



January 8, 2025

ADDENDUM VII

PURCHASE OF CONSTRUCTION SERVICES FOR WATSON FINE ARTS CENTER BLACK BOX THEATER ADDITION – ST. PHILIP’S COLLEGE RFP 2025-0070

I. **QUESTION:** Regarding the Alternates, it is unclear which areas of the Lobbies are affected for the finishes. Please identify these limits on the floor plans.

ANSWER: Answered on previous RFIs

II. **QUESTION:** Please confirm which Alternates are to be used. The ‘Add Alternates’ noted on Drawing C-002.1 and the ‘Alternate’ section on the bid form conflict and are different from one another. Please revise the Drawing and / or Bid Form to reflect which alternatives are to be submitted.

ANSWER: sheet C-002.1 does not exist. Is this pertaining to the general sheets?

III. **QUESTION:** Drawing C800 shows (3) points of connections for the 6” roof drains to tie into the storm drain. Drawing PU-101-A shows (6) connection points. Which is correct?

ANSWER: Plan for 6 as indicated on plumbing sheet.

IV. **QUESTION:** Can the SMWVBE program be submitted on Friday, 1.10.2025 before 2:00PM; (24) hours after the initial bid submission?

ANSWER: Proposed SMWVBE program is due at the same time bids are due

V. **QUESTION:** Theater access during construction:

a. **QUESTION:** Will the existing Theater be in operation during the entire construction duration? If so, please provide a list of dates as to when the facility will be in use.

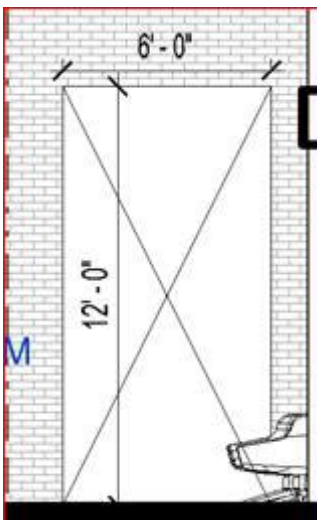
ANSWER: SPC has stated they will not have performances in the existing theater during the Blackbox construction, ACD to confirm

b. **QUESTION:** Are there special provisions required for access and life safety? If so, please provide.

ANSWER: Maintain fire coverage access on the east, north and west sides of the building.

- c. **QUESTION:** Are there any areas that require special paths of egress for employees and patrons. If so, please provide a layout and design.
ANSWER: None were mentioned during in person COSA meetings
- d. **QUESTION:** If temporary partitions are required, will they need to be sound and /or fire rated? If so, please provide a layout and design.
ANSWER: Per COSA, any temp partitions must be of non-combustible materials.
- e. **QUESTION:** Are there any modifications to the existing Fire Alarm or Sprinkler system? If so, please provide a design.
ANSWER: Watson Building fire alarm panel is being upgraded/replaced under a separate MTN project, Blackbox will tie into that panel.
- f. **QUESTION:** How much of the existing parking lot and drive lanes will need to be accessible for patrons and emergency vehicles? Please identify this on the drawings.
ANSWER: The drive circle to the East of the Watson is a fire lane for multiple buildings and shall not be blocked.
- g. **QUESTION:** Are special working hours required, or do normal working hours of 7:00AM – 4:00PM M-F?
ANSWER: Assume normal working hours
- h. **QUESTION:** Are there any special temporary heating / cooling requirements needed in the existing facility? If so, please provide a design.
ANSWER: HVAC systems of the existing Watson and the new Blackbox addition are separate systems, temp conditioning should not be required

- VI. **QUESTION:** Spec Section 08 33 43 Fire & Smoke Rated Curtains and Drawing A-201, KEYNOTE 08 33 43.FSC indicate a Fire and Smoke Curtain but there are no sizes are shown. Please provide the size of the fire curtain
ANSWER: size would be 12'-0" x 6'-0" as indicated in this snippet.



- VII. **QUESTION:** What is the anticipated date of contract award and the start date of the construction?
ANSWER: Anticipated contract award date is March 25, 2025
- VIII. **QUESTION:** Can the existing parking lot be used for contractor parking, job trailers, and material lay down and storage? If so, please define which portion of the parking lot can be used.
ANSWER: ACD noted during GC pre-bid meeting/walk that the entire parking lot south of the Watson Building could be used by GC. The contractor will be responsible for any damage to the existing parking lot.
- IX. **QUESTION:** Please confirm if temporary casing is required for the drilled pier.
ANSWER: CASING IS REQUIRED, REFER TO NOTE DF-5 ON SHEET S-101
- X. **QUESTION:** Please clarify whether earth forming footings and grade beams is permitted or not.
ANSWER: ONLY GRADE BEAMS AT MECHANICAL YARD ARE PERMITTED TO BE EARTH FORMED.
- XI. **QUESTION:** Refer C401 – Please provide concrete strength (PSI) of mud slab.
ANSWER: 3000PSI
- XII. **QUESTION:** Refer A-402 – Please confirm, if the stairs shown on this plan are concrete filled pan stairs
ANSWER: Yes
- XIII. **QUESTION:** Refer C1200 – Integral curb and gutter detail. Please provide the dimensions of gutter.
ANSWER: Concrete gutter is not required; concrete curb should follow the City of San Antonio concrete curb detail as found on Miscellaneous construction standards 1.
- XIV. **QUESTION:** Refer L2.01 & C200 (south-west corner of drive circle). 3 EA bollards are shown on landscape plan. However, on civil plan 4 EA bollards are shown, so please clarify which plan need to follow.
ANSWER: 3 lite bollards

- XV. **QUESTION:** Refer C200 (Civil site North-east location) – The sidewalk extent shown on civil plan does not match with landscape plan (Refer L2.01) sidewalk area. So, please clarify which plan need to follow.
ANSWER: Follow extents indicated on landscape sheet
- XVI. **QUESTION:** Refer C200 – Relocated blue light pole Near S. MITTMAN ST. & drawing L2.01 – Keynote L2. Please clarify if we need to include footing for the relocation. If yes, please provide light pole footing details.
ANSWER: Include footing for relocated light fixture.
- XVII. **QUESTION:** Detail 21 on sheet A-401 shows Paint Booth (11 57 00.PTT) is this O.F.O.I, O.F.C.I. or C.F.C.I.?
ANSWER: Paint Booth will be OFCI
- XVIII. **QUESTION:** Specification section 12 36 00 – countertops call out laboratory fume hoods and casework. None shown on drawings. Are they required?
ANSWER: Not required
- XIX. **QUESTION:** Sheet A-201 calls out 4'x8' Acoustic Ceiling System (09 51 00.ACS4). Please show locations.
ANSWER: To be removed from drawing legend, but no ACT system in this project is sized as 4'x8'
- XX. **QUESTION:** Upon review of the WFAC bid documents, we are requesting additional information and/or clarification on the following questions:
1. **QUESTION:** Spec sections reference a Geotechnical Report dated 1.30.2024 by Terracon but it was not included. Please provide this report.
ANSWER: Report was uploaded to ACD site as part of Addendum 5
 2. **QUESTION:** Is all abatement and remediation by the Owner?
ANSWER: ACD had asbestos testing performed on several buildings in 2024, including the existing Watson building. Link to report: <https://pbk.hosted-by-files.com/PBK%20Client/Plan%20Room/Alamo%20Colleges%20District/230066%20ACD%20St%20Philips%20College%20Pkge%203/reports/AE2418676%20-%20St.%20Philip's%20College%20-%20MLK%20Campus%20Asbestos%20Survey.pdf>
 3. **QUESTION:** Is the project tax exempt?
ANSWER: ACD
 4. **QUESTION:** Is the Owner to provide material testing and inspections? If not and GCs are to provide, please assign an allowance amount for the GCs to include in their base bids.
ANSWER: 3rd party testing to be hired by owner

5. **QUESTION:** Multiple spec sections are missing – please provide:
ANSWER: Project Manual for Package 2 was uploaded by ACD on 12/9 as part of Addendum 4 – file named “Project Manual (Revised 12/9/2024)”
- a. DIV 6 – Woods and Plastics
 - b. DIV 7 – Roofing, Thermal & Moisture Protection, Joint Sealants, etc.
 - c. DIV 8 – D/F/H, Glass & Glazing, etc.
 - d. DIV 9 – Finishes
 - e. DIV 10 – Specialties
 - f. DIV 11 – Equipment
 - g. DIV 12 – Furnishings
 - h. DIV 27 – A/V
 - i. DIV 28 – Fire Alarm, Security & Surveillance etc.
 - j. DIV 32 – Landscaping

XXI. **QUESTION:** We are putting together a quote for the acoustic room component type 13 – cementitious wood fiber wall panels. Are there any specs on this material so we know what thickness and finish to base pricing on?
ANSWER: Project Manual for Package 2 was uploaded by ACD on 12/9 as part of Addendum 4

XXII. **QUESTION:** Just following up to see if you're able to help me with the Planholders List, or a GC bid list so we can get our bids to additional GCs.
ANSWER: ACD has a list of attendees to the pre-bid project introduction meeting, but it is a public bid, not all bidders may have attended the meeting.

XXIII. **QUESTION:** I am working on putting together a bid for the Security scope of this project. I noticed under 28 13 00 Access Control that it states that Access Control Contractor is responsible for furnishing and installing electric/electronic locks?
ANSWER: Locks to provide under Division 8,
There are (3) different types of locks. These are normally provided and installed by Division 8. Could we get verification if that is the case? Security contractors provide Readers, power supplies and door contacts. We appreciate your help, thank you so much!

ELEC PANIC HARDWARE SD-RX-QEL-99-EO 24 VDC

ELEC EXIT DEVICE TRIM AD-300-993R-70-MT-RHO-J-RHR
12/24 VDC

VANDL EU STOREROOM ND96TDEU RHO RX CON 12V/24V
DC

LEAF Engineers
PBK Project No. 230462
Pkg 2 - Issue for Permit

WFAC Black Box Addition
Alamo Colleges District
July 19, 2024

- ii. Control Cabling: 18 AWG, 4 conductor, stranded.
- iii. Auxiliary Devices: Refer to plans for requirements

B. Locks and Door Hardware:

- i. Electric/electronic locks shall be furnished and installed by the Access Control Contractor.

ACCESS CONTROL SYSTEM
28 13 00 - 8

XXIV. **QUESTION:** I was able to get in contact with the architect. They said you should have the Specs for package 2. I was curious if you will be able to send those over to us? Without them we are unable to bid on this project.

ANSWER: Project Manual for Package 2 was uploaded by ACD on 12/9 as part of Addendum 4

Please acknowledge receipt of Addendum VII with your response.

REMINDER: If unable to access or download the proposal through the e-sourcing portal please deliver hardcopy and a flash drive by the deadline to

Alamo Colleges District

Purchasing and Contract Administration

Re: Purchase of Construction Services for Watson Fine Arts Center Black Box Theater Addition at Alamo Colleges District – St. Philips College

RFP # 2025-0070

Reception Desk

2222 N. Alamo St.

San Antonio, Texas 78215

The deadline for submittal of responses for this project is 2:00pm (CT), Thursday, January 16, 2025.