



ADDENDUM NO. 1

SUBJECT: RFCSP – SAPD S. Flores Substation
RFCSP: 2025-051
FROM: Jonathan Miranda, Procurement Administrator
DATE: May 15, 2025

THIS NOTICE SHALL SERVE AS ADDENDUM NO. 1 – 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.

GENERAL INFORMATION:

1. Pre-Submittal Conference Presentation is attached.
2. Pre-Submittal Conference Sign-In Sheet is attached.
3. SAPD S. Flores Substation Drawings & Specifications Revisions 04-29-25 (2)
4. SAPD S. Flores Substation Drawings & Specifications Revisions 04-29-25 (3)
5. SAPD S. Flores Substation Drawings & Specifications Revisions 05-07-25 (4)
6. SAPD S. Flores Geotechnical Engineering Report

QUESTIONS SUBMITTED ON CIVCAST IN ACCORDANCE WITH SECTION VIII, RESTRICTION OF COMMUNICATIONS:

Question 1: Please confirm Umbrella Liability limit?
Response: Umbrella limit is \$20 million.

Question 2: What is the estimated cost range?

Response: The Construction Cost Estimate is stated in the RFCPS documents as \$17,568,461. Refer to page 3 section "II. Scope of Work and General Requirements".

Question 3: The contract documents indicate access control and video surveillance scope for this facility. The contract specifications do not contain any supporting information regarding the DIV 28 scopes for ACS or VMS (28 23 00 and 28 13 00). Will this information be available in an addendum?

Response: As per the proposal and scope of work, COMBS is only responsible for providing pathway and wiring only for ACS, VMS and IDS. From there on any installation, procurement of devices, etc. will be OFOI.

Question 4: Is there currently any estimated timeline for work to begin or to be completed by?

Response: The current estimate for work to be completed is 14 months after the NTP is issued.

Question 5: Will there be a site meeting anytime in the future?

Response: A non-mandatory Site Visit was scheduled for April 18, 2025, at 9:00 a.m. CST. at 8811 S. Flores Street, San Antonio, Texas 78221.

Question 6: Would you please post the pre-bid meeting attendees list?

Response: Pre-Bid meeting attendees list is posted on Civicast.

Question 7: General Conditions for COSA construction contracts require \$5,000,000 Umbrella Insurance requirements require \$10,000,000. Please verify the correct limit.

Response: Please see question 1.

Question 8: Will the fuel system fleet management system be supplied and installed by the city?

Response: Yes, a fuel management system is to be provided and installed by the City through EJ Ward.

Question 9: Will the fuel system canopy be purchased directly by the City?

Response: Yes, deadmen and straps will be required. Refer to tank burial detail on sheet ALT1-F3.

Question 10: Will concrete deadmen and straps be required for the fuel tanks?

Response: No, the fuel system canopy is part of Alternate 1. Refer to ALT1-FC sheets for fuel canopy drawings.

Question 11: Will boring results be provided?

Response: Refer to the geotechnical report provided in SAPD S. Flores Substation Drawings & Specifications Revisions 04-29-25 (3)

Question 12: There does not appear to be an exterior window types of sheet or tags for the exterior windows on any of the architectural floor plans. Please provide.

Response: Refer to clerestory floor plan for widths and wall sections for heights of exterior windows

Question 13: Please provide a specification for the fire extinguishers.

Response: Refer to added spec section 104416 for fire extinguishers in Addendum 04.

Question 14: Please provide the soils report for this project.

Response: Refer to geotechnical report provided in SAPD S. Flores Substation Drawings & Specifications Revisions 04-29-25 (3)

Question 15: Specifications 122413 call for Motorized Roller Shades as an Alternate. This is not listed in the Alternates portion of the specs. There are also no notes on the plans regarding Roller Shades.

Response: Motorized Roller Shades is not an alternate. Refer to the revised specification section 122413 in Addendum 04.

Question 16: Specifications: Under Part 2, E, 1 Shadeband calls for Mermet Green Screen Evolve 1% Open. Basis of Design product is MechoShade. MechoShade does not carry this fabric. Please provide types, locations, and MechoShade fabric.

Response: Refer to the revised specification section 122413 for locations and Mechoshade fabric selection in Addendum 04.

Question 17: If Motorized Shades are desired for this project, there aren't any notes on the electrical plans for power for the Motorized Shades.

Response: Refer to roller shade power circuits in Addendum 4.

Question 18: Please provide a specified finish for the flagpoles.

Response: Refer to revised flagpole detail on sheet A2.6 for finish.

Question 19: Could you please clarify the following: If the Prime Contractor is neither a certified SBE nor M/WBE, but we ensure that 51% of the total contract cost is performed by certified SBE and M/WBE subcontractors, will we still be considered as meeting the participation goals? Additionally, would we be eligible to receive the full 10 points for SBE participation and 10 points for M/WBE participation under this arrangement? Please advise.

Response: Prime contractors who are not SBEDA eligible SBEs and M/WBEs are not eligible to receive the Prime Contract Program points offered, regardless of the amount of the proposed contract value subcontracted to SBEDA eligible SBEs and M/WBEs. The "participation goals" for this project are the required 14% M/WBE and 1% AABE Subcontracting Program goals. The prime contractor must subcontract equal to or greater than the required percentages to SBEDA eligible subcontractors in those certification categories to be responsive towards those requirements. A prime contractor who does not meet these required subcontracting goals, and absent an approved Subcontracting Goal Waiver Request, will be deemed non-responsive.

To be SBEDA eligible, a vendor must meet the following criteria:

- A vendor must be certified by the SCTRCA as a Small Business Enterprise (SBE).
 - Additional certifications are available and sometimes necessary to earn SBEDA Prime

Contract Program evaluation preference points and/or to meet SBEDA Subcontracting Program goal requirements.

- Please note that the City of San Antonio only accepts certifications from the SCTRCA for the purposes of SBEDA Program eligibility; while the Economic Development Department encourages vendors to obtain other agency's certifications (State of Texas HUB, SBA HUBZone/8a, U.S. Department of Transportation DBE/ACDBE, etc.), those certifications do not count towards SBEDA Program eligibility.
- A vendor must be headquartered in or must have a significant business presence in the San Antonio Metropolitan Statistical Area (SAMSA).
 - A significant business presence is defined as 20% of your firm's workforce being located in SAMSA for at least one year per the solicitation due date.
 - SAMSA is defined as Atascosa, Bandera, Bexar, Comal, Guadalupe, Kendall, Medina, and Wilson Counties.

Question 20: Specification 044313.13 requires that Mezger Enterprises Ltd and their quarry supply the stone. Would the project owner or architect accept Hunter Stone supplying stone from a different quarry and fabricating it at our Houston facility, provided the material meets all specified aesthetic and performance criteria?

Response: Please submit a substitution request with your response.

Question 21: Alternate #2 in the specifications says to price out Electric Vehicle Charging units. Will we need to supply the units? If so, what are the specs on the units? Needed for conduit and wire sizing.

Response: Yes, contractor to supply and install EV charging units as part of Alternate #2. Model number SimplyFuel Solutions (Ward) – AC L2 MaX EV Charging Station - 208V, 40A current power input.

Question 22: The electrical One Line diagram shows a 1200a Main Switchboard. We are being told that the lead time is 50 weeks, which will significantly impact the project schedule. Would it be possible to replace the switchboard with a 1200a Panelboard? Based on what we see, the panel board will not create any issues related to the electrical service or back up electrical service, and the lead time is several weeks shorter.

Response: Provide switchboard as specified.

Question 23: Alternate two: it says to include the amount added to the base bid to add the two electric vehicle charging stations to the scope of work. However, there is no specification for the EV charging stations. Please provide specifications or a model / type so that we can determine electrical requirements and obtain pricing for the units.

Response: Model number: SimplyFuel Solutions (Ward) – AC L2 MaX EV 7-20kW Charging Station - 208V, 40A current power input.

Question 24: Audio Visual 27 41 16 2.02 (B) Details that there are signal flow diagrams that detail the main system components for each room type. No schematic line diagrams have been provided with the bidding documents. Please provide the schematic line diagrams referenced by the specifications. Will this be provided?

Response: Schematic one-line diagrams will not be provided. Refer to the revised spec section 274116 in Addendum 04.

Question 25: Please provide a revised floor plan with window type tags/labels.

Response: Refer to sheet A1.4 for interior window types. Refer to clerestory floor plan for widths and wall sections for heights of exterior windows.

Question 26: Please provide a window schedule with exterior & interior window types.

Response: Refer to sheet A1.4 for interior window types. Refer to clerestory floor plan for widths and wall sections for heights of exterior windows.

Question 27: Please provide a detail showing the transition between curtainwall frames where the canopy above is cantilevered to the structure between the frames. See red highlighted areas in the screenshot below for example of where detail is being requested. Unless you say otherwise, we are assuming based on the exterior elevation's main entrance that the frames will be split into 3 separate frames divided by structural steel that will be painted/finished before installation of the glazing system and no brake metal will be required at these locations.

Response: Refer to entry vestibule plan details on sheet A8.5

Question 28: Please, confirm that the STC rates on the operable partitions are required to be STC rating 52.

Reference specification 10 2226.

Response: Operable partitions have STC rating 52 per specifications.

Question 29: Please, confirm the ballistic level required for the doors and door frames. Reference: Sheet A-1-3; A-1-4 Addendum #01; Specification 08 11 13.

Response: Refer to door frame types, door schedule and revised head/jamb details on sheet A8.5 and revised spec section 083453 for ballistic level requirement.

Question 30: Please, advise if there is a requirement for ballistic rated gypsum board.

Response: Ballistic rated gypsum board is not required.

Question 31: Is there a second story for this project? Or a mechanical mezzanine? Stairs are shown in 108

per Sheets A3.1 & A3.4.

Response: The project has a roof access mezzanine. Refer to sheet A3.8

Question 32: 230593 Testing, Adjusting, and Balancing for HVAC Section 230593, 1.2A indicates the testing and balancing of all systems and equipment, to be provided by 3rd party hired by the Owner. Please confirm if testing and balancing will be hired by Owner or Contractor.

Response: TAB will be by contractor; refer to revised specification 230593 in Addendum 04.

Question 33: Exhibit B – General Wage Decision: There doesn't appear to be a designated wage classification for signage. Is there a prevailing wage that is required for this scope of work?

Response: Yes, the common or general laborer work classification should be used for the installation of signage.

Question 34: Confirm if E-Verify is required for this project.

Response: No, E-Verify is not required for this project.

Question 35: How long will the bidders be required to hold their pricing for?

Response: CoSA anticipates that the City Council will act on this item in September 2025

END OF ADDENDUM No. 1

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Jaime E. Contreras

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Jaime E. Contreras

Procurement Manager

Procurement Division, Finance Department