ADDENDUM #1

REQUEST FOR COMPETITIVE SEALED PROPOSALS
FOR A GENERAL CONTRACTOR

UT Health San Antonio
Renovate Office Suites, ALTC Bldg.

RFP No.: 745-18-P14

EXTENDED RFP Submittal Due Date 3:00 PM; Wednesday, January 10, 2018

Prepared By:
Andrea Parks Stahl, Procurement Agent – Senior
The University of Texas Health Science Center at San Antonio
7703 Floyd Curl Dr., San Antonio, Texas 78229
210-567-2901 off.
parksa3@uthscsa.edu
Addendum #1

The following information is issued to change, clarify, supplement or further explain the above referenced RFP. This information shall supersede and take precedence over the information contained in the RFP in the event of a conflict.

MODIFICATIONS

EXTENDED – RFP SUBMITTAL DUE DATE:
Change from: 3:00 pm; Wednesday, January 3, 2018
To: 3:00 pm; Wednesday, January 10, 2018

EXTENDED – HUB SUBCONTRACTING PLAN SUBMITTAL DUE DATE:
Change from: 3:00 pm; Thursday, January 4, 2018
To: 3:00 pm; Thursday, January 11, 2018

EXTENDED – PUBLIC ANNOUNCEMENT OF RESPONSES RECEIVED. Proposals will be opened however, only the names of the Respondents will be publicly read aloud.
Change from: 3:00 pm; Friday, January 5, 2018
To: 3:00 pm; Friday, January 12, 2018

CLARIFICATIONS

QUESTION #1 - Note 2 under the F206 Fire Alarm Specifications says “All Components Shall Match Existing System”. Please let us know whose fire alarm system is in this building.

ANSWER – JCI

QUESTION #2 - B-2 Mosa porcelain tile base (actually just a flat tile with no bullnose top) 3.8” high are available 1, 2, 3, or 4 feet long. Preference? B-2 is specified in the B109 plans for corridor B002.1 over carpet. The same corridor in the B105 plans specify VCT. We also need to know the linear feet needed since the corridors are not on plans.

ANSWER – B.002.1 and B.002.2 should receive Roppe 4” rubber wall base, 150 Dark Grey – to match existing. Both corridors have VCT to remain (no carpet). On the north wall of B.002.1 (adjacent Suite B109) I would recommend replacing the base from corner to corner. On the south wall of B.002.1 (adjacent Suite B105) I would recommend replacing the base from the door for B.006.4 to the corner near the drinking fountains.

QUESTION #3 - Rm B113 Anatomy Lab is listed on the B109 plans but without a floor plan. Is this just a big square room? Are there doors into it?

ANSWER - B113 Anatomy Lab/Classroom is shown on A0/A005 Reference Plan. Work for this space is limited to the south and west walls as noted on A1, A2, A307 Room Finish Schedule, A4 and A8.
QUESTION #4 - Please address R13 note to patch VCT. You want just the width of the door jams leading to Corridors B 002.1 & .2? Do you want transitions?

ANSWER - Our experience has been that when demolishing or installing a door into an existing wall the VCT at the location plus one tile to each side (approx. 5) are damaged in the corridor, those are VCT-1. See Note Miscellaneous 3, VCT should be installed at the door threshold; it is the length and approximate width of the door at locations where the door swings into a room with carpet (i.e. the door threshold is exposed to the corridor, see Keyed Note R13 on plan). A reducer from carpet to VCT is required per A206 Room Finish Schedule Note Miscellaneous 4 and can be found in Specification 09 65 13 00, Paragraph 2.04.

QUESTION #5 - Note 3 on B109 miscellaneous is not clear as to location.

ANSWER: As noted per Keyed Note R13 on plan.

QUESTION #6 - Page A1 key notes reference Finish Schedule A308 on page A3, is there an A308 or should that read A307?

ANSWER – Yes, Room Finish Schedule is A307 not A308 for Suite B105 DME Office.

QUESTION #7 - Room Finish Schedule 206 lists Classroom B113 but the room is not on plans. Also called Anatomy Lab on Plans.

ANSWER - See question 3. Existing VCT, replace base, paint walls with work.

QUESTION #8 - Corridors B 002.1 and .2 listed on room schedules A206 and A307 are not shown on the plans. It appears that corridors have “no work” other than patching at new doors with either carpet 2 or VCT. Is this correct?

ANSWER – B.022.1 and B.002.2 are indicated on A005 Reference Plan and are labeled on A1, A2, A3 and A4, they are the adjacent east and south corridors to the suite. The work includes patching the floor (and waxing at the end), paint the walls, replace the base and replace portions of the ceiling (in support of HVAC, elect, IT, security, fire protection, etc).

QUESTION #9 - Are there any floor transition details?

ANSWER - No floor transition details. Carpet to VCT reducer under door where needed, see question 4. The carpet and LVT abut each other since they are the same thickness.

QUESTION #10 - On Sheet A5 Note 5 says All cabling for access control should go to a new CBORD Panel located in the IDF Closet B.006.10. Who does UTHSC use for the CBORD system?

ANSWER - Blackhawk Integrated.
QUESTION #11 - Regarding the “Misc. Notes” on page A3. Notes 2 & 3 are calling for dissimilar materials to be installed at the door frames with transitions instead of flowing into the rooms with the carpet tile. Just want to verify these Notes.

ANSWER - These items are identified on A1/A104 Renovation Plan and A105 Keyed Notes R3 and R13.

QUESTION #12 - No window treatments are shown for the existing windows. Are there any window treatments required?

ANSWER – No window treatments.

QUESTION #13 - Will the existing materials stored in the spaces be removed by UTHSCSA prior to NTP?

ANSWER - The material stored in the spaces will be removed by UTHSCSA before the Contractor starts.

QUESTION #14 - On DME Lighting Floor Plan E-1, DME Electrical Floor Plan E-2, GME Lighting Floor Plan E-1 and GME Electrical Floor Plan E-3, there are several electrical panelboards that are designated to be used for lighting and receptacle circuits in the renovated areas. General Notes on these drawings tell us that these panelboards are located in Electrical Room B.006.11. However, there is no indication on any of the drawings as to where exactly this room is located in relation to the renovated areas, both for DME and GME. The referenced panelboards for the lighting and receptacle circuits include: M6NLP1a, M6NLP1d, M6NHP1, M6XLP2 and M6XHP2.

ANSWER - ALTC B.006.10 in shown on GME A0/A005 Reference Plan at 1/16” = 1’-0” scale.

QUESTION #15 - Please provide drawings showing the location or a horizontal distance from a designated column or point in each of the DME and GME areas to Electrical Room B.006.11, as well as the existing layout or locations of these panelboards inside Electrical Room B.006.11 in order for us to determine the distances for the new circuit homeruns and the proper conductor sizes to account for voltage drop.

ANSWER - ALTC B.006.10 in shown on GME A0/A005 Reference Plan at 1/16” = 1’-0” scale.

QUESTION #16 - On DME Renovation Tech./Comm. Floor Plan T1 and GME Renovation Tech./Comm. Floor Plan T1, under New Technology Symbols T102, we are instructed to provide cabling only from all new telephone/data outlets to existing Chase B.006.10. However, there is no indication on any of the drawings as to where exactly this chase is located in relation to the renovated areas, both for DME and GME.

ANSWER - ALTC B.006.10 in shown on GME A0/A005 Reference Plan at 1/16” = 1’-0” scale.
QUESTION #17 - Please provide drawings showing the location or horizontal distance from a designated column or point in each of the DME and GME areas to Chase B.006.10 in order for us to determine the distances for the new cabling.

ANSWER - ALTC B.006.10 in shown on GME A0/A005 Reference Plan at 1/16” = 1’-0” scale.

QUESTION #18 - Although there are new telephone/data outlet locations indicated on the drawings, there are no notes or symbols shown for any existing outlets or cables that will need to be removed or relocated.

ANSWER - The current shell spaces are not known to have any data outlets or cables.

QUESTION #19 - If there are existing outlets and cabling, will these be removed by others? If this is part of the work, please provide a drawing for each of the areas indicating all of the outlet locations and quantities of cables to be removed and where the existing cables are currently originating from.

ANSWER - The current shell spaces are not known to have any data outlets or cables.

QUESTION #20 - On DME Architectural Demolition Floor Plan A1, Detail A103, Keyed Note D5, there is an existing conduit for “Lighting” grounding system (we assume this is a Lightning Protection down lead) that is to be relocated. It is stated that the system is under warranty and is to be coordinated with UT Health San Antonio. Please provide the location to which this conduit is to be relocated. If the conductor inside the conduit is also part of this work, provide the conductor size and a detail as to how this conduit and conductor is to be cut, spliced, replaced and reconnected once it is relocated. If the system is under warranty and a particular company is responsible for this work, please provide contact information for the responsible company.

ANSWER - New location is indicated on A1/A104 and A105 by Keyed Note R14.