



County of El Paso Purchasing Department
800 E. Overland Room 300
El Paso, Texas 79901
(915) 546-2048 / Fax: (915) 546-8180
www.epcounty.com

ADDENDA 2

To: All Interested Bidders

From: Oscar Avila, Procurement Data Analyst

Date: January 30, 2019

Subject: Bid 19-012, Construction of Employee Fitness and Wellness Center for the County of El Paso

The following changes have been made to the original specifications:

SPECIFICATIONS

1. Bid Price Sheet
 - Form has been modified to include alternate bid cost.

ARCHITECTURAL DRAWINGS

1. Sheet A0.1- Scope of work clarification
 - Sheet A0.1R is reissued to clearly define base bid and alternate bid items.
2. Sheet A0.1R - Clarification pathway for electrical work
 - Sheet A0.1R indicates pathway for new electrical conduits. Contractor shall patch and repair all damaged surfaces along the pathway due to new electrical rework as needed.
3. Sheet A1.0 - Existing/ Demo sidewalks – Clarification
 - All work indicated on this sheet shall be considered as part of alternate No. 1 with the exception of the walkway bridge over the fitness center remodel. This work shall be included within the base bid. - See detail 1 bridge issued attached.
4. Sheet A1.2 – Clarification
 - All work as detailed on 1/A1.2 shall be considered as a base bid item.
5. Sheet A1.3 - Clarification - Base Bid
 - Details # 4, 5, 6, 7, 8 and enlarged logo detail shall be base bid items.
6. Sheets - Alternate # 2
 - Sheets A1.4.0, A1.4.1.1, A1.4.2, A1.4.3, A1.4.4, and A1.4.5 shall be alternate# 2.

7. Sheet A2.0 - Existing/Demo lower level
 - Existing ½" concrete topping shall remain as is. Contractor shall only patch and repair chipped and cracked areas and shall be part of the base bid.
 - All items to be removed shall be salvaged to the owner.
 - Base bid note on drawing shall be corrected to read that "new rubber flooring shall be in the fitness area as alternate #3", disregard new rubber flooring on west courtyard.
8. Sheet A2.2 and A4.1- Fire Rated Beam
 - Sheet A2.2R and A4.1R are reissued to show location and length of fire rated beam enclosure. See detail 4/A6.3R Fire Rated Enclosure.
9. Sheet A4.2 - Flooring Plan
 - Sheet A4.2 Flooring plan shall be modified to indicate base bid and alternate bid items.
 - As part of alternate # 3 east courtyard shall have a ceramic floor tile. Tile shall be as follow or equal:
 - Mosa Tile USA
 - Terrace Tile - Mosa XT
 - Terra Grey # 225 and 227
 - Anti-slip 24" x 24"
10. Sheet A6.3R - Building Sections
 - Sheet A6.3R has been modified to show new fire rated beam location and detail 4/A6.3R.

ELECTRICAL DRAWINGS

1. Sheet E2.2 - Electrical Fixture Schedule
 - Fixture HI - The correct number should read:
 - UVT-20011-11OWLG-T1/T4-W40-STD FINISH-120/277V. Specification sheet attached.

PLUMBING DRAWINGS

1. Sheet P1.0 - Plumbing Fixture Schedule
 - Add: U-1, U-1H, ZURN, Z-5755, W/ ZURN Z6003-AV-ULF FLUSH VALVE, .125 GPF, ZURN Z1221 WALL CARRIER.
2. Sheet P2.0 - Fire Sprinkler System
 - Contractor shall install a fire protection system.
 - Refer to sheet P2.0 Fire Protection Notes at the bottom of the page.
 - Refer to specification section 15500 Fire Sprinkler System for information concerning the requirements for the sprinkler system.

PRODUCT SUBSTITUTIONS

1. Lockers - The following locker substitutions have been reviewed and approved.
 - Tufftec Lockers
 - Hiney Hiders Solid Plastic

The following is a recap of the pre-bid conference held on Wednesday, January 9, 2019:

1. Will there be a designated point of entry or will vendor need to access the site through the main building?

RESPONSE: Coordination will take place with the awarded vendor as well as with the Sheriff's Department in order to determine the best method to operate.

2. Will there be any vetting requirements?

RESPONSE: Yes, employee information will need to be submitted to the County for background checks.

3. Will there be a cost to the vendor for employee vetting?

RESPONSE: So long as information is submitted in a timely manner, no cost should be incurred by the vendor.

4. Will badges be needed to enter the construction site?

RESPONSE: Not likely, however there will be a need to coordinate with Sheriff Security.

5. This being a County project within the City, will there be a waiving of any permit fees that would otherwise be paid?

RESPONSE: It is the responsibility of the contractor to apply for all permits and responsible for costs associated with permitting.

6. Regarding staging area on outside of the building, as this will be an occupied building, will there be any restrictions?

RESPONSE: The main concern is accessibility to the Courthouse building and the Jury Hall location, there must always be a safe and accessible route.

7. On other jobs, streets would have to be rented from the city at a cost. Will this be the case or will the fee be waived?

RESPONSE: It is the responsibility of the contractor to submit a traffic plan to the city and apply for all permits and responsible for costs associated with permitting.

8. Will the awarded vendor be allotted any parking spaces for its employees' use?

RESPONSE: Although the parking garage behind the Courthouse is County owned, there is will be no guarantee of space allotment as there are not many spaces available.

9. Where will staging be located?

RESPONSE: There is no set staging area, this will be properly coordinated with the awarded vendor at a later date. However, there are factors to consider including accessibility, public safety and aesthetics.

10. Does the Courthouse have a freight elevator that can be used to bring in materials?

RESPONSE: Yes, the freight elevator is accessible through the loading dock entry on the south side of the building. Entry will have to be coordinated with the Sheriff's Security.

11. Does the County have a fire alarm vendor?

RESPONSE: The current fire alarm vendor for the County is Notifier.

12. Will the panels being specified in the plans be reused for the security fencing?

RESPONSE: If panels are to be replaced they must be equivalent to those that have been specified in the plans. Panels are to be used as described.

13. What landscaping rock will be used?

RESPONSE: Dry mulch will be used. Please refer to Sheet L1.3 notes.

14. Is the lighting package as specified or equal to?

RESPONSE: Lighting package may be as specified or equal to.

15. Do materials have to be disclosed before opening?

RESPONSE: No, materials do not have to be disclosed before the opening. This and all other information pertaining to the project is to be included in the vendor's response.

16. On an 'or equal' is the County looking for a similar design?

RESPONSE: All items must be equal to what is being specified including color, shape, size, etc.

17. For the walkway portion of the project, will there need to be access provided for entry to the building or will the area be closed down to work on as required?

RESPONSE: A phasing plan will be set up with the awarded contractor to ensure safe accessibility to the Courthouse.

18. What are the Courthouse hours of operation?

RESPONSE: 7 a.m. to 5 p.m. After hour and/or weekend work will need to be coordinated one week in advance.

19. What is the budget for this project?

RESPONSE: Project budget will not be disclosed.

20. Is the ethics form required to be signed by all parties involved with the project?

RESPONSE: The ethics form is to be signed by the contractor submitting the bid.

The Purchasing Department has received the following questions:

1. What is the projected construction cost?

RESPONSE: Project budget is not available at this time.

2. What is the estimated start date for the project?

RESPONSE: Tentatively March/April 2019.

3. Is the County taking bids from just general contractor with all the pricing, including MPE or will bids be accepted with MPE separately?

RESPONSE: Bids will only be accepted from general contractors only.

4. It was noticed that priors are required. Does the County have a specific prior form that is needed?

RESPONSE: Prior approval will be determined during the submittal process. However, all substitutions must meet all aspects of the specifications.

5. In the specifications, Part 2. Products, Section 2.06 Admixtures; it states air content be at 6%, +/- 1.5%. Will the County allow the air content not to exceed 3% if a maximum of 3% air content concrete meets and exceeds the minimum ACI 318 latest edition for 95 durability standard requirements for ASTM C666 for freezing and thawing?

RESPONSE: Yes this is acceptable.

6. In the specifications, Division 10. Miscellaneous Items, Section 10500. Metal Lockers; it calls for Welded body lockers but the gauge metal that is called out for the locker bodies is only available in a knock down locker. The metal is too thin to be welded. Considering this, are welded lockers required?

RESPONSE: Welded lockers are required. Contractor shall submit lockers which have welded body components.

Utilize the following:

- **Door frames and locker sides 16 ga.**
 - **Doors are 14 ga with center hinge.**
 - **Sides, tops, and shelves are 16 ga.**
 - **Back shall have 18 ga.**
7. In the specifications, Division 10. Miscellaneous Items, Section 10500. Metal Lockers; there is no mention of a base. Is a base required or will wood or concrete bases be provided by others?

RESPONSE: Contractor shall provide a concrete base. See detail 6/A7.1R.

8. Since the street is not part of the County, if the street needed to be rented who would the vendor need to contact for rental? What would be the Cost?

RESPONSE: It is the responsibility of the contractor to submit a traffic plan to the city and apply for all permits and responsible for costs associated with permitting.



BID PRICE SHEET

Bid 19-012

Construction of Employee Fitness and
Wellness Center for the County of El Paso

Vendor must meet or exceed specifications

Please do not include tax, as the County is tax-exempt. We will sign tax exemption certificates covering these items. Please submit one (1) original copy, one hard copy and four (4) electronic copies in Word/PDF Format of your bid. The electronic copies must reflect the original hard copy.

BASE BID No. 1 - TOTAL PROJECT COST (not to exceed):

Bidder agrees to perform all work described in the specifications. This cost shall include all labor materials, supplies, fees, etc. to complete the project until accepted by the County for the sum not to exceed (\$ _____)

(_____)

(Amount shall be shown in both words and figures. In case of discrepancy, the amount shown in words will govern).

ALTERNATE No. 1 - REMOVE ALL EXISTING EXTERIOR CONCRETE SIDEWALKS TO LIMITS AS SHOWN ON DRAWINGS AND INSTALL NEW CONCRETE SIDEWALKS AS SHOWN AND DETAILED ON CONSTRUCTION DRAWINGS AND SPECIFICATIONS COMPLETE.

TOTAL ALTERNATE COST (not to exceed): Bidder agrees to perform all work described in the specifications. This cost shall include all labor materials, supplies, fees, etc. to complete the project until accepted by the County for the sum not to exceed (\$ _____)

(_____)

(Amount shall be shown in both words and figures. In case of discrepancy, the amount shown in words will govern).

ALTERNATE No. 2 - PROVIDE AND INSTALL DECORATIVE SECURITY FENCING ALONG THE PERIMETER OF THE STREET LEVEL ENTRANCE AND COURTYARDS AS SHOWN AND DETAILED ON CONSTRUCTION DRAWINGS AND SPECIFICATION.

TOTAL ALTERNATE COST (not to exceed): Bidder agrees to perform all work described in the specifications. This cost shall include all labor materials, supplies, fees, etc. to complete the project until accepted by the County for the sum not to exceed (\$ _____)

(_____)

(Amount shall be shown in both words and figures. In case of discrepancy, the amount shown in words will govern).

ALTERNATE No. 3 - REMOVE ALL EXISTING 1" CONCRETE TOPPING WITHIN BOTH EAST AND WEST COURTYARDS COMPLETE, THEN INSTALL SCHEDULED FLOOR FINISH AS SCHEDULED AND

DETAILED ON CONSTRUCTION DRAWINGS AND SPECIFICATIONS FOR A COMPLETE FLOOR FINISH.

TOTAL ALTERNATE COST (not to exceed): Bidder agrees to perform all work described in the specifications. This cost shall include all labor materials, supplies, fees, etc. to complete the project until accepted by the County for the sum not to exceed (**\$_____**)

(_____)

(Amount shall be shown in both words and figures. In case of discrepancy, the amount shown in words will govern).

Company

Mailing Address

Federal Tax Identification No.

City, State, Zip Code

DUNS Number (Applicable to Grant Funded Project)

Representative Name & Title

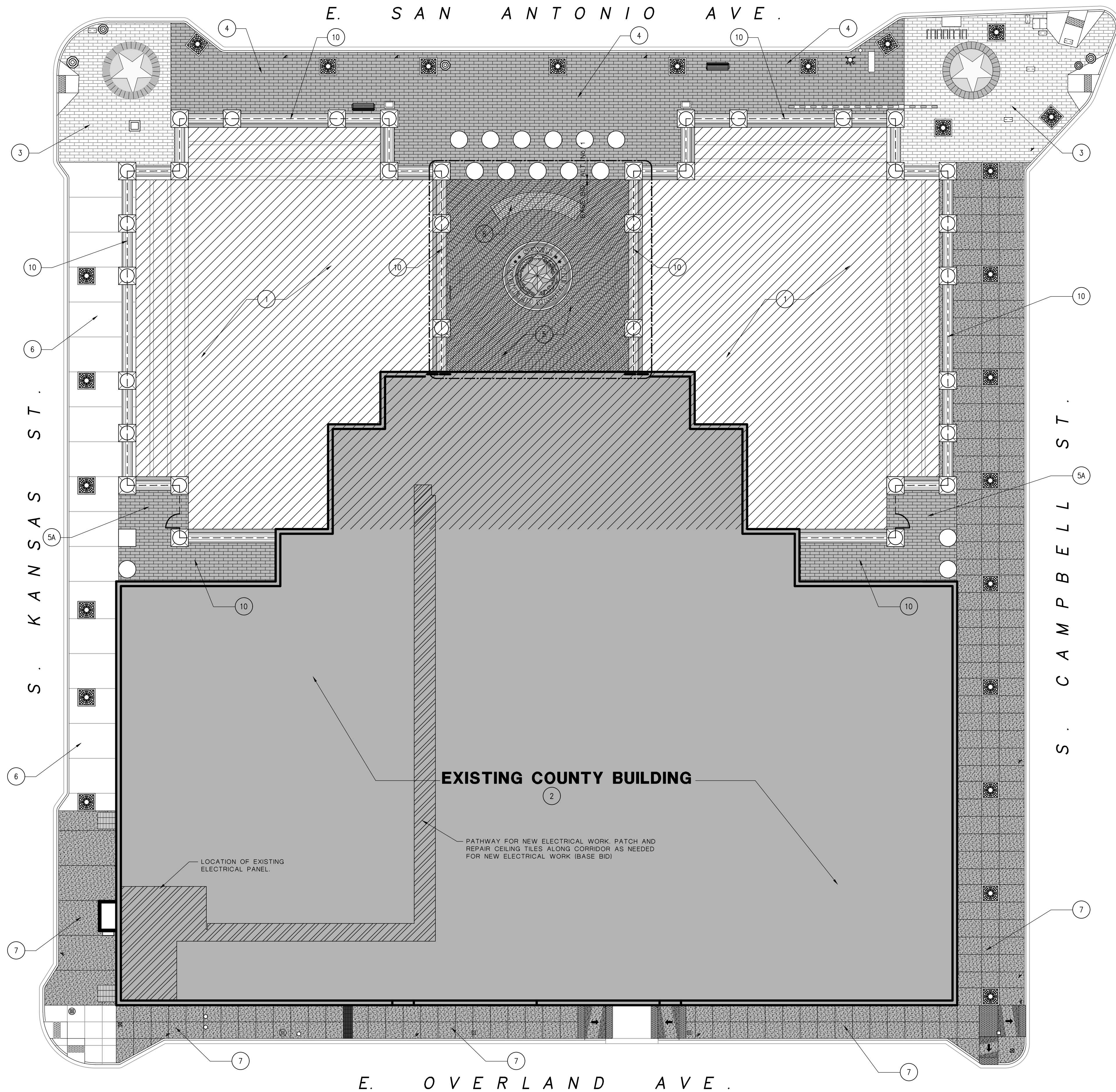
Telephone Number include area code

Signature

Fax Number include area code

Date

Email Address



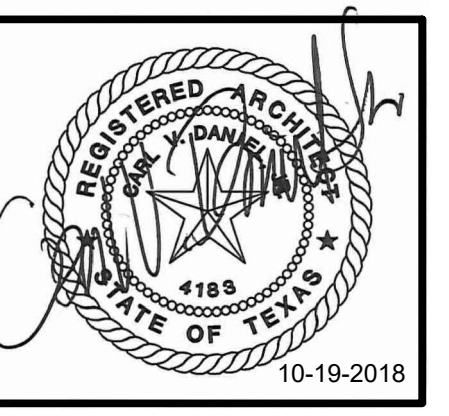
LEGEND

<p>1 REMODELED COURTYARD AREA. BASE BID EXCEPT AS INDICATED ON ALT. No. 3.</p> <p>2 EXISTING COURTHOUSE BUILDING</p> <p>3 EXISTING STAMPED CONCRETE TO REMAIN</p> <p>4 NEW STAMPED CONCRETE ALT. No. 1</p> <p>5 NEW BRICK PAVERS BASE BID.</p> <p>5A ALT. No.1</p> <p>6 EXISTING CONCRETE TO REMAIN</p> <p>7 NEW CONCRETE SIDEWALKS ALT. No. 1</p> <p>8 NEW NAME BRICK PAVERS: BASE BID</p> <p>9 NEW FITNESS CENTER BELOW: BASE BID</p> <p>10 DECORATIVE SECURITY FENCE: ALT. No. 2</p>	
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ADDITIVE ALTERNATE NO. 1
 REMOVE ALL EXISTING EXTERIOR CONCRETE SIDEWALKS TO LIMITS AS SHOWN ON DRAWINGS AND INSTALL NEW CONCRETE SIDEWALKS AS SHOWN AND DETAILED ON CONSTRUCTION DRAWINGS AND SPECIFICATIONS COMPLETE.

ADDITIVE ALTERNATE NO. 2
 PROVIDE AND INSTALL DECORATIVE SECURITY FENCING ALONG THE PERIMETER OF THE STREET LEVEL ENTRANCE AND COURTYARDS AS SHOWN AND DETAILED ON CONSTRUCTION DRAWINGS AND SPECIFICATIONS.

ADDITIVE ALTERNATE NO. 3
 REMOVE ALL EXISTING 1" CONCRETE TOPPING WITHIN BOTH EAST AND WEST COURTYARDS COMPLETE. THEN INSTALL SCHEDULED FLOOR FINISH AS SCHEDULED AND DETAILED ON CONSTRUCTION DRAWINGS AND SPECIFICATIONS FOR A COMPLETE FLOOR FINISH.

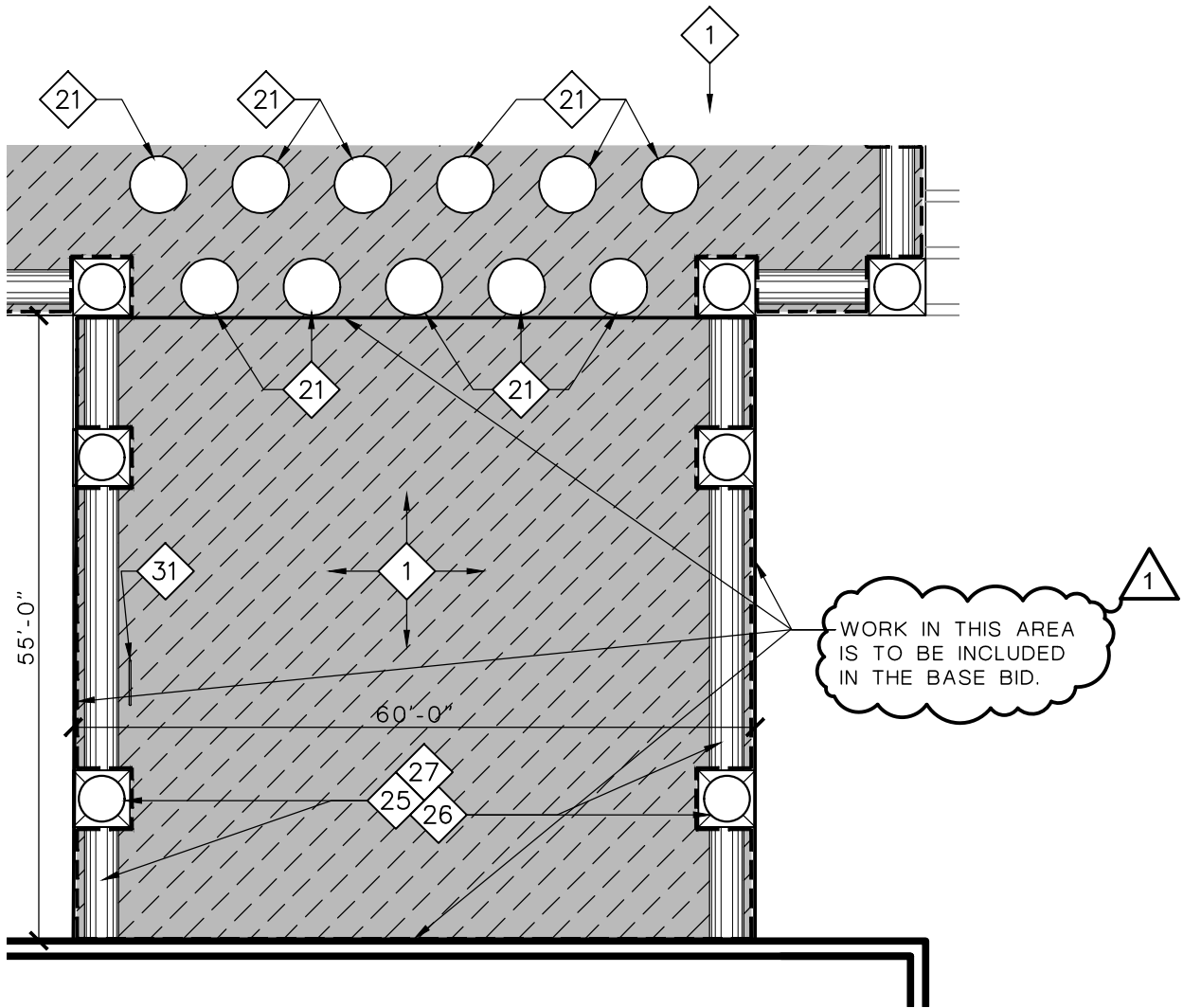


EMPLOYEE FITNESS & WELLNESS CENTER
 500 E SAN ANTONIO ST. EL PASO, TEXAS

ISSUED FOR CONSTRUCTION

NO.	DATE:	REVISION:
1	1-15-2019	ARCH. REVISION


DATE: OCTOBER 17 - 2018



BRIDGE

SCALE: 1/16"=1'-0"

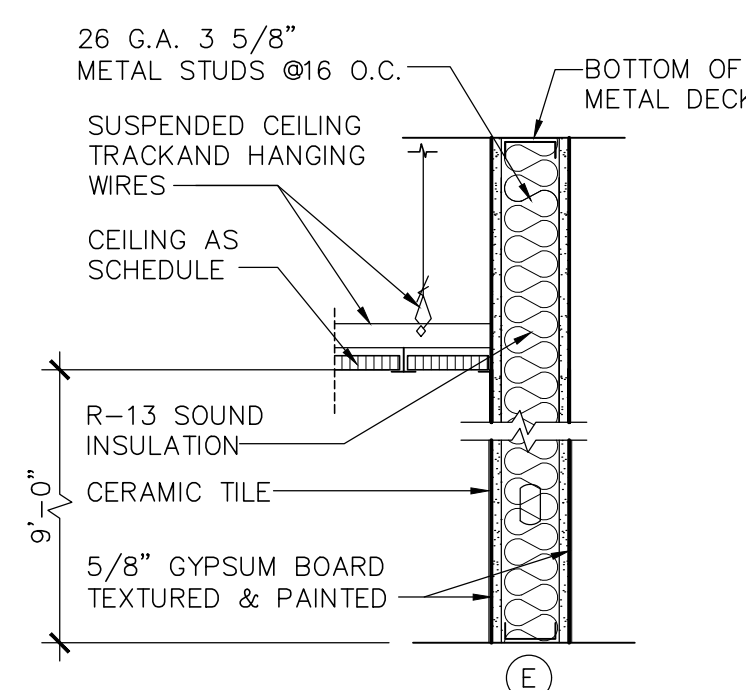
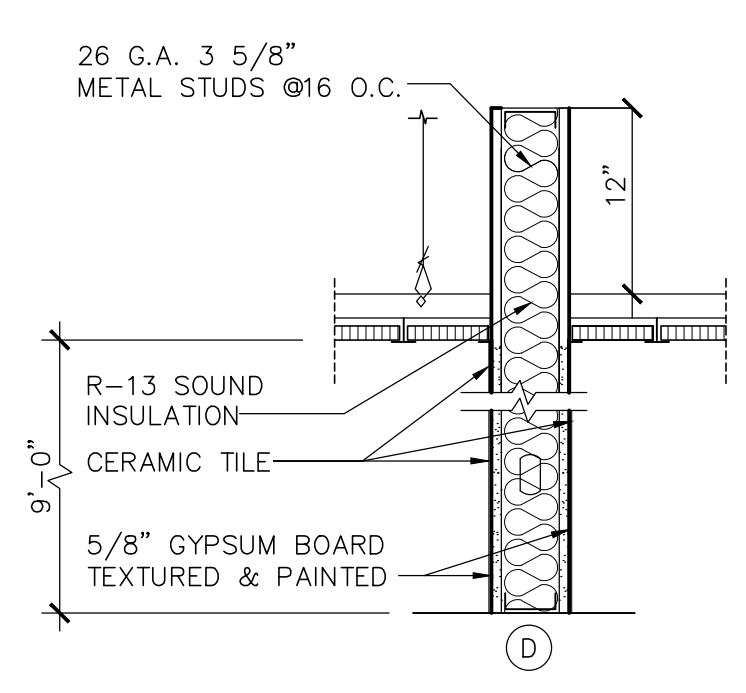
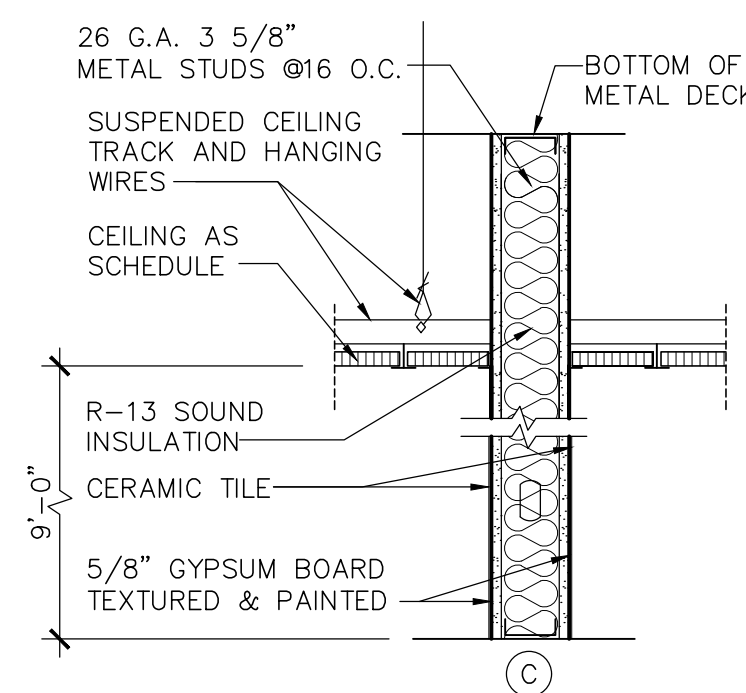
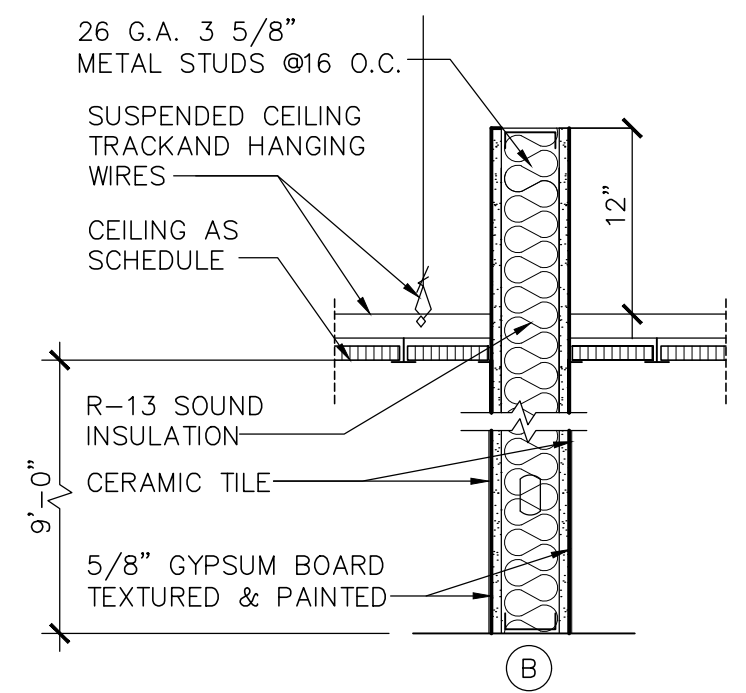
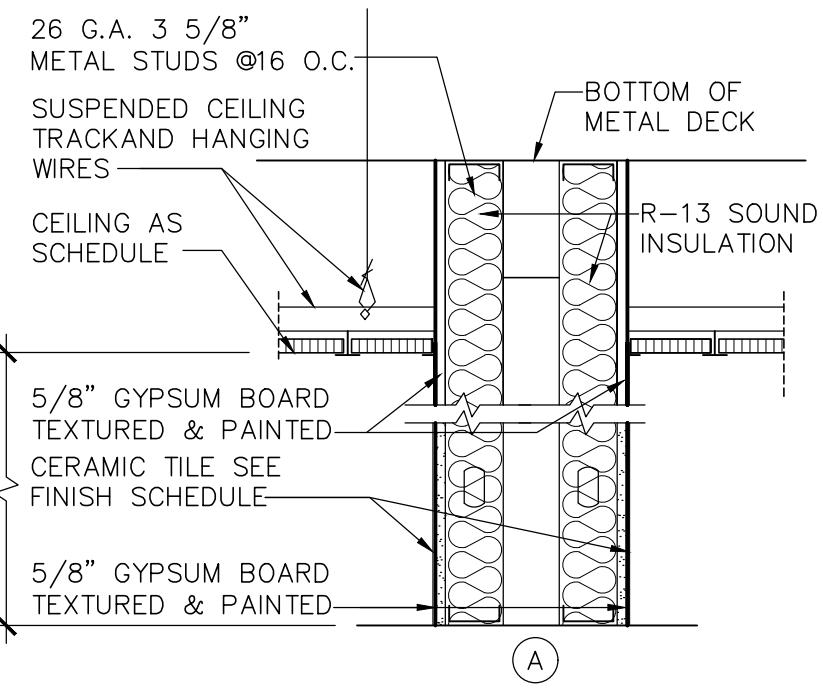
ATTACH TO SHEET A-1.0
CDA PROJECT NO. 2016-25

 01/15/2019 REV.

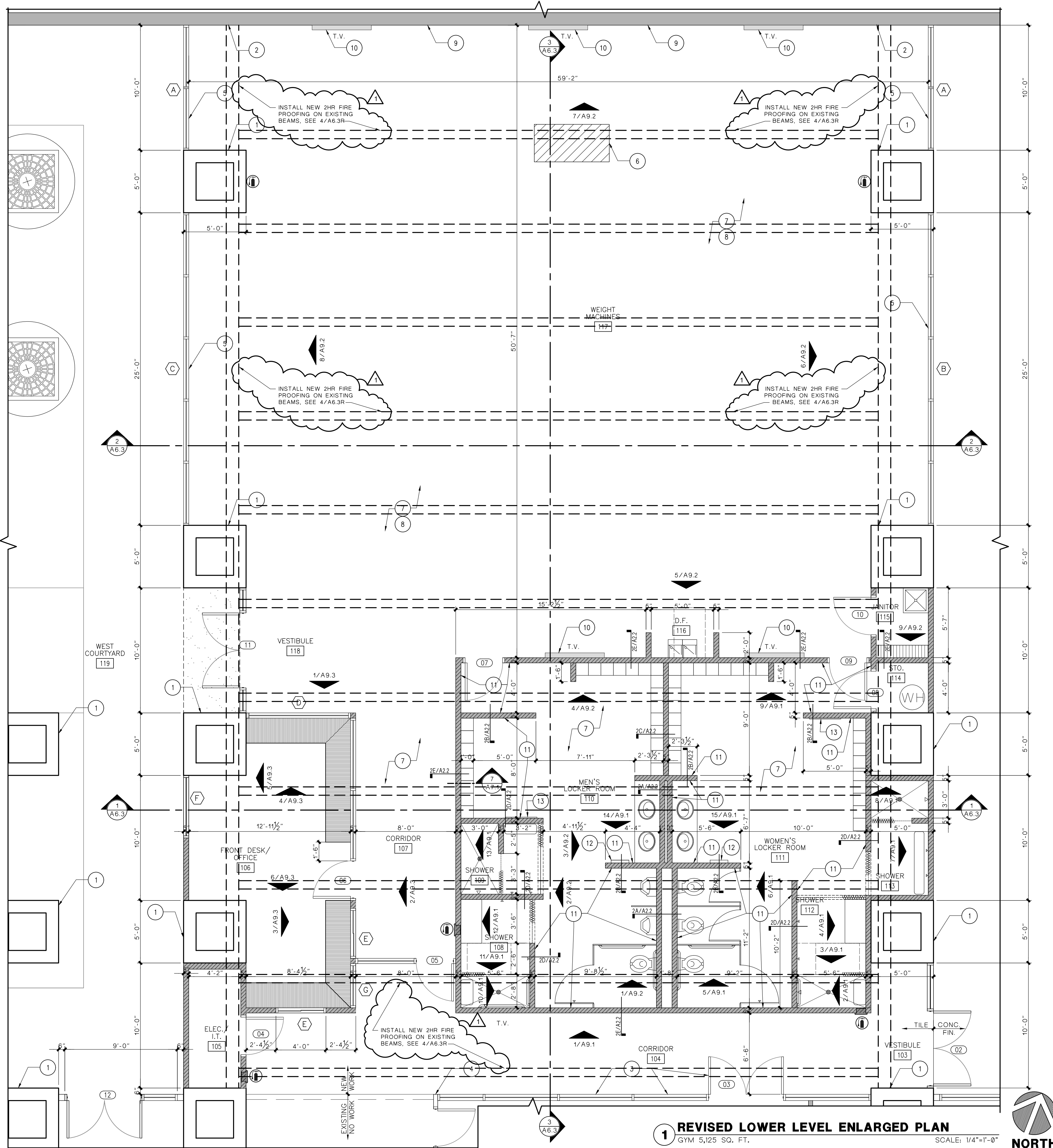


CDA ARCHITECTS
305 LEON ST.
EL PASO, TX 79901
(915) 533-2700 t.
(915) 533-2799 f.
cardanielarchitects.com

EL PASO COUNTY FITNESS AND WELLNESS CENTER
500 E. SAN ANTONIO ST. EL PASO, TX 79901



2 WALL TYPES
SCALE: 1/4"=1'-0"



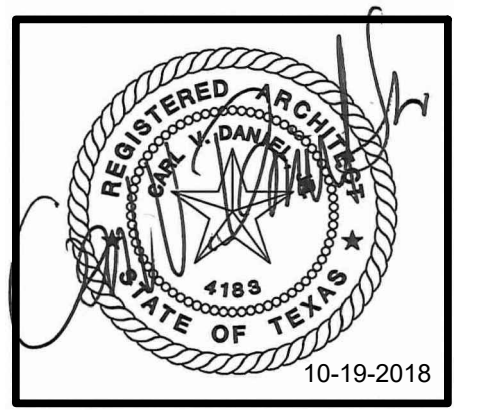
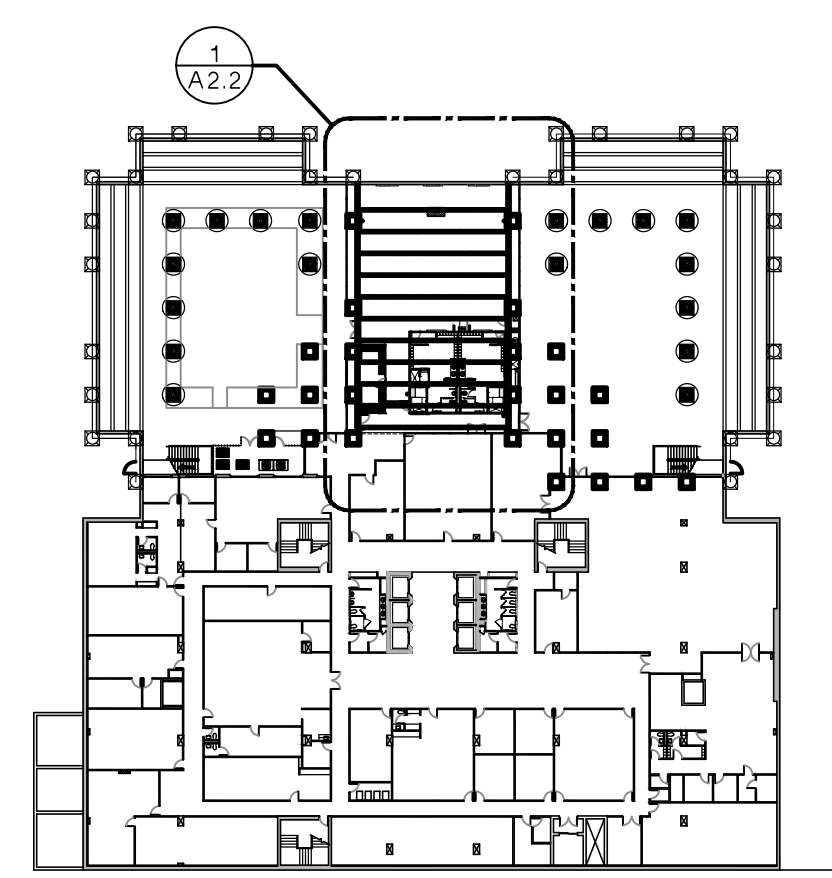
1 REVISED LOWER LEVEL ENLARGED PLAN
GYM 5,125 SQ. FT.
SCALE: 1/4"=1'-0"

WALL TYPE	
NEW PARTITION	(Hatched pattern)
EXISTING PARTITION	(Solid line)

- ### REVISED NOTES
- EXISTING COLUMN-CLEAN AND CLEAR COAT ENTIRE AREA OF COLUMN INTERIOR ONLY.
 - EXISTING BRICK WALL-CLEAN AND CLEAR COAT ENTIRE WALL INTERIOR ONLY.
 - EXISTING STOREFRONT TO REMAIN- CLEAN ALL SURFACES.
 - REPAIR EXISTING DOOR FRONT AFTER DEMOLITION OF STOREFRONT. EXTEND EXISTING WALL AS NEEDED TO TERMINATE STOREFRONT EDGE.
 - PROVIDE WINDOW SHADES FULL LENGTH. EACH SHADE SHALL BE # EACH WINDOW PANEL SECTION.
 - EXISTING SUMP PUMP COVER TO REMAIN PREPARE SURFACE FOR NEW FLOOR FINISH.
 - EXISTING CONCRETE FLOOR SHALL BE PATCHED, REPAIRED, AND LEVELED TO RECEIVE NEW FLOOR FINISH.
 - REMAINING EXPOSED CEILING AREAS SHALL BE CLEANED OF NON-ESSENTIAL ITEMS AND PREPARE FOR NEW FINISHED PAINT AS SCHEDULED.
 - INSTALL MIRRORS GLASS ALONG ENTIRE WALL.
 - INSTALL TV AND MOUNTING BRACKET (OWNER PROVIDED BOTH) PROVIDE WOOD BACKING WHERE NEEDED.
 - PROVIDE CERAMIC TILE ON ALL SURFACES TO 5'-4" EXCEPT AT SHOWER WHERE IT IS FULL HEIGHT.
 - RECESSED WASTE CONTAINER AND PAPER TOWEL DISPENSER
 - 30"x6'-0" MIRROR ANCHORED TO WALL AS NECESSARY.

FIRE SPRINKLER SYSTEM

CONTRACTOR SHALL PROVIDE A FULLY FUNCTIONAL FIRE SPRINKLER SYSTEM. SYSTEM SHALL BE DESIGN BUILT UTILIZING A TEXAS REGISTERED ENGINEER AND CONTRACTOR. SEE MECHANICAL/PLUMBING NOTES FOR ADDITIONAL INFORMATION.



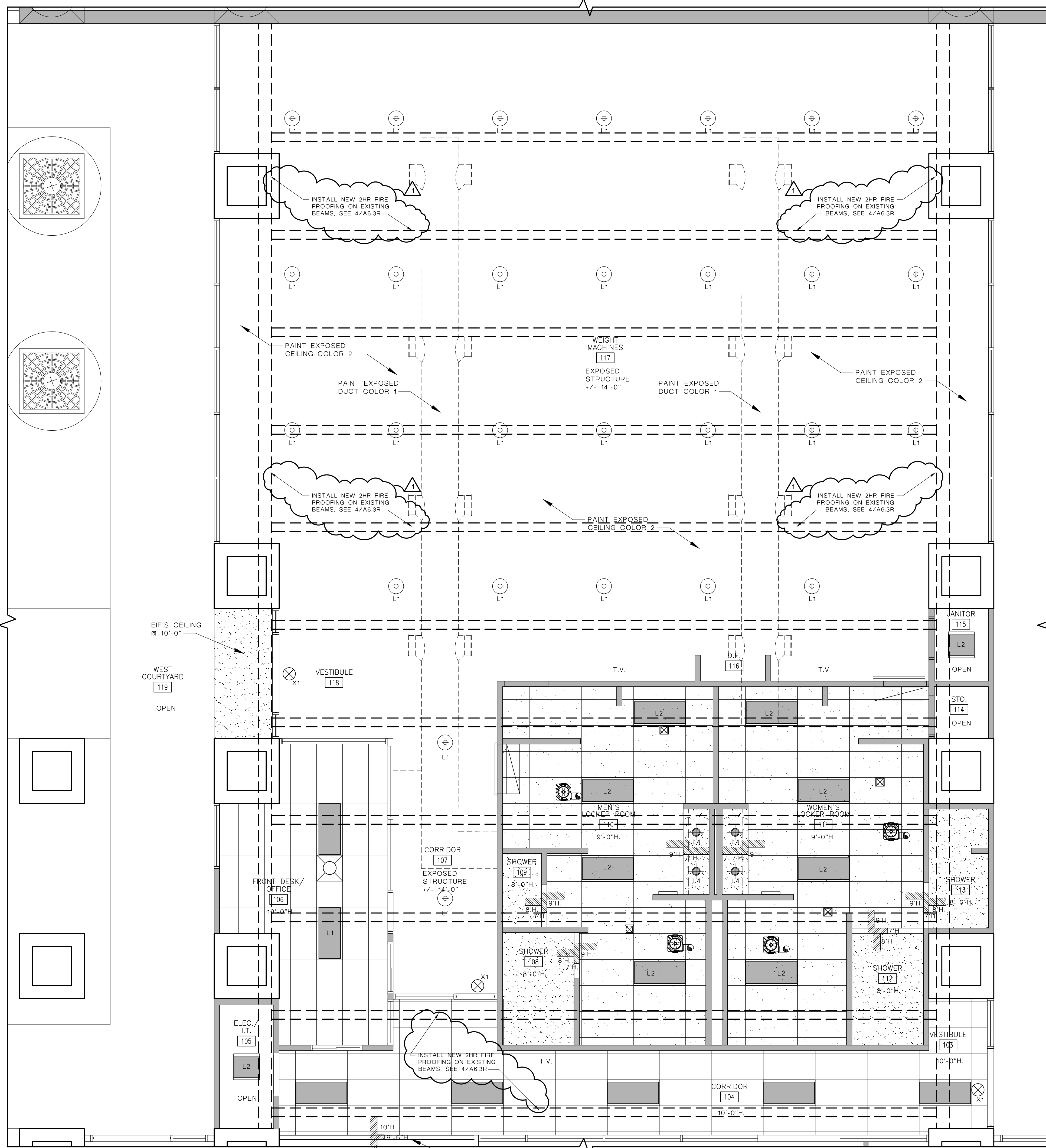
EMPLOYEE FITNESS & WELLNESS CENTER
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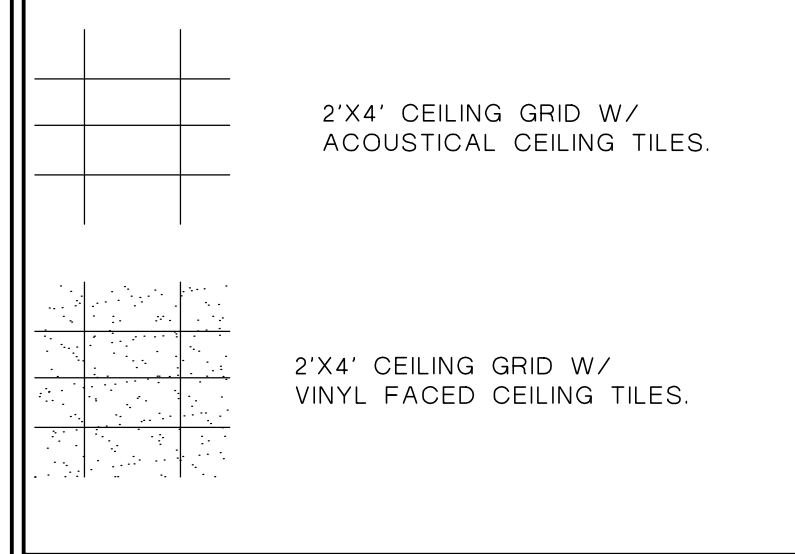
DATE: OCTOBER 17 - 2018

SHEET:
A2.2R
ENLARGED FLOOR PLAN



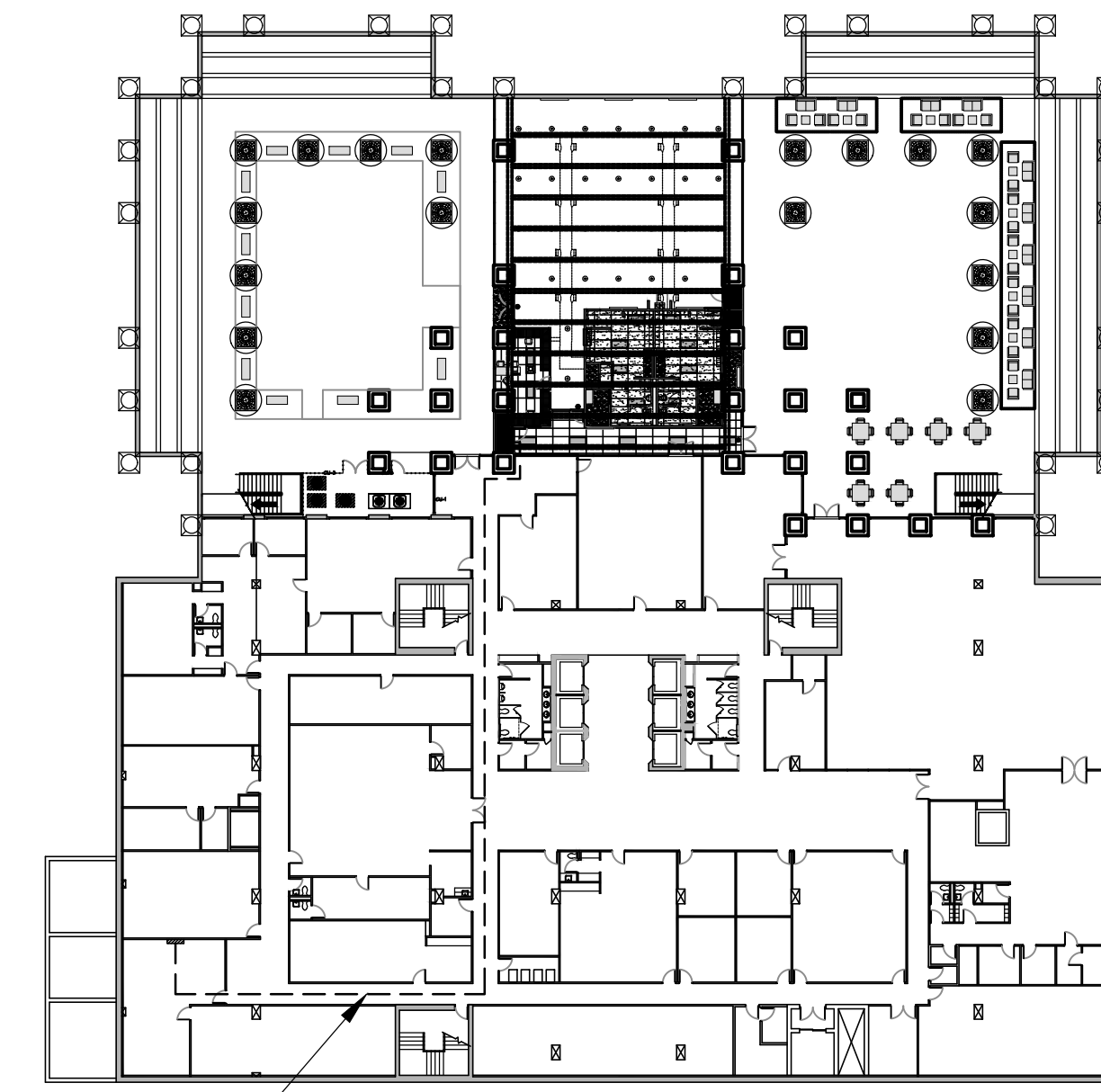
LIGHTING FIXTURE SCHEDULE

- L1 PENDANT LIGHTING FIXTURE
- L2 2X4 LED LIGHT FIXTURE
- L3 2x2 LED RECESSED LIGHT FIXTURE
- L4 LED 6" RECESSED CAN LIGHT
- X1 WALL MOUNT EXIT SIGN



GENERAL NOTES

- A. ARCHITECTURAL REFLECTED CEILING PLANS (RCP) SHALL BE USED TO LOCATE LIGHT FIXTURES, DIFFUSERS AND OTHER CEILING MOUNTED EQUIPMENT. ELECTRICAL LIGHTING PLANS SHALL BE USED FOR CIRCUITING AND POWER REQUIREMENTS. MECHANICAL DUCTWORK PLANS SHALL BE USED FOR GENERAL DIFFUSER LOCATIONS. NOTIFY THE ARCHITECT OF DISCREPANCIES BETWEEN THE RCP, ELECTRICAL LIGHTING PLANS AND MECHANICAL DUCTWORK PLANS PRIOR TO COMMENCEMENT OF WORK.
- B. ACOUSTICAL CEILING TILES SHALL BE CENTERED WITHIN ROOM IN BOTH DIRECTIONS. UNO. ACOUSTICAL CEILING TILES SHALL BE CENTERED WITHIN CORRIDORS. UNO.
- C. MINIMUM SIZE ACOUSTICAL TILE AT WALL SHALL BE 6 INCHES. ADJUST TILES ACCORDING SO AS TO CENTER IN SPACE OR CORRIDOR.
- D. IN ACOUSTICAL PANEL CEILINGS (LAY-IN CEILINGS), ALL CEILING MOUNTED DEVICES SHALL BE CENTERED IN THE CEILING PANEL, UNLESS OTHERWISE DIRECTED.
- E. IN GYPSUM BOARD CEILINGS OR OTHER MONOLITHIC CEILINGS, ALL CEILING MOUNTED DEVICES SHALL BE INSTALLED NEAT AND ORDERLY, FORMING AN ALIGNMENT WITH LIGHT FIXTURES. LIGHT FIXTURES TO BE CENTERED IN SPACE UNO.
- F. FIRE SPRINKLER PLANS ARE FOR GENERAL LOCATION ONLY. CENTER SPRINKLER HEADS IN NEAREST ACOUSTICAL PANEL, OR IN ALIGNMENT WITH NEAREST ROW OF LIGHT FIXTURE. CONSULT WITH ARCHITECT FOR CLARIFICATION AS REQUIRED.
- G. FIRE SPRINKLERS, SMOKE DETECTORS AND OTHER CEILING MOUNTED FIRE PROTECTIONS SYSTEM LOCATIONS SHOWN ARE ONLY THOSE OF SPECIFIC CONCERN OF THE ARCHITECT. PROVIDE COMPLETE CODE COMPLIANT FIRE PROTECTION SYSTEM FOR ALL AREAS WITHIN PROJECT LIMITS. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL STROBE AND SMOKE DETECTOR LOCATIONS. REFER TO FIRE PROTECTION DRAWINGS FOR SCOPE OF SPRINKLER SYSTEM AND FIRE PROTECTION SYSTEM DESIGN.
- H. SPRINKLER HEADS LOCATED IN GYPSUM BOARD CEILING AREAS SHALL BE CONCEALED. CONCEALED SPRINKLER HEAD CAPS SHALL BE PAINTED TO MATCH SCHEDULED CEILING.
- I. REFER TO ELECTRICAL DRAWINGS FOR EXTERIOR LIGHTING AND FOR LIGHTING IN AREAS WITHOUT FINISHED CEILINGS, INCLUDING, BUT NOT LIMITED TO STAIRS, MECHANICAL ROOMS, IT AND EQUIPMENT ROOMS, CENTRAL PLANTS AND SHELL SPACE.
- J. LIGHT FIXTURES IN GYPSUM BOARD CEILING TO BE CENTERED BETWEEN ALL WALLS OF A ROOM. UNO.

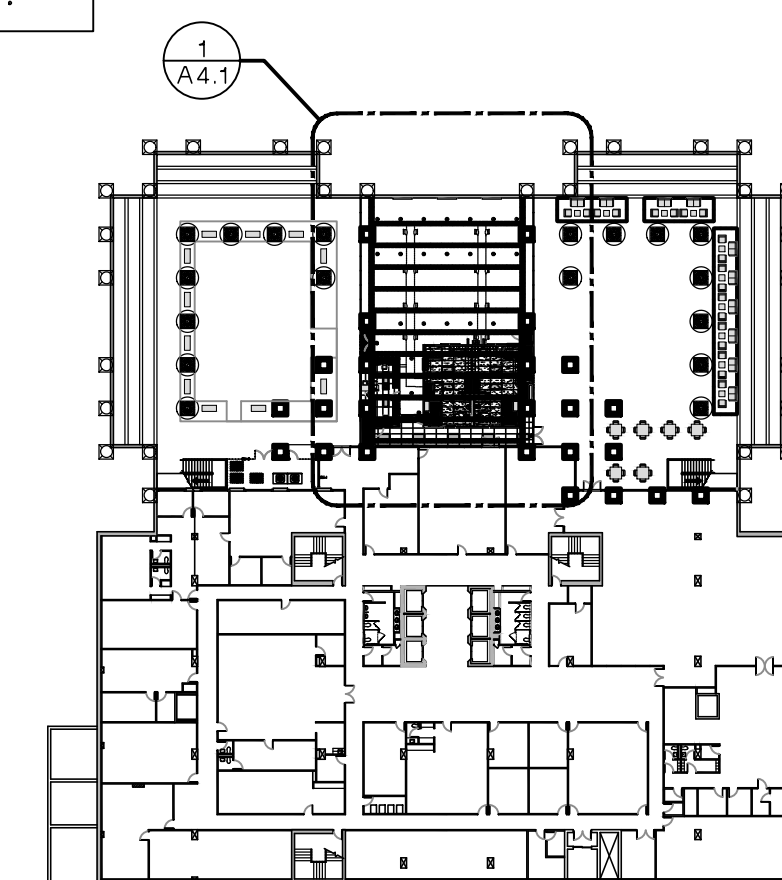


ELEC. AND DATA ROUTE.
PATCH ALL ADJACENT
AREAS AS NECESSARY

NOTE: SEE ELEC. PLANS
FOR ADDITIONAL INF.

ELECTRICAL PLAN

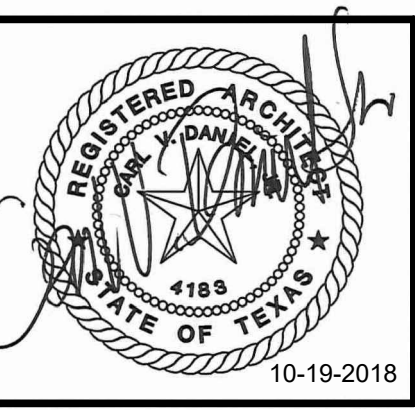
NOT TO SCALE



KEY PLAN

NOT TO SCALE

1 REFLECTIVE CEILING PLAN
GYM 5,125 SQ. FT. SCALE: 1/4"=1'-0"



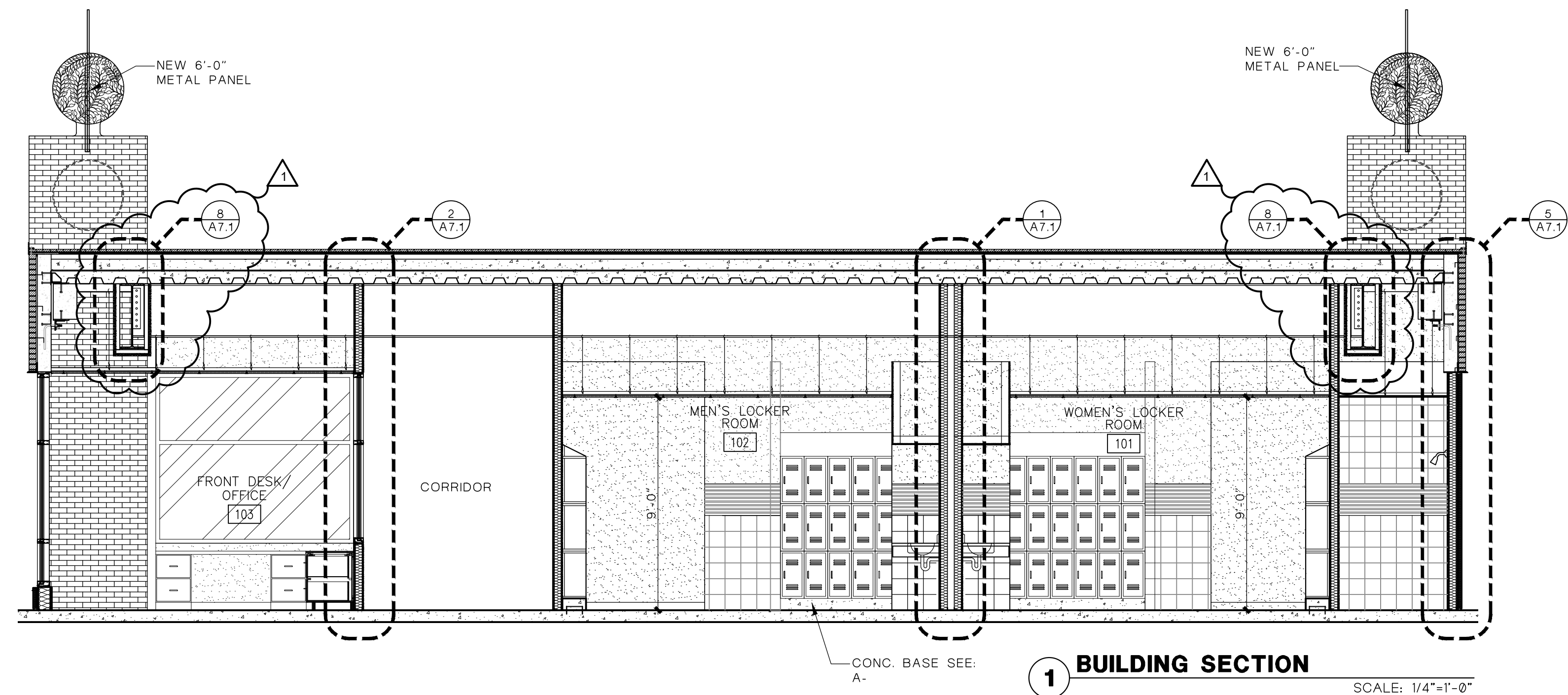
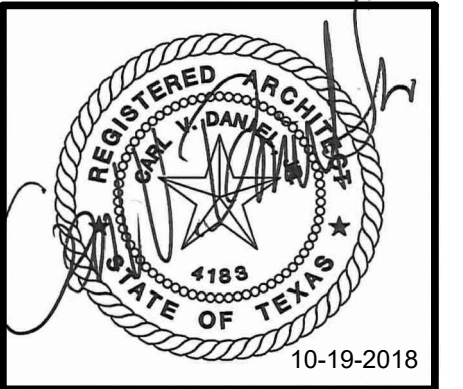
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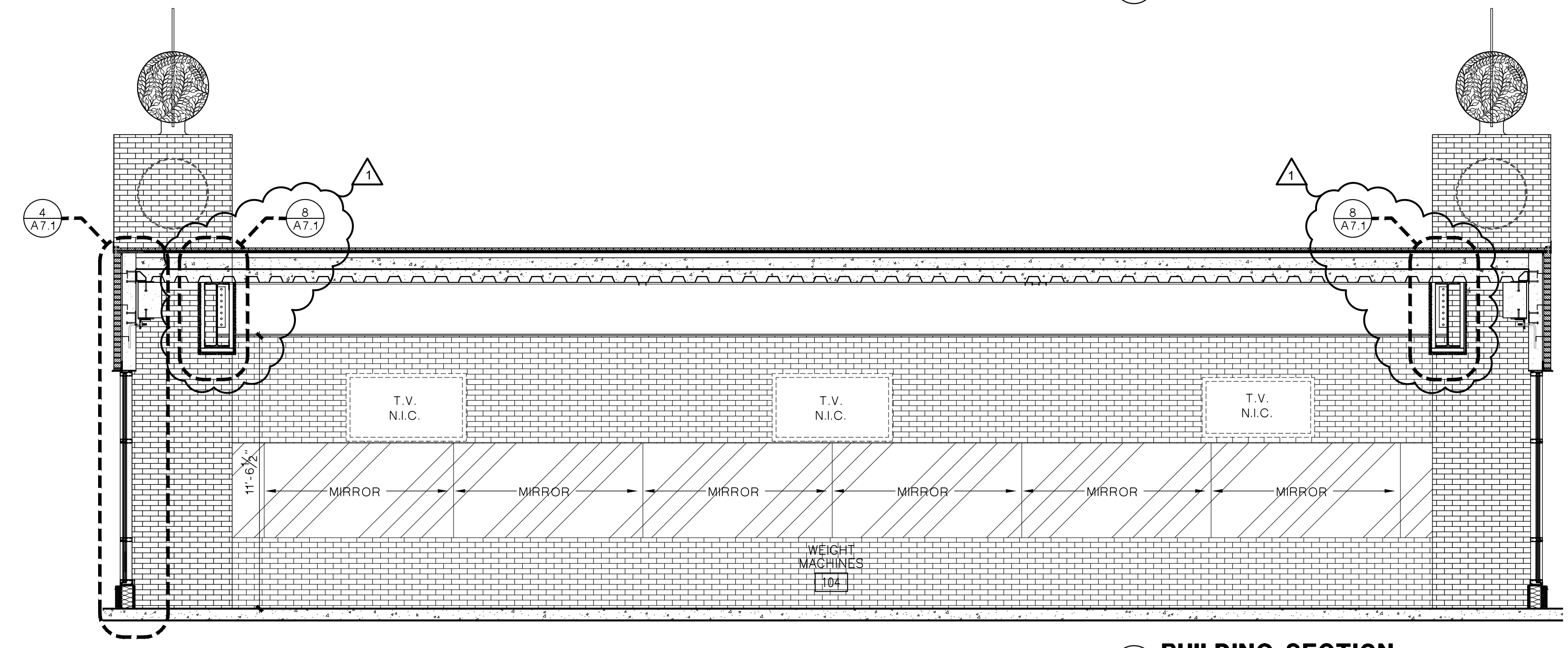
SHEET:
A4.1R
REFLECTIVE CEILING



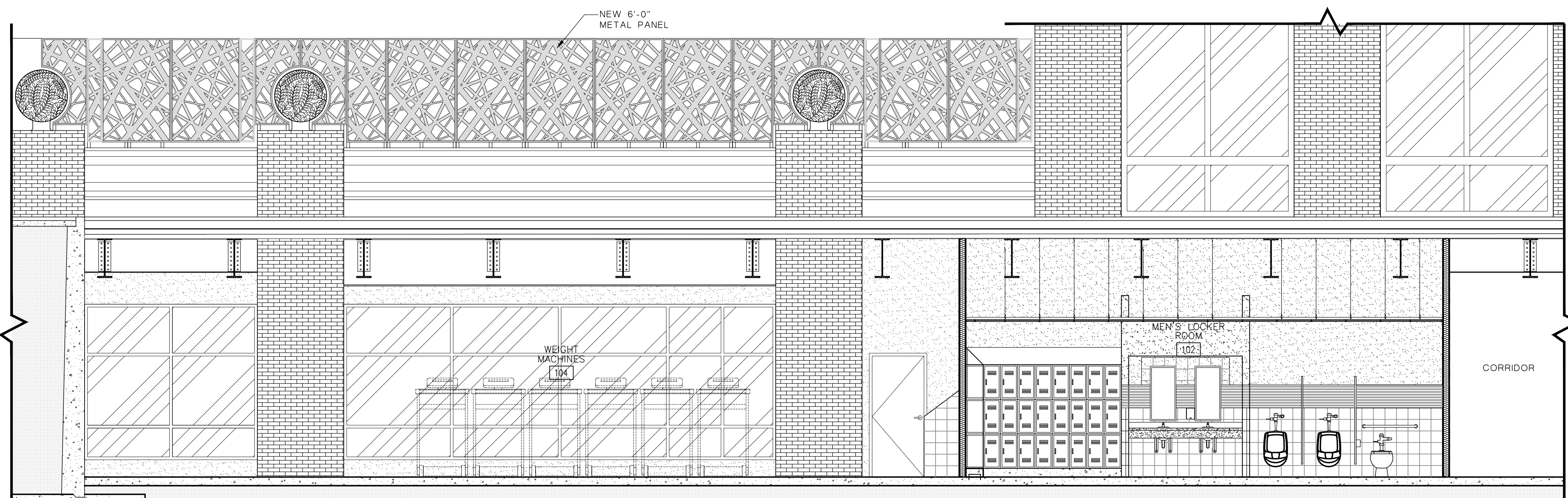
1 BUILDING SECTION SCALE: 1/4"=1'-0"

ALTERNATE NO. 2:
 EXTERIOR SECURITY FENCE

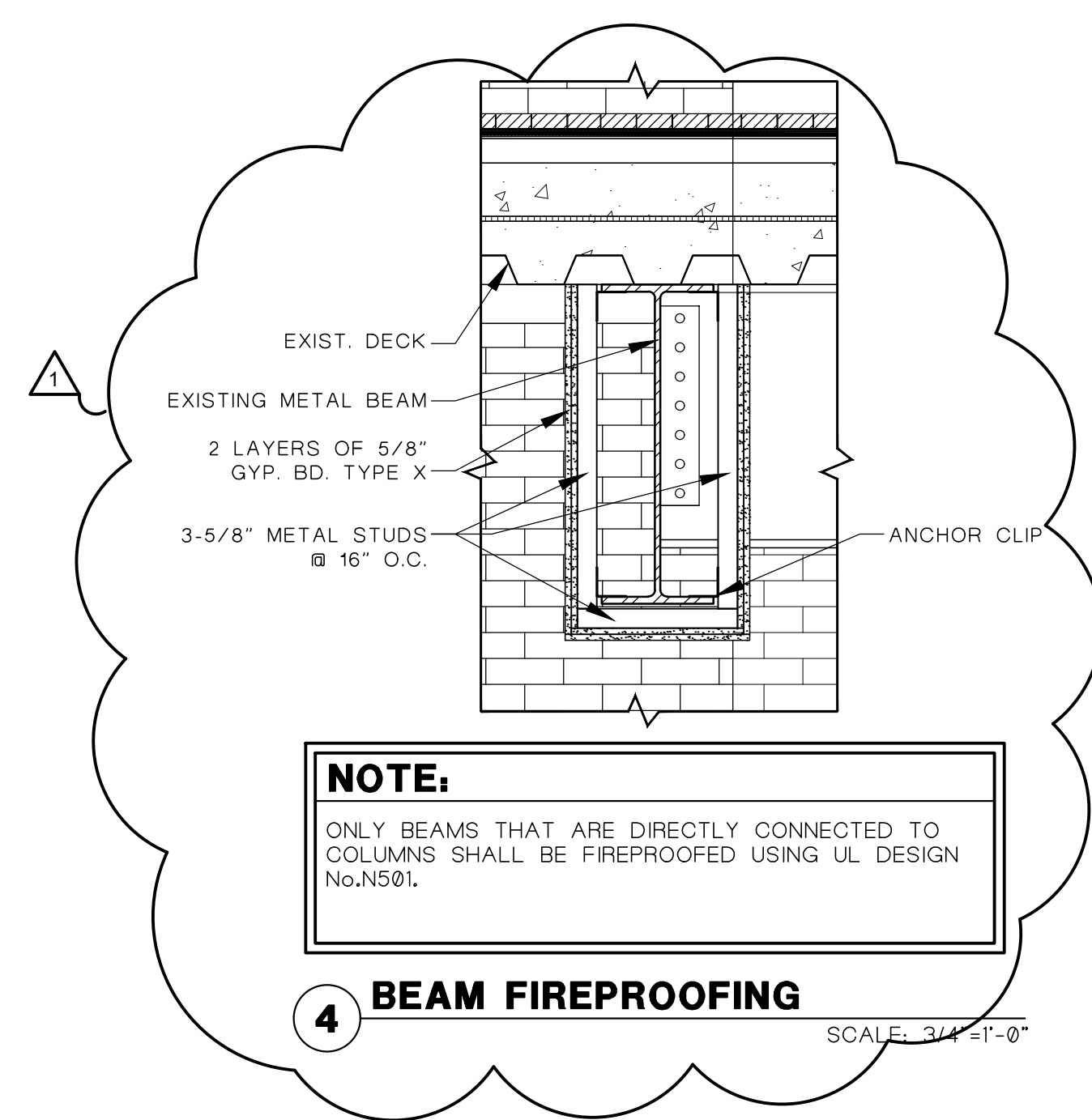
NOTE:
 PROVIDE ALL MOUNTING HARDWARE, ANCHORS, AND BRACING AS DETAILED AND RECOMMENDED BY DECORATIVE PANEL MANUFACTURER. SUBMIT SHOP DRAWINGS FOR ENTIRE METAL PANEL FENCE INSTALLATION.



2 BUILDING SECTION SCALE: 1/4"=1'-0"



3 BUILDING SECTION SCALE: 1/4"=1'-0"



NOTE:
 ONLY BEAMS THAT ARE DIRECTLY CONNECTED TO COLUMNS SHALL BE FIREPROOFED USING UL DESIGN No.N501.

4 BEAM FIREPROOFING SCALE: 3/4"=1'-0"

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SHEET:
A6.3R
 BUILDING SECTIONS

2016-25 EMPLOYEE FITNESS & WELLNESS CENTER - CONSTRUCTION DOCUMENTS