



## **ADDENDUM II**

**SUBJECT:** RFCSP 26-027 KENWOOD COMMUNITY CENTER, Scheduled to Close: Tuesday, March 17, 2026; Date of Issue: Friday, January 30, 2026

**FROM:** Joseph Ramon, MSOL  
Procurement Manager

**DATE:** March 10, 2026

### **THIS NOTICE SHALL SERVE AS ADDENDUM NO. II – TO THE ABOVE REFERENCED REQUEST FOR QUALIFICATIONS**

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.

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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 PROPOSAL IS HEREBY AMENDED AS FOLLOWS:**

#### **GENERAL INFORMATION**

1. **Current:** Veteran-Owned Small Business Program Tracking (Form 6)  
**Revised:** Veteran-Owned Small Business Program Tracking (Form 6)
2. **Current:** Local Preference Program Identification (Form 7)  
**Revised:** Local Preference Program Identification (Form 7)

**QUESTIONS SUBMITTED IN ACCORDANCE WITH SECTION VIII RESTRICTION OF COMMUNICATIONS:**

Question 1: Is there a Geotechnical Report that can be shared?

Response: See Addendum 1, Attachment A

Question 2: Please confirm the design intent for interior aluminum-framed openings, including:

- Aluminum Type
  - Please confirm whether Type I or Type II aluminum is intended.
- Finish
  - Please confirm the intended finish for interior aluminum framing.

Response: See Attachment B

Question 3: Does this project require any Div. 27-28 work? Low voltage infrastructure, Structured cabling, Access Control, or Security systems?

Response: See Attachment B

Question 4: Would you please post the pre-bid meeting attendees list?

Response: See Addendum 1

Question 5: Drawing S3.3 Detail 7 calls for a 6'-0" x 10'-0" American nylon flag, while Specification 10 75 16 calls for a 5'-0" x 8'-0" American polyester flag. Please confirm required flag size and material.

Additionally, drawing A2.4 indicates a 25'-0" exposed pole height, while Drawing S3.3 indicates a 30'-0" exposed pole height. Please confirm required overall pole height and exposed height.

Response: See Attachment B

Question 6: Backbone Infrastructure: Backbone fiber and copper cabling are not shown on the contract drawings. Please confirm whether backbone infrastructure will be provided by the City of San Antonio (COSA) under a separate contract, or if it is to be included in our scope of work.

AV Specifications and Schedules:

No Audio Visual (AV) specification section in the project manual. Additionally, drawing typical reference an AV schedule that does not appear in the drawings. Please confirm whether AV specifications and schedules will be issued or clarify the intended scope.

IDF Buildout – Cable Tray vs. Ladder Rack:

The IDF buildout drawings depict cable tray; however, the associated note references ladder rack. Please confirm whether ladder rack is required in the IDF rooms in lieu of cable tray, consistent with standard industry practice.

Security Integration:

Please confirm whether COSA has an existing or designated security integrator for this project. If so, confirm whether our scope should include cabling only, with device installation and commissioning by others.

Response: See Attachment B

Question 7: The bid spec does not have an Audio Visual Section (27 41 00) and the drawings reference an equipment schedule that we cannot locate. Can you please clarify if AV is indeed in this spec? If so, please share location of this section.

Response: See Attachment B

Question 8: Some equipment is either missing, rooms mislabeled, or equipment is not identified on the prints based on the one-lines, the T700 drawings. Which locations are just Digital Signage? Missing FPD-1 detail. Missing Microphone paddle locations on walls, figured this would be noted or have a symbol.  
The T700 drawings (One Lines) do not match the T100 drawings, and the T700 drawings aren't even on the drawing schedule on T000. Can you give more details please.

Response: See Attachment B

Question 9: Missing documentation for Technology portion, no specifications provided for Telecom and AV. Also, what are the Security specifications.  
There are speaker schedules referenced but none shown.

Response: See Attachment B

Question 10: Please confirm whether Simplex would be considered an approved alternate manufacturer for the fire alarm.

Response: See Attachment B

Question 11: Will you be reissuing Form 6 - Veteran-Owned Small Business (VOSB) Tracking Form as it references Fire Station 21 on page 2

Response: See Addendum II

Question 12: Please confirm whether the Contractor shall include all applicable sales/use taxes in the base bid, or if the Owner is tax-exempt and will provide exemption documentation for materials/equipment purchases.

Response: No, applicable is not to be included in the solicitation. The City is tax exempt.

Question 13: Please clarify responsibility for costs associated with CPS Energy service to the building.

The drawings indicate overhead primary to a CPS Energy riser pole/transformer and underground secondary to the building. CPS Energy does not provide final design or pricing for conductors and related service work until after award.

Given that this pricing cannot be confirmed at bid time, please confirm:

(1) Whether CPS Energy-provided conductors and any utility-performed work will be carried in an Owner allowance.

(2) If the Contractor is required to include these costs in the base bid, what scope specifically is to be included; or

(3) If this scope is to be excluded from the Contractor's proposal and handled directly by the Owner.

This clarification is requested to properly allocate financial risk for utility design and material costs that are outside of the Contractor's control at bid time.

Response: See Attachment B

Question 14: Deductive Alternates listed in CivCast Bid Form does not follow Alternates per Specification Section 012300. Alternate No. 3 Mudslab and Vapor Barrier listed on CivCast is not present in Specifications. Please review and advise.

Response: See Attachment B

Question 15: Unit Prices per Specification Section 012200 are not present in the current CivCast Bid Form. Please advise if Unit Price Form will be provided or if General Contractor is to provide this item as a separate attachment.

Response: See Attachment B

Question 16: Specifications and Plan Sheets A7.5-A7.6 do not indicate if concealed Gypsum Board layers require fire tape between layers. Please confirm if this is necessary.

Response: See Attachment B

Question 17: Please provide AV Specifications.

Response: See Attachment B

Question 18: Note 11 on A7.3 and note 7 on A3.1 reference Kitchen Equipment/ Refer to equipment schedule/ Reference Mechanical. Please provide kitchen equipment schedule listing the kitchen equipment items: Warming cabinets, freezer, Refrigerators, Ice maker, and Prep tables or cabinets, and Note 7 on 4/A7.1 references coffee maker in Dining area.

Response: See Attachment B

Question 19: Plans call to remove, store and re-use No Parking sign at the SE driveway approach. Sign is an old, faded sign. The lettering is not visible for re-use. We recommend disposal. Please confirm if it will be disposed of?

Response: See Attachment B

Question 20: Along Dora St., There is a Power or ATT line down. Are we to repair and utilize for provide power or phone to new building, remove, or will this be addressed by others?

Response: See Attachment B

Question 21: (NO SPEC) Below Grade Waterproofing: I'm seeing below grade perimeter beam walls and retainer blocks, but no waterproofing detailed? Typically these areas are covered with some sort of waterproofing. Please advise.

Response: See Attachment B

Question 22: Regarding z-furring behind metal panels:

- Is there a specific furring product intended to be used or just a metal z-furring as outlined under 2.5.A of spec section 074113.16?
- What will the on-center spacing be (16" or 24" O.C. typical)? And will the z-furring be installed vertically or horizontally?

Response: See Attachment B

Question 23: (NO SPEC) Below Grade Waterproofing:

- I'm seeing below grade perimeter beam walls and retainer blocks, but no waterproofing detailed? Typically, these areas are covered with some sort of waterproofing. Please advise.  
072113 Continuous Foil-Faced Insulation Panels
- Would you like me to carry the z-furring behind metal panels? We would prefer to install the z-furring as it punctures our air barrier system, and we'd get last look before insulation board is installed.
- Is there a specific furring product intended to be used or just a metal z-furring as outlined under 2.5.A of spec section 074113.16?

- What will the on-center spacing be (16" or 24" O.C. typical)? And will the z-furring be installed vertically or horizontally?

#### 072726 Fluid-Applied Membrane Air Barriers

- Include the fluid-applied air barrier with transition membrane flashing scope of work?

#### 076200 / 076500 Flashings

- All thru-wall flashings are detailed to be installed over the insulation board, but flashing needs to be in conjunction with the air barrier for proper water/moisture passage.
- 1/A8.4 – Base of wall is detailed to have both self-adhered, stainless-steel faced flashing and a stainless-steel thru-wall flashing (assumed to be metal?). Only 1 piece of the York 304 SA thru-wall flashing would be needed in this area and can be installed with a separate York stainless-steel drip edge. Please advise.
- Will the metal panel sub own all the "sill flashing" as it appears to tie into their system? Please advise.
- Are the 18-ga. support angles something the metal panel sub will assume as well?

#### 079200 Joint Sealants

- Include exterior building sealants, interior CMU latex sealants, and site sealants?

Response: See Attachment B

Question 24: 076200 / 076500 Flashings:

All thru-wall flashings are detailed to be installed over the insulation board, but flashing needs to be in conjunction with the air barrier for proper water/moisture passage.

- 1/A8.4 – Base of wall is detailed to have both self-adhered, stainless-steel faced flashing and a stainless-steel thru-wall flashing (assumed to be metal?). Only 1 piece of the York 304 SA thru-wall flashing would be needed in this area and can be installed with a separate York stainless-steel drip edge. Please advise.

Response: See Attachment B

Question 25: Please clarify the exact limits/locations included in Deductive Alternate 'Mud Slab and Vapor Barrier' (entire slab-on-grade area vs. specific rooms/areas vs. below foundations only). If this deduct alternate is accepted, please confirm the required replacement scope (subgrade prep/base course requirements and whether vapor barrier is omitted entirely or replaced with alternate material/protection) so the Contractor can price the deduct without creating performance/warranty issues.

Response: See Attachment B

Question 26: Please clarify the on-site personnel requirements stated in the IFB and General conditions.

The documents require the Contractor to provide a competent superintendent authorized to act on behalf of the Contractor and to be present while work is in progress. Please confirm that providing one full-time superintendent on site whenever work is being performed satisfies the contract requirements, and that additional supervisory or management personnel are not required to be continuously present on site unless otherwise specified.

Response: One full time superintendent is intended to be present onsite at all times, while work is in progress. Additional personnel are expected to be frequently, but not continuously onsite.

Question 27: Please clarify whether the new Fire Alarm and BAS systems for this project are intended to operate as standalone systems or if they are required to integrate with the Owner's existing campus systems.

If integration is required, please confirm:

The existing campus Fire Alarm and BAS manufacturers and system types.

Whether the Contractor is responsible for furnishing and installing all network cabling/fiber between this building and the existing systems.

Who is responsible for system programming, software licensing, and front-end integration.

Whether work must be performed by the Owner's existing service vendor and, if so, whether those costs will be carried in an Owner allowance.

This clarification is requested to properly allocate financial responsibility for system integration, programming, and proprietary vendor coordination that cannot be accurately quantified at bid time without defined scope.

Response: See Attachment B

Question 28: Missing display sizes and projection screen size if required?

Response: See Attachment B

Question 29: On page A8.6 sections 7. On the rail it calls for 1inx2in solid bar with 2inx2in solid bar post. You want this fabricated out of solid square bar or tubing? Thank you.

Response: See Attachment B

Question 30: 1.) I found no reference to the gate hardware for the three 6' opening Double Swing Gates associated with the welded wire fences. The elevation depictions on Det.2/A6.1 and Det.15/A2.3 imply a keyed lockbox, but those gate openings are not included in the Door Schedule (A1.4) or the Hardware Sets (A1.5 A1.6, Sect. 087100). Please clarify, with particular attention to any requirements beyond merely padlockable gates.

2.) I also noticed on Det.2/A6.1 and elevation Det.15/A2.3 that the Double Swing Gates associated with the Mechanical Yard are depicted as being 6' 6" tall, which is an extra cost feature. Please confirm that requirement.

Response: See Attachment B

Question 31: Please clarify the following regarding the project specifications. The specifications reference a Schedule of Allowances; however, it is unclear how these amounts should be addressed in the bid.

Should the listed allowances be included in the base bid amount, or will the bid form be revised to allow the allowances to be entered / acknowledged separately?

Please advise on the correct approach so the bid can be prepared accordingly.

Response: Include the listed allowances in the base bid amount

Question 32: The project plans reference a total of seven (7) alternates; however, the bid form lists only five (5) alternates. Please clarify the correct number of alternates that should be included for this project.

Response: Bid form will be adjusted to reflect all alternates.

Question 33: Please provide specification for Glass Encased Bulletin Board that is keynoted 25 on sheet A3.1

Response: See Attachment B

Question 34: Please provide specification for bike rack keynotes 10 on sheet A2.3.

Response: See Attachment B

Question 35: Does spec section 08 83 00 Mirrors include the mirrors in the Toilet Accessories schedule? Or is it in regards to mirrors elsewhere in the project?

Response: See Attachment B

Question 36: Please provide specifications for the privacy curtain and curtain track as keynoted 5 on sheet A7.2.

Response: See Attachment B

Question 37: Equipment Schedule on sheet A1.4 states to see electrical/tech sheets for comments on TV and Projector. But there is nothing in those sheets regarding those items. Please clarify what TV and Projector that is wanted.

Response: See Attachment B

Question 38: On the aluminum frames for the wood doors (Type F frames), are these to be storefront frames? The only specifications available are for the aluminum storefront frames; nothing for frames that are being used with wood doors. Please clarify.

Response: See Attachment B

Question 39: Originally distributed Construction Documents contain a range of dates and references to Addendum 1. Please confirm that we are to consider incorporated documents labeled as "Addendum #1" as part of the Original Set.

Response: See Attachment B

Question 40: Are there any mirrors to be provided and installed in Activity Room 127? Please advise.

Response: See Attachment B

Question 41: Structural Sheet S3.2 references recommendations per Geotechnical Report by Professional Services Industries, Inc. (PSI Project No. 0312-3570) dated May 30,2025. Geotechnical Report provided in Attachment A part of Addendum 1 is by Arias Associates dated July 20,2012. Please review and provide updated report by PSI.

Response: See Attachment B

Question 42: Specification Section 081416 – Flush Wood Doors, Section Part 1- General, Subsection 1.5 Quality Assurance, item A, is calling for the manufacturer to be certified for chain of custody by an FSC-accredited certification body. Please review and advise if this is a mandatory requirement for this project.

Response: See Attachment B

Question 43: On page A8.6 sections 7. On the rail it calls for 1inx2in solid bar with 2inx2in solid bar post. Is this to be fabricated out of solid square bar or tubing?

Response: See Attachment B

Question 44: Please clarify the staffing requirements identified in the IFB regarding the Estimator and Scheduler positions.

Based on our review of the solicitation documents, these roles are listed among the project personnel requirements. Please confirm whether the duties associated with the Estimator and Scheduler positions may be performed by the Project Manager, rather than requiring separate dedicated personnel for each role.

Response: One person may perform more than one role e.g. scheduling duties may be performed by the Project Manager.

Question 45: The contract documents indicate spaces for AV equipment and infrastructure; however, a detailed Audio Visual (AV) system specification or equipment schedule does not appear to be included in the bid documents.

Please confirm whether the Contractor is responsible for furnishing and installing the AV system as part of this project. If AV equipment and systems are to be included in the Contractor's scope, please provide the applicable specifications, drawings, and system requirements necessary for bidding.

If the AV system is to be furnished and/or installed by the Owner or a separate vendor, please confirm that the Contractor's responsibility is limited to providing required infrastructure (power, conduit, and pathways) as indicated in the documents.

Response: See Attachment B

*Joseph Ramon*

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Procurement Manager  
Finance Department - Procurement Division