

## ADDENDUM 2 PreBid- DELTA 2

Project Name: The Houston Venue  
Project Number: FRC 16001  
Issued To: Bidders

Bid Set Issue Date: 04/26/2016  
Addendum Date: 05/12/2016

### A. NOTICE TO BIDDER

1. This addendum is issued pursuant to the Bidding Instructions as is hereby made part of the Bid Documents. This addendum serves to clarify, revise and supersede information found in the previously issued Bid Sets and Addenda. The Bidder shall acknowledge receipt of this Addendum in the appropriate space on the Bid Form. Failure to do so may subject the Bidder to disqualification. A list of attachments, if any, is part of this document.

### B. CLARIFICATIONS

1. Building Signage – Response: Only signage provided by contractor shall be signage required by building codes.
2. Rm# 109 AV: 2 lights marked A – Should they be A1? No A on fixture schedule. Response: Yes, they should be A1.
3. Rm#103 Storage: 4 lights marked A3 – should they be A1? The A3 symbol on the fixture schedule is not consistent with the light plan. Response: No, they are A3.
4. Typical all type C light fixtures on light plan, should they be all marked C1 since there is not a type C light fixture on the schedule? Response: The light fixture schedule has been revised. C1 and C2 have been replaced with C. The C fixture is the monopoint LED.
5. Rm# 102 Mini Bar: 10 lights marked B – should they be marked C1? The B symbol on the fixture schedule is not consistent with the light plan. Response: The ceiling and lighting above main bar has been revised. Refer to addendum 2 drawings.
6. Rm# 102 Mini Bar: 21 lights marked E – should they be marked G? The E symbol on the fixture schedule is not consistent with the light plan. Response: The ceiling and lighting above main bar has been revised. Refer to addendum 2 drawings.
7. Covered porch: There are 6 lights marked X2. Fixture schedule states X2 should not be used. Do these fixtures go away or are they to be replaced with another type? Response: They have been replaced with X1. Reference Addendum 2 Reflected Ceiling Plans.



8. What type light fixtures are the X6? The fixture schedule does not specify make/model?  
*Response: X6 will be replaced with X4.*
9. Rm# 143 outdoor bar: 23 lights marked N. The fixture schedule does not show a type N fixture. What is the make/Model of this fixture? *Response: The outdoor bar lights have been changed from N to X1. Reference Addendum 2 Reflected Ceiling Plans.*
10. On sheet E2.0 electrical one line riser diagram shows the contractor to provide and install underground primary conduits with pull wire from the power company pad mount transformer to the power company utility pole. Can you please provide the location of the power company utility pole and what quantity and size of the underground conduits that will be required? –  
*Response: Please refer to revised Addendum 2 Drawings.*
11. On sheet E2.0 electrical one line riser diagram shows the contractor to provide and install underground primary conduits with pull wire from the power company pad mount transformer to the power company utility pole. Will these conduits need to be concrete encased? *Response: Please refer to revised Addendum 2 Drawings.*
12. On sheet E2.0 electrical one line riser diagram shows the electrical service C.T. and meter base to be furnished and installed by the landlord. On sheet ES1.0 keyed note #4 shows the C.T. and meter base to be furnished and installed by the electrical contractor. Will these electrical devices be furnished and installed by the Landlord or the electrical contractor? *Response: Please refer to revised Addendum 2 Drawings.*
13. On sheet E2.0 electrical one line riser diagram shows the underground electrical service secondary feeder conduits to be furnished and installed by the landlord. Sheet ES1.0 keyed note #5 shows the underground electrical service secondary feeder conduits to be furnished and installed by the contractor. Will the underground service secondary feeder conduits be furnished and installed by the Landlord or the electrical contractor? *Response: Please refer to revised Addendum 2 Drawings.*
14. On sheet E2.0 telephone system riser diagram shows the (2) 4" schedule 40 PVC telephone service entrance conduits and junction box to be furnished and installed by the landlord. Will the telephone service entrance conduits and junction box be furnished and installed by the Landlord or the electrical contractor? *Response: Please refer to revised Addendum 2 Drawings.*
15. Is there an HVAC base building controls contractor for this project and if so, who it is? Also, I don't see any reference to Test and Balance anywhere in the documents. *Response: The*

testing, adjusting and balancing of the air conditioning and hood system will be performed by an independent technical firm employed directly by the General Contractor and shall not be part of the Mechanical Contractor's scope of work. The Air Conditioning Contractor shall provide and coordinate the services of qualified responsible mechanics and other personnel as required to correct, repair or replace all deficient items or conditions found during the testing and balancing period.

16. I appreciate the information and I did look through them. On the first page of the specs (on the architectural drawings) there is an index and it does list the mechanical spec sections. However, I've gone through the pages and I can find only two mechanical spec sections – 15100 and 15700 which are just basic specs with no specifics. Please advise. Response: Please refer to attached specification section 15700 HVAC
17. I see lockers on the spec drawings but no quantities listed and I can't find any on drawings. Any idea of how many units of the four-tier lockers are required? Other scopes don't reflect on drawings but Qty given in spec. I.e. fire accessories, site accessories. Response: Lockers are not required on this project. Please disregard.
18. Green room toilet and TLT 130 don't show up on the enlarged toilet room plans, and a couple individual toilet rooms don't show all of the accessories that they'll need. Please clarify. Response: Please refer to addendum 2 drawings for enlarged plan.
19. The finish schedule shows floor F-4 to be a resin floor. There is no floor spec for this type of floor that I could find? Is there any epoxy flooring for the resin floor in this project? Please advise. Response: Please refer to addendum 2 drawings for finish schedule.
20. Are the toilet partitions SS or HDPE? Finish schedules shows SS and Toilet Accessory Schedule show shows them as plastic. Response: The Toilet Accessory Schedule is correct. Please disregard M-1.

#### **C. MODIFICATIONS TO PROJECT MANUAL**

1. Section 15700 – Heating, Ventilating and Air Conditioning: Original issue was not complete. Please see updated section. Re: Attached 8.5 x 11 sheets.

#### **D. MODIFICATIONS TO DRAWINGS**

##### **Civil Sheets**

1. Sheet C0.0 – Cover Sheet: Removed benchmark info, added Addendum #2 to the Plan Submittal Log, updated Plan Date, provide approval from BDD4 for the plan set and updated sheet index.
2. Sheet C1.0 – General Notes: Added benchmark info
3. Sheet C2.0 – Erosion Control Plan: Removed benchmark info and revised inlet protection
4. Sheet C2.1 – Erosion Control Details: Added inlet protection detail for area drains
5. Sheet C3.0 – Demolition Plan: Removed benchmark info and revised fence demolition scope along the perimeter

6. Sheet C4.0 – Dimension Control and Paving Plan: Removed benchmark info and added reference. Revised pavement hatches and matched to legend. Added concrete pads for gate operations. Revised Driveway aprons pavement
7. Sheet C5.0 – Existing Drainage Area Map: Removed benchmark info
8. Sheet C5.1 – Proposed Drainage Area Map: Drainage Areas updated
9. Sheet C5.2 – Storm Drainage Plan (Sheet 1 of 2): Revised and added roof drain connections. Revised storm drainage at rear of building. Added Storm Pump to plan.
10. Sheet C5.3 – Storm Drainage Plan (Sheet 2 of 2): Revised and added roof drain connections. Revised storm drainage at rear of building.
11. Sheet C6.0 – Grading Plan (Sheet 1 of 2): Minor grading adjustments. Added more grading callouts. Added Section B-B
12. Sheet C6.1 – Grading Plan (Sheet 2 of 2): Minor grading adjustments, Added more grading callouts. Removed ramp at handicapped parking. Extended retaining wall on Chenevert Street
13. Sheet C7.0 – Utility Plan: Removed sanitary connection at stage, now handled by building plumbing.
14. Sheet C8.1 – Construction Details (Sheet 2 of 4): Replaced City of Houston Sanitary Manhole Details with Park Sanitary Manhole Detail. Added Trench Drain Detail
15. Sheet C8.2 – Construction Details (Sheet 3 of 4): Removed BB Inlet modification detail for inclusion on Public Plans.
16. Sheet C8.3 – Construction Details (Sheet 4 of 4): Added Wheel Stop detail.

#### **Landscape / Irrigation Sheets**

1. Sheet L1.01 – Updated Tree Preservation Plan.
2. Sheet L2.01 – Updated Landscape Plan.
3. Sheet L2.02 – Updated Landscape Specifications and Details
4. Sheet L3.01 – Added Landscape Irrigation Plan
5. Sheet L3.02 – Added Irrigation Specifications and Details

#### **Architectural Sheets**

1. Sheet T1.1 – Updated list of contacts. Revised Sheet index.
2. Civil Drawings: All Civil Drawings were omitted in original bid issue documents.
3. Sheet A0.3 – Updated Key Notes. Added Key notes #40 and #41. Added Detail Keys to the plan. Update building Area Calculations.
4. Sheet A0.4A – Updated finish schedule.
5. Sheet A1.0A & A1.0B – Revised Main Bar 102 and Storage 103. Deleted Baby Changing Station from Women’s 117 and Men’s 118. Updated dimensioning plan. Revised Dining 113 room name.
6. Sheet A1.1A & A1.1B – Revised Main Bar 102 and Storage 103. Updated enlarged plan tags and plan notes. Deleted Baby Changing Station from Women’s 117 and Men’s 118. Updated dimensioning plan. Revised Dining 113 room name.
7. Sheet A1.2A – Revised Main Bar 102 and Storage 103. Adjust seating and accessible path accordingly.
8. Sheet A1.3A & A1.3B – Updated Key Notes, Floor Finish Legend. Located all of the floor sinks and drains on the Finish Plan to coordinate with Plumbing Plans. Added floor finish tags to walk-in coolers / freezers and cabanas / flex stand. Deleted Baby Changing Station from Women’s 117 and Men’s 118. Updated dimensioning plan. Revised Dining 113 room name.

9. Sheet A1.4AA & A1.4B – Revised Main Bar 102 and Storage 103. Added Detail keys, ceiling heights and lighting install heights. Revised lighting lay-out in Kitchen 136 and Dry Storage 131. Revised ceiling in AV Closet 109. Update Key Notes.
10. Sheet A1.5A & A1.5B – Revised Main Bar 102 and Storage 103. Updated dimensions. Add Detail Key notes for Lighting in Queuing Lines and VIP Area. Revised lighting lay-out in Kitchen 136 and Dry Storage 131.
11. Sheet A1.6A & A1.6B – Located the VIP Area. Updated Key Notes. Added Window Tags to Skylights.
12. Sheet A1.7A – Deleted TA-8 Baby Changing Station from Details 1, 10 and 19. Tagged Station in in Detail 1 in Family Toilet 114. Added dimensions to Detail 1. Revised height of Restroom Counter Pedestal in Details 11 and 19. Updated finish placement in all details.
13. Sheet A1.7B – Updated finish placement in all details and added finish schedule. Added details 11 through 22.
14. Sheet A1.8 – Added Sheet to project.
15. Sheet A1.9A –
16. Sheet A1.9B – Updated finish placement in all details. Located Window Type 'J' in details 1 – 4. Located Doors 10 and 11 in details 1 & 2.
17. Sheet A1.10 – Added Sheet to project.
18. Sheet A1.11 – Revised Details 1 and 8 to 12" handrail extension. Revised Detail 15.
19. Sheet A1.12 – Revised all plan details to install ½" sheathing, over 1" insulation board on metal studs.
20. Sheet A2.0A & A2.0B – Updated exterior building elevations with material placement.
21. Sheet A2.3D & A2.3E – Updated interior building elevations with material placement.
22. Sheet A3.0 – Updated Finish Legends. Revised building section elevations to show placement of exterior finish materials. Added section keys to drawings. Revised roof framing to slope to drain and reduced tapered insulation.
23. Sheet A3.1 – Updated Finish Legends. Revised building section elevations to show placement of exterior finish materials. Added section keys to drawings. Revised roof framing to slope to drain and reduced tapered insulation.
24. Sheet A3.2 – Updated Finish Legends. Revised wall sections to show placement of exterior finish materials. Revised roof framing to slope to drain and reduced tapered insulation.
25. Sheet A3.3 - Updated Finish Legends. Revised wall sections to show placement of exterior finish materials. Revised roof framing to slope to drain and reduced tapered insulation.
26. Sheet A3.4 – Updated Finish Legends. Revised wall sections to show placement of exterior finish materials. Revised roof framing to slope to drain and reduced tapered insulation.
27. Sheet A3.5 - Updated Finish Legends. Revised wall sections to show placement of exterior finish materials. Revised roof framing to slope to drain and reduced tapered insulation.
28. Sheet A3.6 - Updated Finish Legends. Revised wall sections to show placement of exterior finish materials. Revised roof framing to slope to drain and reduced tapered insulation.
29. Sheet A3.7 – Updated Finish Legends. Revised wall sections to show placement of exterior finish materials.
30. Sheet A3.8 – Revised wall section details to show material placement and sloped roof framing.
31. Sheet A3.9 - Revised wall section details to show material placement and sloped roof framing.

### **Structural Sheets**

1. Sheet S0.0 – Added General notes.
2. Sheet S1.0 – Revised Foundation Plans and updated column sizes.

3. Sheet S1.1 – Updated Foundation Plan dimensions and details keys.
4. Sheet S2.0 – Revised Framing Plan, updated beam sizes, revised top of steel notations, revised section detail keys and plan notes.
5. Sheet S2.1 – Added beams and revised dimensions and plan notes.
6. Sheet S4.0 – Added details and revised numbering.

#### **Food Service Sheets**

1. Current Food Service Drawings are provided for reference only.

#### **Plumbing Sheets**

1. Sheet P1.1A & B – Coordinated storm drain piping. Rerouted Sanitary piping to avoid retaining walls.
2. Sheet P2.0 – Added Storm Area Drain to Plumbing Equipment Schedule.
3. Sheet P3.2 – Added a Storm Catch Basin Detail.

#### **Mechanical Sheets**

1. Sheet M1.0A – The air devices and ductwork in the bar, dining area near bar and vestibule were updated for the ceiling changes in the area.
2. Sheet M2.0 – The air device schedule was updated to include the new air devices in the bar and dining areas.

#### **Electrical Sheets**

1. Sheet E1.0A – Various lighting throughout plan has been revised. Revised circuitry to those relocated, removed and added lights.
2. Sheet E1.0B – Various lighting throughout plan has been revised. Revised circuitry to those relocated, removed and added lights.
3. Sheet E1.1A – Added junction box and circuitry for the retractable roof motor. Relocated items 03 and 90 within the storage room due to the change in thickness of the wall.
4. Sheet E2.0 - Revised the Marlin Dimming System Riser Diagram per Marlin specs, detail 6/E2.0. Revised Telephone Riser Diagram noting the incoming service. Detail 4/E2.0. Revised notes directed to the incoming primary and secondary feeders, detail 7/E2.0.
5. Sheet E3.0 - Revised Marlin Panel Schedules DMA and DMB for revised lighting. Added retractable roof circuit to panel A.
6. Sheet E3.2 - Revised and added light fixtures E and Q.

### **E. ATTACHMENTS**

1. Specifications: Section 15700
2. Civil Drawing Sheets: C0.0, C1.0, C2.0, C2.1, C3.0, C4.0, C5.0, C5.1, C5.2, C5.3, C6.0, C6.1, C7.0, C8.0, C8.1, C8.2, C8.3
3. Architectural Drawing Sheets: T1.1, A0.3, A0.4A, A1.0A&B, A1.1A&B, A1.2A, A1.3A&B, A1.4A&B, A1.5A&B, A1.6A&B, A1.7A&B, A1.8, A1.9A&B, A1.10-A1.12, A2.0A&B, A2.3D&E, A3.1 – A3.10
4. Structural Drawing Sheets: S0.0, S1.0, S1.1, S2.0, S2.1, S3.0, S3.1, S4.0, S4.1
5. Food Service Sheets (For Reference Only): FS1.0 – FS5.0, FS6.1 – 6.7
6. Plumbing Sheets: P1.1A&B, P2.1, P3.2

7. Mechanical Sheets: M1.0A, M2.0
8. Electrical Sheets: E1.0A&B, E1.1A, E2.0, E3.0, E3.2

## **SECTION 15700 – HEATING, VENTILATING AND AIR CONDITIONING**

### 1. Work Included:

- A. Heating, ventilating and air conditioning work required, including hoisting of equipment to the specified locations and setting it in place, includes, but not necessarily limited to:
  - 1. Package heating, ventilating and air conditioning units.
  - 2. Split system heating, ventilating and air conditioning units.
  - 3. Installation of Tenant furnished exhaust hood(s).
  - 4. All HVAC & hood exhaust ducts, dampers, grills, registers and diffusers.
  - 5. Insulation of ducts and piping.
  - 6. Installation of exhaust fans, make-up air fans and gravity vents (Tenant furnished & installed by Contractor).
  - 7. HVAC controls and remote temperature sensors.
- B. Gas Connections (if required see drawings): Plumbing Contractor will bring Gas to heating, ventilating and air conditioning and final tie-in to HVAC by Plumbing Contractor.

### 2. Intent of Drawings:

- A. The drawings are diagrammatic to the extent that they do not indicate offsets, bends, special fittings and exact locations.
- B. Piping, ductwork, apparatus and equipment shall be installed to avoid obstructions, preserve headroom, keep openings and passageways clear, and make all operating equipment accessible for maintenance.
- C. Governing Codes and Standards:
  - 1. Install all work in accordance with the rules and regulations of the Standards of Safety, adopted and approved by the Insurance Underwriters and the latest standards recognized by ASHRAE and SMACNA and in accordance with local code.
  - 2. In case of conflict between said codes and the drawings, the codes shall govern in all cases; however, notify Tenant, before making such change.

### 3. Examinations of Drawings and Site:

- A. Before commencing the work, the Contractor shall carefully study the drawings, specifications and site. He shall definitely determine in advance the methods of installing and connecting the apparatus, the means for getting the equipment into place, and shall make himself familiar with all of the requirements of the Contract. Equipment shall physically fit the area allocated with ample access for service.
- B. The Contractor shall refer any discrepancies to the Architect for decision before proceeding with the work

### 4. Submittals:

- A. Materials List: The Contractor shall submit, at his expense, three (3) copies of equipment brochures in index form within fifteen (15) days after contract is signed. All equipment and material submittals shall be submitted at one time. The drawings submitted shall bear the stamp of approval of the Contractor as evidence that the drawings have been checked by the Contractor and comply with the requirements of the Contract drawings and specifications.



5. Guarantee:

- A. Furnish written certified guarantee, in acceptable form, to the Tenant, against defective workmanship, materials, and operating equipment; further, guarantee to rebalance and adjust entire system or any part thereof, as required for perfect operation for a period of at least one (1) year after acceptance, including cost of refrigerant charge. Repair, replace and make satisfactorily operative any and all defective items and, work holding Tenant free from any cost and liability in connection therewith for the term of guarantee. The manufacturer shall provide a warranty on his unit compressors for a period of five (5) years.

6. Coordination of Other Trades:

- A. The work under this section shall be coordinated with other trades to maintain a rapid and smooth construction progress with a minimum of interference.

7. Painting:

- A. Apply one (1) coat of Zinc Chromate, or Rustoleum to bare metal surfaces of supports, etc. color to match unit's color or as directed by Architect or Tenant.

8. Clean-up:

- A. All equipment and exposed surfaces shall be left smooth and clean. All plate work shall be polished and the entire premises shall be cleaned of unused materials, rubbish, and debris and grease spots.

9. Products:

A. General

1. All Equipment shall be the capacity and type shown on the Equipment Schedule on the drawings and shall as manufactured by one of the manufacturers designated on that schedule or shall be an equal approved in advance by the Architect.

B. Sheetmetal Work

1. Sheetmetal: Prime steel sheets, hot dipped galvanized of the following gauges:
- (a) Up to 12" wide or diameter, #26
  - (b) 13" to 30" wide or diameter, #24
  - (c) 31" to 60" wide or diameter, #22
  - (d) Partitions forming plenum or suction chambers, #18 gauge with 1-1/2" x 1-1/2" x 3/16" galvanized iron angle and rivets for seam connection and stiffening.
  - (e) Exposed round duct shall be spiral type similar to Semco "SS" 75 Dial wall round pipe with 1" insulation, perforated liner with all required fittings. Pipe shall be 24-26 ga.
2. Duct Construction:
- (a) Longitudinal Joints: Pittsburgh corner seams or snap lock.
  - (b) Transverse Joints: Government locks riveted at corners, constructed of metal one gauge heavier than that jointing duct sections. Ducts under 20" may be jointed with transverse capstrips.
  - (c) Supports: Except as otherwise specified, all duct hangers shall be constructed of 3/4" No. 16 galvanized strap, spacing not to exceed eight foot intervals. Where duct hangers exceed six feet in length,

provide adequate sway bracing. All vertical ducts shall be supported on angle iron brackets.

(d) Elbows: Made for an easy flow of air for minimum friction, inside radius equal to width of duct. Provide elbows with approved duct turns where indicated on plans or where space does not permit required radius.

(e) Flexible Connection: At all fans, connections shall be Neoprene coated glass fiber cloth ends which are to be turned into abutting ends of sheetmetal or angle iron frames so as to form a gasket to form an air tight joint.

3. Workmanship and construction shall meet and exceed the standards as set forth by SMACNA

#### C. Grilles, Registers and Diffusers:

1. Sizes: As indicated on drawings.
2. Supply diffusers: As indicated on drawings.
3. Return Air Registers: As indicated on drawings.

#### D. Duct Insulation:

1. Insulate all supply, make-up air and return air ducts with foil-faced blanket, see plans for additional Information. (Not required for Spiral, Round duct).
2. Maximum 25 flame spread 50 smoke developed.

### 11. Execution:

#### A. Installation of Equipment:

1. General:
  - (a) Install all equipment where indicated on the approved Contract drawings.
  - (b) Avoid interference with structure and the work of other trades: do not cut into load carrying members without the specific approval of the Architect.
  - (c) Temperature control system shall be as shown on the drawings.

#### B. Acceptance:

1. The system shall not be considered for acceptance until the Mechanical Subcontractor has completed work and demonstrated to the representative of the Tenant, proper operation of the system and strict compliance with the specifications, particularly in reference to the following articles of these specifications,
  - (a) Testing
  - (b) Cleaning
  - (c) Instructions and Operating Manuals
  - (d) Training of Operating Personnel
  - (e) As-Built Drawings
  - (f) Guarantee Certificates
  - (g) Start up and Test Document
  - (h) Independent Air Balance Report

#### C. Air Conditioning Unit Start-up and Test:

1. All air conditioning equipment shall be started and checked by the manufacturer's factory service personnel. The manufacturer shall correct any problems arising with the equipment. The manufacturer shall provide a checklist or report on the operation of the equipment, which shall be forwarded to the Architect.

D. Guarantee:

1. The guarantee provision of this specification requires prompt replacement of all defective workmanship and materials occurring within one year of job acceptance. This includes all work required to remove and replace the defective item and to make all necessary adjustments to restore the entire installation to its original specified operating condition and finish at the time of acceptance.

12. Exhaust Hood and Fan System:

- A. Kitchen hoods and fans complete with roof mounting curbs; collars and dampers will be furnished, to the job site by the Tenant. Kitchen supply, exhaust and toilet exhaust fans, all complete with roof mounting curbs; collars and dampers will be furnished with the hood package and installed as part of the General Contract. The Contractor will hang the hoods, set fan curbs and fans, and furnish and install all interconnecting sheet metal ductwork as, required by code and per hood manufacturer's cut sheets.

13. Testing, Adjusting and Balancing:

- A. The testing, adjusting and balancing of the air conditioning and hood system will be performed by an independent technical firm employed directly by the General Contractor and shall not be part of the Mechanical Contractor's scope of work. The Air Conditioning Contractor shall provide and coordinate the services of qualified responsible mechanics and other personnel as required to correct, repair or replace all deficient items or conditions found during the testing and balancing period.