

February 29, 2024

ADDENDUM #1
Renovation for Blinn Academic Building
Project 23037, Blinn RFP #212



Notice to all bidders:

This Addendum forms a part of the Contract Documents and modifies the Specifications and Drawings dated **February 12, 2024** to the extent noted hereinafter. All parties of interest shall take careful note of this Addendum so that proper allowance is made in all computations, estimates and contracts and so that all trades affected are fully advised in the performance of work that will be required by them.

1. What is the expectation as far as cleaning the glazed CMU walls of the corridors and lobby? Will it be expected of the GC to patch/fill holes/cracks? If so, will the color of the glazed CMU need to be matched? Please advise.

Response:

As per specification section 040110 – Masonry cleaning, the General Contractor is required to clean the glazed CMU walls in the corridors and lobby using potable water and laundry detergent. This cleaning process should be applied by hand, utilizing medium-soft brushes.

Additionally, it is expected that the GC will patch/fill any holes or cracks in the CMU blocks to match existing.

2. Can any clarification be provided on how the wood trim at the top of the walls is attached? Is it attached to the ceiling grid system, or is it independent? If attached to the ceiling grid system, this could affect the extent to which installing new ceilings if that alternate were to be accepted.

Response: The wood trim looks to be glued and shot into the cinderblock wall, and the grid work is nailed to the wood trim.

3. The alternates that are listed within the specifications are not shown at all on the drawings. To that effect, the New RCP sheet A8.2 showing the new 2x2 lay in ceiling shows the lobby receiving this also, when it has been listed in the specs as an alternate. Please provide clarification for bidding purposes.

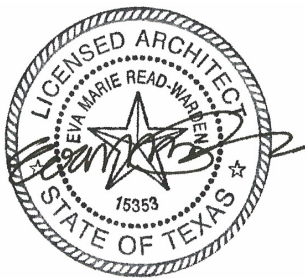
Response:

On both the base bid and alternate, the lobby ceiling tile will be upgraded to the new 2x2 lay-in ceiling panel.

While regarding the lobby ceiling grid:

- Base Bid: The existing ceiling grid will be retained, cleaned, and painted white.
- Alternate: Remove the existing ceiling grid and replace it with a new ceiling grid. (Refer to specifications section 012300- Alternates, part 3.1.A)

Eva Read-Warden
Principal



02/29/2024

4. Is the GC responsible for the removal and haul off existing light fixtures or is this by other since base cost calls for Owner to install Owner Light Fixtures?
Response: Per Alternate No. 2: New 2x4 LED lights in corridors & lobby
- Base Bid: Owner is responsible for the removal and haul off existing light fixtures.
 - Alternate: GC is responsible for the removal and haul off existing light fixtures.
5. Is the GC responsible for removal and re-installed of existing mechanical diffusers or is this by other?
Response: Yes. Clean & paint existing mechanical diffusers as a part of contractor scope.
6. Is the GC responsible for the fire alarm, exit lighting, data box and other items removal at the existing ceiling as well as reinstallation or is this will be by other?
Response: Yes. Blinn's preferred Fire Alarm contractor is Hermann Alarms.
jhermann@hermannalarms.com
979-421-6094
Blinn IT will remove Wireless Access Points prior to construction. Data to remain and coiled above ceiling during construction.
7. Is the GC responsible for removal of miscellaneous signage/ items and equipment on the walls or is this by other?
Response: Blinn Maintenance will remove signage and items from the walls.
8. During the walkthrough, there were multiple areas where the existing glazed blocks are damaged or stained from observation and would be very difficult to remove per the masonry cleaning specifications per the project manual. Per the project manual, it may not be adequate to remove all of the existing residual on the current block or even return the block to its previous conditions? Please advise in regard to what condition the Owner is requesting the finished product to be at once the scope of work is complete. Or do the bidder price in accordance with the specifications per the project manual?
Response: Bidders should price the cleaning in accordance with the specifications.
9. In regard to the expansion joint removal and reseal, what type materials should be used. Please advise and elaborate.
Response: Expansion/control joint removal and replacement is for walls only. See attached Joint sealant specifications.
10. Would it be applicable to fabricate new cut metal lettering in lieu of removable and reinstall of existing signage since the condition and mounting pattern is unknown and it will be very difficult to salvage during removal if it is a thin metal cut letter? Please advise.
Response: For pricing purposes, assume existing letters can be removed in good condition and reused.
11. Will floor protection be required during construction to protect existing flooring?
Response: Yes, a level of protection needs to happen to protect existing flooring.
12. Who is responsible for the data cabling for the TV?
Response: Blinn IT department will be responsible for the data cable connection. GC is responsible for providing ring and pull string.
13. Will we be supplying new fire extinguishers with the cabinets?
Response: The intent is to reuse fire extinguishers and Blinn Maintenance has extras available for use.
14. Will we demo the existing lighting with the ceiling grid?
Response: Yes, but a phased approach will need to be considered for corridors as Faculty and Staff will still need adequate lighting to safely access their offices. Also, see answer to question 4 above.

15. Are the Class Bells and Hallway Clocks scheduled to remain? If not, who will be responsible for removing it?

Response: Blinn College Facilities will remove the clocks and shut power off to the boxes until after the renovations are complete. As for the bells in the hallways these are no longer used and are not part of the fire alarm system so, please remove them and finish out accordingly.

Note:

Based on confirmation from the owner, the specifications for section 099100-Painting, parts 3.7.B and 3.7.A have been updated as follows:

- A. Concrete Unit Masonry: Provide the following finish systems over previously painted interior concrete masonry:
 - 1. Satin Latex Enamel Finish: Two coats over existing paint
 - a. Prep: Clean and sand existing surface to receive new paint.
 - b. Finish coats: Semi-gloss latex enamel.
Color: Sherwin Williams 7008 "Alabaster"
Accent Color (only for front wall at lobby): Sherwin Williams 7030 "Anew Gray".
- B. Gypsum Board: Provide the following finish systems over interior gypsum board surfaces:
 - 1. Satin Latex Enamel Finish: Two finish coats over a primer.
 - a. Primer: Interior gypsum board primer.
 - b. Finish Coats: Interior Semi-gloss latex enamel.
Color: Sherwin Williams 7008 "Alabaster"

END OF ADDENDUM #1