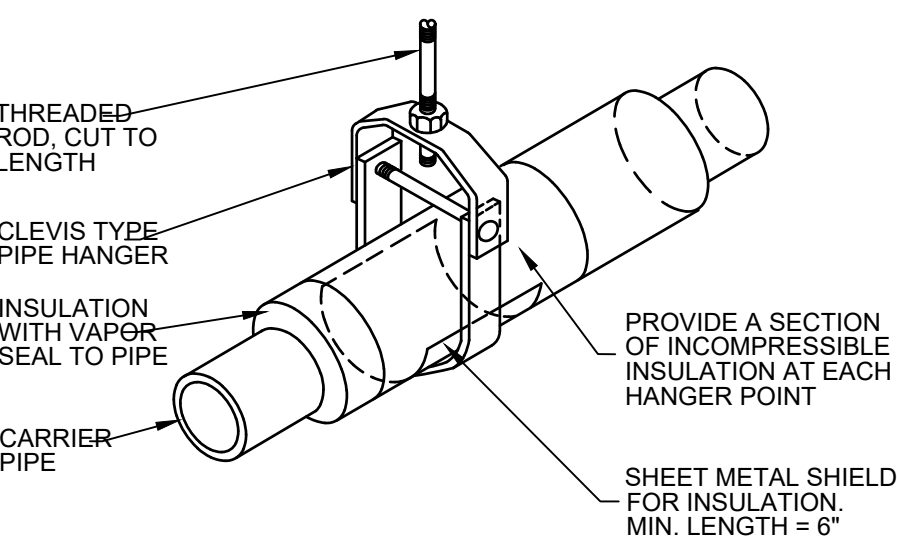
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11-27-2023 Addendum #03

SHEET TITLE
PLUMBING NEW WORK

SHEET NO.
P101

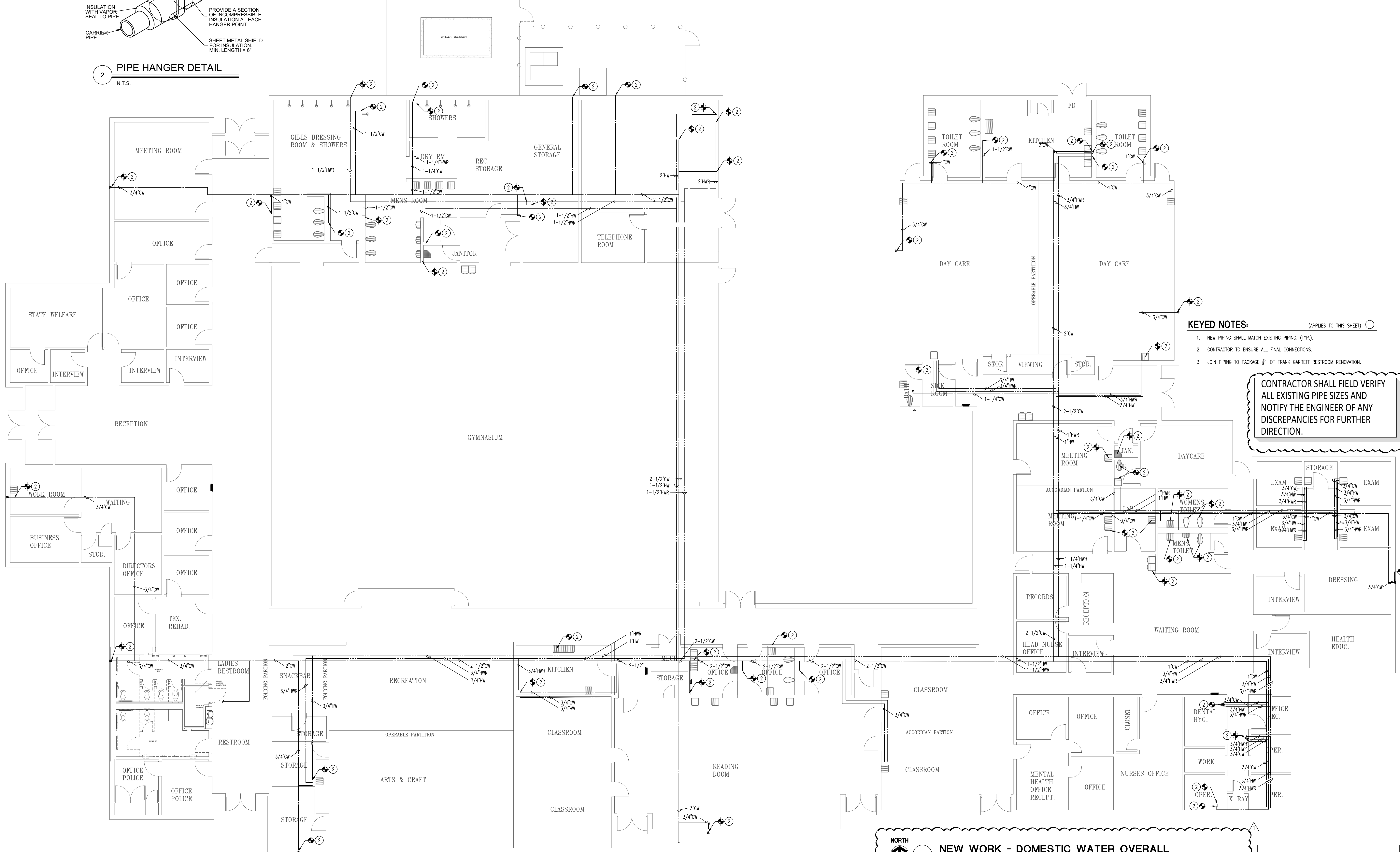


NOTE: ALL PIPE INSULATION SHALL BE CONTINUOUS. INSULATED PIPES SHALL BE SUPPORTED AROUND INSULATION. "NOTCHING" OF INSULATION AROUND PIPE SUPPORTS IS NOT ACCEPTABLE.



PIPE HANGER DETAIL

N.T.S.



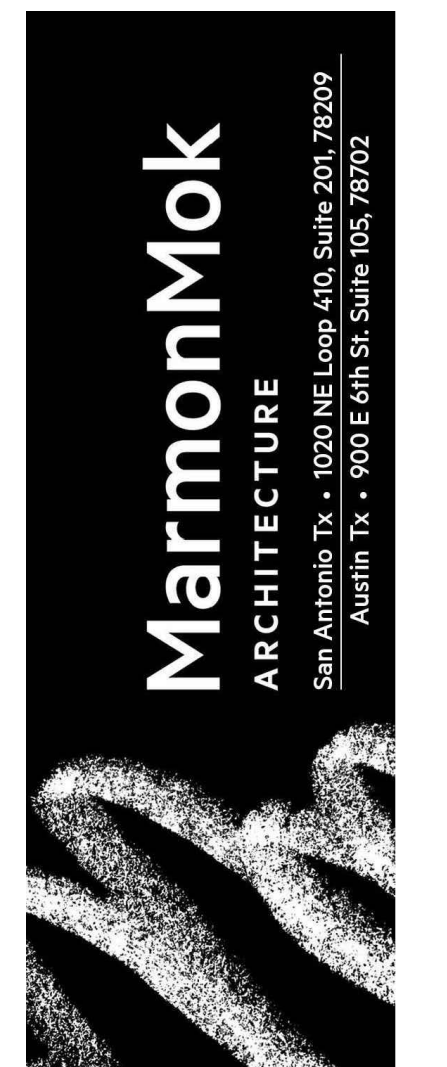
KEYED NOTES:

- 1. NEW PIPING SHALL MATCH EXISTING PIPING. (TYP.).
- 2. CONTRACTOR TO ENSURE ALL FINAL CONNECTIONS.
- 3. JOIN PIPING TO PACKAGE #1 OF FRANK GARRETT RESTROOM RENOVATION.

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING PIPE SIZES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES FOR FURTHER DIRECTION.

NEW WORK - DOMESTIC WATER OVERALL
SCALE: 1/8" = 1'-0"

ADDITIVE ALTERNATE #1



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SHEET TITLE
PLUMBING NEW WORK

SHEET NO.
P102