



**DATE:** December 30, 2020

**SUBJECT:** Letter of Clarification 3

**RE:** Request for Competitive Sealed Proposals for Construction Contract for Lynn Wyatt Square Project

**TO:** All Prospective Proposers

Houston First Corporation (“HFC”) issues this Letter of Clarification 3 regarding the referenced Request for Competitive Sealed Proposals for Construction Contract for Lynn Wyatt Square Project to make a clarification to the solicitation and answer questions timely received in the manner set forth below:

### **CLARIFICATIONS**

**Item 1.** DUE TO THE COMPLEXITY OF DETERMINING THE VOLUME OF GEOFOAM, HFC REQUESTS THAT ALL BIDDERS ASSUME THAT THE PROJECT REQUIRES 275,000 CF OF GEOFOAM. THIS VOLUME INCLUDES ANTICIPATED WASTE.

### **QUESTIONS**

**Question 1:** The Plumbing Drawings do not appear to be coordinated with Utility Plan C3.01. Also, Sheet C3.01 indicates several proposed 2" storm connections and references Structure, AV, and Electrical?

**Answer:** Updated drawings will be provided as part of the forthcoming Addendum 1, which will include drawing revisions and specification updates.

**Question 2:** Please clarify the extent of salvaged items to be turned over to the Owner per Notes 10 and 12 on Sheets AD0.01 to AD0.03.

**Answer:** This is a general note and should be coordinated with the owner prior to starting demolition. Owner confirms the need to preserve, protect and reuse existing exhaust fans in garage as well as the Alley Theatre spotlight.

**Question 3:** a) Please provide specific details for the filter fabric and sand/gravel for the perforated pipe indicated on Sheet C3.01 as indicated may be required per the Landscape Drawings. b) Some of the perforated pipe sections do not tie into the storm drainage system. Please advise if these are to be connected to the storm system.

**Answer:** a) NDS EZflow drain (prefab product with filter fabric & alternative gravel material) is to be installed in lieu of trench section b) Yes, all perforate pipe is to be connected to the storm system. Only perforated pipe section that is not connected to the system is at the

ramp wall on the south east corner of the site, along Capitol St. Due to constraints with garage lid elevation, weep holes are to be placed at the wall in order to drain landscape area.

**Question 4:** a) Structural and Architectural Drawings do not show a sump pit in the Elevator shaft at Level B3 and there is no indication of any requirements on the Plumbing drawings. Please confirm a sump pit is not required. b) Sheet A00.03 references Sheet A10.00 for Weeps in the CMU Walls for the Elevator Shaft on B3. There are no weeps indicated on Sheet A10.00. Please clarify and advise if these weeps are to be at grade on Level B3 or if they are at the Composite Deck Elevation per Sheet S2.50. c) Please advise on the Elevation of the composite slab in the elevator shaft indicated on Sheet S2.50. d) Detail 17/S2.50 references the Plan (S1.01) for the composite slab thickness and reinforcing. This information is not indicated, please advise.

Answer: Updated drawings will be provided as part of the forthcoming Addendum 1, which will include drawing revisions and specification updates.

**Question 5:** Drawing C3.01 note proposed penetration points at various locations, and to reference MEP for continuation. There is no continuation in the MEP drawings. Please advise.

Answer: Updated drawings will be provided as part of the forthcoming Addendum 1, which will include drawing revisions and specification updates.

**Question 6:** Is there a drawing that could be provided that shows the existing garage lid elevations? Or can a rough elevation point be provided?

Answer: Existing drawings for the garage and plaza are provided. There is no record of the Datum that was used for the drawings that indicate spot elevations. The team relied on a limited number of probe locations to determine an approximate delta between elevations provided on the drawings and the existing grades as shown on the current survey. The existing elevations were consistently 0.95 ft lower than those shown on the as-built drawings, and the team's assumption is that this delta is consistent across the entire lid of the parking garage. Precise elevations of existing structure may differ from what is shown in construction documents. Contractor shall bring any discrepancies between existing conditions and design documents to the Owner's attention prior to construction.

**Question 7:** Please consider this roofing substitution request. Firestone offers the same PVC as specified only utilizing the top tier contractors in our area. While diving into the spec I did find a couple things that had conflicting info. The PVC called out is fabric backed but the product listed as the basis of design is not fabric backed.

Answer: Firestone is an acceptable manufacturer for the PVC roofing and the submitted product meets the performance criteria.

**Question 8:** What are the requirements on Lane Closures and Traffic Control? What are the requirements for pedestrian control? Will there be any drawings or layouts for either?

Answer: Lane closures will include the two inside lanes of each curb extension section. TCP plan to be submitted to City by contractor at the time of closure. The City requires TCP Plan/Application to be reviewed and approved just prior to the implementation of the road closure.

**Question 9:** Are the original plans for the existing underground parking garage structure available? Plans that specifically show the elevations of the top of the garage? We can't accurately take off the structural foam without knowing all of the elevation of the top of the existing parking garage. The existing grades shown on the existing topographic survey reflect the elevations of what is there, but since we are demo'ing the existing site we will have to know what elevation to demo to, to get to the top of the garage.

Answer: Existing drawings for the garage and plaza are provided. There is no record of the Datum that was used for the drawings that indicate spot elevations. The team relied on a limited number of probe locations to determine an approximate delta between elevations provided on the drawings and the existing grades as shown on the current survey. The existing elevations were consistently 0.95 ft lower than those shown on the as-built drawings, and the team's assumption is that this delta is consistent across the entire lid of the parking garage. Precise elevations of existing structure may differ from what is shown in construction documents. Contractor shall bring any discrepancies between existing conditions and design documents to the Owner's attention prior to construction.

**Question 10:** What drainage aggregate should be used for the perforated landscape drainage on C3.01?

Answer: NDS EZflow drain (prefab product with filter fabric & alternative gravel material) is to be installed in lieu of trench section.

**Question 11:** Please identify the required fabric for the landscape drainage system.

Answer: NDS EZflow drain (prefab product with filter fabric & alternative gravel material) is to be installed in lieu of trench section.

**Question 12:** Please confirm the required landscape drainage pipe (4"-8") is to be ADS N-12 pipe.

Answer: NDS EZflow drain (prefab product with filter fabric & alternative gravel material) is to be installed in lieu of raw ADS N-12 pipe.

**Question 13:** Does the landscape require weed barrier fabric under the hardwood mulch?

Answer: No.

**Question 14:** Please provide more information on the "drainage channel (ref. hydrotech)" on C3.01.

Answer: Hydrotech system will be removed in this area.

(Updated drawings will be provided as part of the forthcoming Addendum 1, which will include drawing revisions and specification updates.)

**Question 15:** Please confirm if PAV-4 is to be placed inside the HD-1 rings as mulch for the trees.

Answer: Yes.

**Question 16:** Sheet W8.02 calls for a precast concrete surge tank to be located in the equipment room. We question the feasibility of getting a tank of this size into the equipment room. Please advise if this is in fact feasible or if this tank perhaps should be a CIP concrete structure or perhaps a modular fiberglass tank structure.

Answer: Logistics of getting a precast tank into garage were not investigated by design team. For bidding purposes, include price of precast tank.

**Question 17:** Sheet W8.02. Are there any requirements for the surge tank to receive any interior waterproofing coating and if so, what is the desired waterproofing material?

Answer: For bidding purposes, use the same waterproofing in fountain specifications.

**Question 18:** Sheets C1.02 Demo Plan & C2.01 Grading Plan – The exterior perimeters are not the same, please advise.

Answer: Updated drawings will be provided as part of the forthcoming Addendum 1, which will include drawing revisions and specification updates.

**Question 19:** Civil Sheets – There are a lot of items on the site that are not indicated to be removed per the Civil Demolition drawing. Please advise.

Answer: All surface items within the limit of work and above existing garage lid are to be removed. Please refer to the structural/arch plans for additional demolition and subsurface demolition.

**Question 20:** Sheet C1.02 - Southwest corner of the site, one inlet is being removed. C3.01 does not indicate any new work. Please advise.

Answer: Existing storm inlet to remain. (Updated drawings will be provided as part of the forthcoming Addendum 1, which will include drawing revisions and specification updates.)

**Question 21:** Sheet C3.01 - There are several notes (REF. MEP Plan for Cont.), cannot find this drawing. Please advise.

Answer: An additional plumbing sheet with storm sewer continuations will be provided with the forthcoming Addendum 1, which will include drawing revisions and specification updates.

**Question 22:** Is it possible to move the water tap to where the public line is under the sidewalk at Smith and Texas? This could help reduce unforeseen conflicts in the road and eliminate traffic control and cut and patch.

Answer: No changes or substitutions are allowed during bidding phase. This change can be considered with the successful bidder. Refer to standard COH Public Works drawing for plan and profile of water tap.

**Question 23:** Please provide public plan and profile drawings for the water tap on Texas Avenue.

Answer: Refer to standard COH Public Works drawing for plan and profile of water tap.

**Question 24:** Sheet S0.01 – General Notes; "Part VII - Wood"; "B"; "Glue Laminated Beams (GLB) Shall be Douglas Fir or Southern Yellow Pine" Question: Would you consider substituting the DF or SYP GLB in the current spec. with a Nordic Spruce-Pine Fir GLB? (ex. Nordic LAM+) Please note the GLB is ANSI A190.1 certified and meets or exceeds the current structural requirements and specs as described. It is merely a different species that we harvest and process.

Answer: At this time, no substitutions for this item will be considered; however, final selected contractor may submit a substitution request for consideration.

**Question 25:** Are existing PT shop drawings available? If so, please provide. (for structural reinforcing work)

Answer: PT shop drawings are not available but existing garage and plaza drawings are posted.

**Question 26:** Are structural as-builts available? If so, please provide. (for structural reinforcing work)

Answer: Existing garage and plaza drawings are posted.

**Question 27:** Sheet P02.01 – Floor drain shown on sheet A00.01 between near column grid G/H-1 is not shown on plumbing drawing. Please clarify.

Answer: A floor drain will be added at the location shown on the architectural drawings. The discharge from the drain will route to the north and connect to the other added drain line. (Updated drawings will be provided as part of the forthcoming Addendum 1, which will include drawing revisions and specification updates.)

**Question 28:** Sheet P02.01 – No storm continuation shown from civil. Please clarify.

Answer: Each storm line originating at a penetration point will be routed horizontally in the B1 level to the main storm line existing the building, then connecting to the City's storm system. (Updated drawings will be provided as part of the forthcoming Addendum 1, which will include drawing revisions and specification updates.)

**Question 29:** Specification Section 04 72 30 - The following vendors are members of the Cast Stone Institute in Texas (are they approved for the site and fountain cast stone for this project?): Advanced Architectural Stone [www.advancedarchitecturalstone.com](http://www.advancedarchitecturalstone.com); AHI Supply, LP [www.ahi-supply.com](http://www.ahi-supply.com); Christopher Stuart Cast Stone, Ltd. [www.cscaststone.com](http://www.cscaststone.com); Dallas Cast Stone Company [www.dallasstone.com](http://www.dallasstone.com); Siteworks, Inc. [www.siteworkscaststone.com](http://www.siteworkscaststone.com)

Answer: If these vendors meet the project specifications, these vendors may be considered.

**Question 30:** Specification Section 06 15 16, Section 2.01 "Wood Roof Decking" - Question: Would you consider substituting the DF decking with a Nordic Spruce-Pine Fir glued-laminated decking? Please note: Glued-laminated decking can be fabricated in various thicknesses and widths. We see an opportunity to possibly eliminating one layer of plywood sheathing while using the acceptable thickness of engineered ES11 decking. (see detail 7 or 18 on S4.20)

Answer: At this time, no substitutions for this item will be considered; however, final selected contractor may submit a substitution request for consideration.

**Question 31:** Will there be any allowances that we need to account for and include in our pricing?

Answer: Refer to question #14 in Letter of Clarification #2.

**Question 32:** On Sheet E09.01 Lighting Schedule, a note appears at the bottom that references Lighting Design Sheets (LD) for Lighting Schedule. Currently no schedule is found or published for those series of lighting fixtures. Please provide a schedule for the required lighting.

Answer: See sheet LD0.00 for Lighting Schedules.

**Question 33:** Can a site visit be scheduled to review the existing electrical services to be relocated.

Answer: Following the site visit on Wednesday December 2, no other site visits are anticipated.

**Question 34:** Referring to the AV Sheets AV6.02, 03, and 04 concerning the Combined Utility Boxes: Are any internal devices included in the box, or are these internal devices required to be provided by the electrical contractor?

Answer: All low voltage device plate inserts are to be provided and installed by the AV systems contractor. All electrical connections are included and should be installed by the electrical contractor.

**Question 35:** Can you please confirm that you will release a new Proposal Form with the Unit Prices on them so we have a place to put the Unit Prices Per Section 01 22 00?

Answer: Unit prices will not be required as part of the Proposal. Specification 01 22 00 will be deleted.

**Question 36:** Can you please update the specifications per the Roofing that is required at the Restaurant Shell Building? The specifications list Spec 07 54 19 Polyvinyl-Chloride (PVC) Roofing, but the Drawings show a Tile Roof System?

Answer: In addition to the tile roof system there is PVC roofing shown in the mechanical pits on roof.

**Question 37:** Unit pricing mentions Post Tensioning. Will there be a Post Tension Specification?

Answer: Section 01 22 00 UNIT PRICES will be removed and is not required.

**Question 38:** Please note no. 06/A02.02. Please provide location and details of access doors.

Answer: Provide one access panel in Trash Room 104 Ceiling.

**Question 39:** Refer A06.00. Door type of door no. G-120A is given as "F". But details of door type "F" is missing. Please clarify.

Answer: Door G-120A will be door type 'B'.

**Question 40:** Will there be an Asbestos Report released for this project?

Answer: See Attachment "A".

**Question 41:** Is black spruce an acceptable alternate species for the Glue Laminated Timber (Arches and Purlins) as well as decking.

Answer: At this time, no substitutions for this item will be considered; however, final selected contractor may submit a substitution request for consideration.

**Question 42:** Is the Architecture team open, to any VE options regarding the purlin spacing, decking thickness, and layers of applied plywood sheathing?

Answer: At this time, no VE options for this item will be considered; however, final selected contractor may submit VE options for consideration.

**Question 43:** Per the newly issued LD sheets. There are lights that are noted as relocation for Alley Theatre façade lights. Those lights already existing. Please clarify is these should be new, if so what type of lights should they be, and from what circuit should they be controlled. If they are existing to be re-used, please confirm.

Answer: Existing spot lights for Alley Theatre facade are to be preserved, protected and reused/reinstalled.

**Question 44:** Sheet C1.02 notes traffic boxes on Capitol. Please advise what to do with those traffic boxes, as well as what they feed.

Answer: Traffic control boxes are to remain. New paving will be placed around existing boxes that are servicing Capitol/Smith intersection.

**Question 45:** Refer. C3.01, please confirm that all perforated pipe is shown as dashed lines

Answer: All dashed storm/utility lines are to be perforated NDS EZ flow pipe.

**Question 46:** Refer RCP. Please provide specification section for Linear Wood Ceiling.

Answer: "CL-2 Linear Wood Ceiling" is WD-2 T&G 1x6 Decking - ref finish schd. The exposed roof deck is the finished ceiling.

**Question 47:** Refer A09.00. Please provide detailed finish plan with hatching containing floor type.

Answer: Ref A01.00 and A01.01 for floor finishes.

**Question 48:** Refer A09.00. Where floor type polished concrete is applicable? Please clarify.

Answer: Ref A01.00 and A01.01 for floor finishes.

**Question 49:** Wall tiles are not mentioned on plan. Please provide location of wall tiles, if any.

Answer: Ref A01.05.

**Question 50:** Refer 07 / G0.05. Please provide mockup plan, location details, details of curtain wall and floor plan.

Answer: Ref 5 & 6/G0.05 for full dimensions and detail references.

**Question 51:** Reference L1.12 Site Furnishings items. Will the site furnishing items be provided by owner if not please provide a spec section.

Answer: See section 32 33 00.

**Question 52:** Refer WP1.10 Detail 2 & 3. Note 1 calls out sheet 18/W2.00. There was no sheet W2.00 provided. Please provide missing sheet.

Answer: Callout should read "Refer to detail 18/WP1.10".

Letters of Clarification become part of the solicitation and automatically supersede any previous specifications or provisions in conflict therewith. By submitting their Proposal, Proposers shall be deemed to have reviewed all Letters of Clarification on the website and incorporated them into their submittal. Verbal responses will not otherwise alter the specifications, terms and conditions as stated herein. It is the responsibility of Proposers to monitor at [www.houstonfirst.com/do-business](http://www.houstonfirst.com/do-business) and ensure they review any such Letters of Clarification and incorporate them in their Proposal.



Attachment "A"

**J3 Resources, Inc.**  
6110 W. 34th Street, Houston, Texas 77092  
Phone: (713) 290-0221 - Fax: (713) 290-0248  
*J3Resources.com*



**Bulk Asbestos Fiber Analysis by Polarized Light Microscopy (PLM)**

**EPA 600/M4-82-020; 600/R-93/116**

Hakim Bouadi  
Walter P. Moore  
1301 McKinney  
Houston TX 77010

J3 Order #: JH18100047  
Project #: D03.18086.00  
Date Received: 12-Jul-2018  
Date Analyzed: 13-Jul-2018  
Date Reported: 13-Jul-2018

**Downtown Plaza Renovation**

Sample ID #	Sample Description	Asbestos Constituents	Non-Asbestos Constituents	
No 1	Mastic, Black, Homogeneous	None Detected	Fibrous Glass	2%
			Cellulose Fiber	<1
			Non-Fibrous Material	98%
No 2	Mastic, Black, Homogeneous	None Detected	Fibrous Glass	2%
			Cellulose Fiber	<1
			Non-Fibrous Material	98%