



ADDENDUM I

SUBJECT: Fire Station # 52 Living Quarters Replacement (RFCSP 2024-169, WBS: 23-04055),
Scheduled to Close: Tuesday, November 5, 2024;
Date of Issue: Friday, September 20, 2024

FROM: Jonathan Miranda, MSJP
Procurement Administrator

DATE: November 4, 2024

THIS NOTICE SHALL SERVE AS ADDENDUM NO. I – TO THE ABOVE REFERENCED REQUEST FOR COMPETITIVE SEALED PROPOSALS

This addendum is separated into sections for convenience; however, all Respondents, 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 party 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. The Respondent shall be required to acknowledge the receipt of this addendum.

-
1. The following changes and/or additions to the Contract Documents, via this addendum, shall apply to submittals made for and to the execution of the various parts of the work affected thereby.
 2. Careful note of the addendum shall be taken by all interested parties and all trades affected shall be fully advised in their performance of the work involved.

THE ABOVE MENTIONED REQUEST FOR COMPETITIVE SEALED PROPOSALS IS HEREBY AMENDED AS FOLLOWS:

GENERAL INFORMATION

1. **Add:** Pre-Submittal Conference Presentation, this document will be posted as a separate file.
2. **Add:** Pre-Submittal Conference Sign in Sheet, this document will be posted as a separate file.
3. **Add:** Pre-Submittal Site-Visit Sign in Sheet, this document will be posted as a separate file.
4. **Add:** Geotechnical Engineering Study, this document will be posted as a separate file.

CHANGES TO RFCSP

1. **Remove:** Fire Station 52 Living Quarters Replacement
Replace: Fire Station 52 Replacement

2. **Add:** Alternate No 2: Generator Design – Provide Electrical Design as shown on Sheet E601 with ATS-3 included on Addendum – Alamo Architects.
3. **Replace:** Bid form is revised and updated on Civcast.
4. Bid opening date is hereby extended to **Tuesday, November 19, 2024**, at 2:00 pm Central Standard time.

REVISIONS TO CONSULTANT’S DOCUMENTS (SPECIFICATIONS, PLANS, ETC.)

1. Consultant’s revisions will be posted as a separate file.

Items include:

- a. Revisions to Plans and Specifications – Addendum 1, 2, 3 and 4 Alamo Architects.

QUESTIONS SUBMITTED IN ACCORDANCE WITH SECTION IV PRE-SUBMITTAL CONFERENCE:

On Wednesday, October 2, 2024, the City of San Antonio hosted a Pre-Submittal Conference to provide information and clarification for the Fire Station 52 Living Quarters Replacement. Below is a list of questions that were asked at the pre-submittal conference. The City’s official response to questions asked is as follows:

Question 1: What is the start date of the contract?

Response: The City is anticipating taking the contract to the council in March 2025. The contract will start immediately upon council approval.

Question 2: Is the City going to upload slides of the Pre-submittal conference?

Response: Yes, slides have already been uploaded to the Civcast. Also, slides are attached to this addendum.

QUESTIONS SUBMITTED IN ACCORDANCE WITH SECTION VIII.3, RESTRICTION OF COMMUNICATIONS:

QUESTIONS SUBMITTED ON CIVCAST

Question 1: Please confirm Umbrella Liability Coverage limit as the General Condition states \$5,000,000 while Insurance Requirement states \$2,000,000 General?

Response: All insurance requirements (Exhibit E) must be met by respondent.

Question 2: Fire station 52 specification 28311 has fire alarm system utilizing voice evacuation for the occupant notification. The building is a Group B occupancy, fully sprinklered with a load of 81 persons and does not require Voice evacuation for occupant notification. Is Horn/Strobes and Visual acceptable for occupant notification?

Response: Please refer to revised specification section 283111 issued with Addendum 2- Alamo Architects. Voice evacuation will not be required on this project.

Question 3: Station 52 has listed Tyco-Simplex Grinnell as sole source for Fire Alarm and CNG Engineering replied that that is not the intent. Is EST Edwards Systems Technology an acceptable Vendor for the Fire Alarm System?

Response: Refer to revised specification section 283111 issued with Addendum 2 - Alamo Architects. Voice evacuation will not be required on project.

Question 4: Per finish schedule on A9.10, room 103 – Public Restrooms calls for PC (polished concrete), though the finish floor plan shows Tile. Please clarify the correct flooring

Response: Tile finish, Alamo Architects, Revised finish schedule on sheet A9.10

Question 5: Per finish schedule on A9.10, room 104 – Med. Closet is identified, but on the finish floor plan there is no room shown or identified. Please clarify the room on the floor plan.

Response: Room 104 identified in floor plan, reference - Alamo Architects, sheet A1.90 with added room tag for #104.

Question 6: Per finish schedule on A9.10, room 111 - Storage calls for PC (polished concrete), though the finish floor plan shows Sealed concrete. Please clarify the correct flooring.

Response: Sealed concrete, Per Addendum - Alamo Architects, Revised finish schedule on sheet A9.10

Question 7: Per spec section 10 26 00 – Wall and Door Protection only has the typical wall corner guard and not the Neenah Corner Wheel Guard – R4976 per floor plan legend. Please provide more information.

Response: Reference Addendum - Alamo Architects, section 055000 for Wheel guard. Applicable to FS#52 and FS#53

Question 8: Specs show that equipment is "not used" but a gym equipment, furniture, and appliance schedule can be found on A9.01 and are marked as CFCI. Please clarify if equipment is CFCI or not.

Response: Gym Equipment is CFCI. Reference: Gym equipment schedule/A9.01

Question 9: Per specification 10 11 00 – Visual Display units, tackboards and markerboards are called for but only markerboards are represented in plans. Are any tackboards required in the project?

Response: No, track boards are not required in this project.

QUESTIONS SUBMITTED AT SITE-VISIT

Question 1: Are there are going to be any changes to the voltage for the new bay station?

Response: Addendum 1 covers the voltage of new bay station. Please see item 4 above

Question 2: Are there any hazardous materials (related to the building) at the current Fire Station 53?

Response: This is a new building, so we anticipate that there should not be any hazardous material. However, the City is working on getting hazardous material building report as soon as possible.

Question 3: Is the permitting through the City of San Antonio for Fire Station 52 and 53?

Response: Yes, permitting is through the City of San Antonio for both stations. Respondent is responsible for pulling the permits, but City pays it.

Question 4: Does the City have an asbestos report for Fire Station # 52 & Fire Station # 53?

Response: Please see response of Question 2.

Question 5: What is the City of San Antonio preference for temporary power configuration?

Response: Respondent shall use utilize existing power of the existing station to maintain operation until new service is installed.

Question 6: Is the City of San Antonio requesting for the compliance with the HVAC refrigerant new requirements as per January 1, 2025?

Response: The respondent shall follow the latest federal regulation on the HVAC refrigerant.

Question 7: Is the City of San Antonio open to award Fire Station #52 Living Quarters Replacement & Fire Station #53 Living Quarters Replacement projects to the same contractor?

Response: The City will evaluate both the projects separately with two separate evaluation panels to determine the award.

Question 8: What type of gradation is needed?

Response: If this is gradation for pavement and concrete items, please refer to geotechnical report and specification.

Question 9: What are the main differences between Fire Station #52 Living Quarters Replacement & Fire Station #53 Living Quarters Replacement projects?

Response: The main difference between Fire Station 52 and 53 is Fire Station 52 serviced by City gas line and will require septic tank while Fire Station 53 is not serviced by City gas line and will not require septic tank. Please see construction documents for more information.

Question 10: Does the new apparatus bay needs to have a new vehicle exhaust extraction system?

Response: Yes, the new bay needs to have a vehicle exhaust extraction system.

Question 11: Can the contractor set a fenced staging area?

Response: Yes, contractor can set a fenced staging area.

Question 12: Can the City provide the information for the vehicle exhaust extraction system?

Response: Please see mechanical system for more information on vehicle exhaust extraction system.

Question 13: Can the City provide the information for the fire alerting system?

Response: Please see Addendum 1 – Alamo Architects, for the plans and specifications. It has information about the Phoenix G2 System.

Question 14: When are the Fire Station #52 Living Quarters Replacement & Fire Station #53 Living Quarters Replacement projects scheduled to be awarded by council?

Response: City is anticipating to award both contracts by March 2025.

Question 15: Who is responsible for the above ground lines around the Fire Station #52 & Fire Station 53?

Response: If this question is referring to ground electrical and communication building then these should be coordinated with CPS and appropriate utility provider.

Question 16: Are the utilities companies aware of the Fire Station #52 Living Quarters Replacement & Fire Station #53 Living Quarters Replacement projects and its specific needs?

Response: SAWS is aware however respondent will have to coordinate temporary water service. Respondent will be responsible for coordinating the switch over from the existing service to the new service with CPS Energy and will also be responsible for the coordination of the temporary power.

Question 17: When is the City of San Antonio going to provide the additional requirements to supplement the current generators for the Fire Station #52 Living Quarters Replacement & Fire Station #53 Living Quarters Replacement projects?

Response: Please see addendums for the plans and specifications. Please see item 4 above.

Question 18: In regard to this bid, is the City looking for GC bid or looking for individual scope (For example, metal framing and sheetrock only)

Response: City is looking for a respondent that will complete the project as a Prime Contractor.

Question 19: Will the Fire Department accept a substitution request for Mannington Reser Naturals, Section 09 65 00, with Drop zone speckle by Tarkett Sports.

Response: Based on the review of submitted literature, City decided not to proceed with substitution as it does not meet five-year warranty specified as basis of design.

Question 20: Will the Fire Department accept a substitution for the Plymovent vehicle exhaust system?

Response: No, the Fire Department will not accept a substitution for the Plymovent vehicle exhaust system.

Jonathan Miranda

Jonathan Miranda, MSJP
Procurement Administrator
Finance Department - Procurement Division