

Life's better outside."

October 9th, 2020

ADDENDUM NUMBER TWO

PROJECT NUMBER 1110393 VISITOR CENTER ROOF REPAIRS AND REPLACEMENT LONGHORN CAVERN STATE PARK BURNET, BURNET COUNTY, TEXAS

NOTICE TO ALL BIDDERS:

S. Reed Morian Chairman Houston

Commissioners

Arch "Beaver" Aplin, III Vice-Chairman Lake Jackson

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> > Oliver J. Bell Cleveland

Anna B. Galo Laredo

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Lee M. Bass Chairman-Emeritus Fort Worth

T. Dan Friedkin Chairman-Emeritus Houston

Carter P. Smith Executive Director This addendum shall be considered part of the Bid Documents and is issued to change, amplify, or delete from or otherwise explain the documents where provisions of this addendum differ from those of the original contract documents. This addendum shall have precedence over the original bid documents and shall govern.

Bidders are hereby notified they shall incorporate this addendum into their bid, and it shall be construed that the Contractor's bid shall reflect with full knowledge, all items, changes and modifications to the bid documents herein specified.

Bidders are advised to check for updates, addenda issuance, and bid opening date changes at the TPWD Infrastructure Division Website:

http://www.tpwd.state.tx.us/business/bidops/current_bid_opportunities/construction/

Bids due NO LATER than

October 20, 2020 by 2:00 PM (CT)

BIDDERS SHALL ACKNOWLEDGE RECEIPT OF THIS ADDENDUM IN THE SPACE PROVIDED ON THE CONTRACTOR'S BID FORM.

WARNING: BIDDER'S FAILURE TO ACKNOWLEDGE RECEIPT OF AN ADDENDA MAY RESULT IN REJECTION OF BID.

Responses to Questions from Bidders:

- 1. A5-2 and in other details
 - a. Batt insulation size, R value?

See revised Drawings Sheets A5 and A6 attached to this addendum.

- b. Treated wood block or continuous sub fasia attachment? Galv nails, Galv Lags See revised Drawings Sheet A4 attached to this addendum.
- c. 1/2" plywood, Struck 1 for sheer value and nail schedule?

Please see revised Specifications Section 061600 attached to this addendum. Please bid as written. RFIs will be submitted after a Contractor has been chosen.

d. Will 1/2" plywood be thick enough for 1 1/4" nail or staple used on new wood shakes?

See revised Drawings Sheets A4, A5 and A6 attached to this addendum. See revised Specifications Section 061600

- e. Horizontal 1x2 fir strips are an option?
 - Horizontal strips are not necessary.
 - Specifiy galvanized or stainless steel staples or nails
 Please see revised Specifications Section attached to this addendum.
- g. Underlayment at wood shake? Manufacture specifications see SECTION 074624 -

4200 SMITH SCHOOL ROAD AUSTIN, TEXAS 78744-3291 512.389.4800

www.tpwd.texas.gov

To manage and conserve the natural and cultural resources of Texas and to provide hunting, fishing and outdoor recreation opportunities for the use and enjoyment of present and future generations.

WOOD SHINGLE AND SHAKE SIDING

See revised Drawings Sheets A5 and A6 attached to this addendum.

h. Replace damaged studs if needed

Condition of the wood studs could not be verified at the time of the Site Visit. The condition will be verified during construction.

- i. Size of drip metal at bottom of shake 2"x1/2", 2"x3/4", 3"x1"?
 - See revised Drawings Sheets A5 attached to this addendum.
- Specify seamless rain gutters in the square detail and metal gauge.

See revised Drawings Sheets A5 and A6 attached to this addendum.

2. A5-1

a. 1/2" plywood type and nail schedule. Plans state plywood but specifications offer OSB

Please see specifications. Both OSB and plywood options are provided in the event either option needs to be used to match the existing materials.

b. New plywood decking type and attachment?

Please see revised Drawings Sheets A4, A5 and A6 attached to this Addendum. Please bid as written. Decking RFIs will be submitted after a Contractor has been chosen.

c. Will the 2x under the new plywood decking have to be replaced since you show decking on top?

The condition of these items could not be verified at the time of the Site Visit. The condition will be verified during construction.

3. Specs

a. In specs 061000 states anchor wood roof decking, where supported on walls, with anchors as specified and matching existing.

The condition of the wood studs could not be verified at the time of the Site Visit. The condition will be verified during construction.

b. These connections are not on plans

Please bid as written. RFIs will be submitted after a Contractor has been chosen.

c. If hardware is required than specify which device to use from Simpson Hardware Book.

The condition of these items could not be verified at the time of the Site Visit. The condition will be verified during construction. Please see fastening schedule in the Specifications Book.

- 4. As I am understanding the Bid Submission Requirements;
 - -The TPWD HQ Building is Closed to the Public.
 - -Physical Bid Submissions are still required, but may ONLY be delivered by a 3rd Party Delivery Service (FedEx, UPS, US Mail, or other Local Courier Service).
 - -Corrections, Deletions, or Additions may be submitted via Email.

However, I am also seeing references within those same instructions, that imply that we may Submit our Bid itself via Email:

- -Notice to Bidders: TPWD is also suspending the acceptance of hand-delivered bids and proposals but will continue to accept bids and proposals that are submitted via courier, mail, or email. Refer to Instructions to Bidders for more information.
- -Specs Vol-1 (Instructions to Bidders): DELIVERY OF BIDS: TPWD has suspended the acceptance of hand-delivered bids until further notice. Bids will be accepted prior to the time and date specified herein by email, courier and mail service.

Can you confirm if BOTH methods are permissible, or only one. Please advise.

The TPWD Headquarters building is CLOSED to the Public during the Coronavirus Pandemic. Physical bid submissions are required and may only be delivered by a third party delivery service. Ex: FedEx, USPS, UPS, or other local carriers.

Corrections, deletions, or additions may be submitted via email to Contracting@tpwd.texas.gov before 2:00pm on October 20, 2020.

5. Is there an area on site for a travel trailer for the construction superintendent? No, there is not site for a travel trailer hookup available.

6. Is the new plywood wall sheathing for the new wood shake walls and the new plywood roof decking for the new modified bitumen roof noted on the drawing details to be include in the base bid scope of work, or will the unit prices be used for this scope of work?

For this scope of work, please include 100% replacements for both items in the base bid. Unit prices may be needed in construction in the case that replacements do not need to be completed.

7. The shade tents will need to be removed to access the fascia work. Will the owner be removing these?

The shade tents will be removed by the Owner.

8. Will a construction permit be required for the project?

Construction permits for this project will be obtained by TPWD.

9. Are there any phasing requirements or constraints?

No, there are no phasing requirements. The facility will remain open to visitors and Park Staff throughout the project.

10. Are there any overhead protection requirements at either the front or rear of the building for visitors?

Both locations require protection for visitors and Park Staff at both points of entry. Please see page A2 in the drawings. The facility will remain open to visitors and Park Staff throughout the project.

11. Is it acceptable to use Nail Strip by ARCO for the standing seam roof?

Please bid as written. RFIs will be submitted after a Contractor has been chosen.

12. The specs call for a Class A roof system. However, given that wood decks are classified as combustible, a gypsum board would have to be added directly over the roof system to archive this classification (A). Can you clarify if a Class A is needed, and if so, the bidding contractors might need to see that in an addendum for if possible since it will have an added layer of insulation.

See revised Specifications Section 061600 Sheathing attached to this addendum.

13. Detail 3/A2 and Notation #1 on Existing Re-Roof Structure Notes indicates installing additional support at all existing rafters. May this be accessed and performed from the interior of the building, or is the expectation for this to be performed as the Metal Panels are torn off?

The expectation is for this task to be completed through the exterior of the building as metal panels are torn off.

14. View "K" on Sheet A1 indicates to relocate vents to ensure they are 12" off the parapet wall. Is the plumbing accessible from the underneath the roof deck without the need to perform selective demolition on the interior?

No, plumbing is not accessible from below the ceiling. The expectation is vent lines will be modified from above, after removal of existing wood decking, without any selective demolition of the existing ceilings.

15. How is the building be used during the course of construction? Will furniture and employees be removed from the construction site during this construction project?

The facility will remain open to visitors and Park Staff throughout the project. No furniture shall

be removed. The facility will remain open to visitors and Park Staff throughout the project.

16. Per Detailed Note indicating Antenna on Sheet A2, how long and how many guy wires are required to be install on the antenna?

Three guy wires are required, attached at mid-point with guy ring and clamp. Length of guy wires can be adjusted depending on anchorage points.

17. Please verify that the unit prices indicate in Specification 01 20 00 for plywood roof decking and wall sheathing is no longer associated with the project as plans indicate removal of decking and sheathing on the drawings.

For this scope of work, please include 100% replacements for both items in the base bid. Unit prices may be needed in construction in the case that replacements do not need to be completed.

18. Specification 01 50 00 indicates a covered walkway requirement. Where is visitor ingress and egress located where TPWD wishes to have this covered walkway? It would be best to minimize the locations from the construction zone.

The facility will remain open to visitors and Park Staff throughout the project. The ingress and egress routes will be determined by TPWD and Park Staff at a pre-construction meeting.

19. Are there any archeological zones around the Headquarters where disturbance of grounds shall be minimized?

The entire area remains a cultural landscape. Any ground disturbance not stated within the project's scope of work or within the contract documents will need additional resource clearances. A lay down area will be established during the pre-construction meeting.

20. Is a boomlift allowed to access the building location so materials can be lifted to the roof areas or shall materials be hoisted by hand? If so, what areas is this allowed for access to main roof and low-roof sections?

Yes, a boomlift is permissible. The area the boomlift is to be operated within will first need to aquire additional clearances. A lay down area will be established during the pre-construction meeting.

21. Is all treated lumber required to be kiln dried to maximum moisture content of 19% as indicated in Specification 06 10 00-2.2? There is a lead time and cost difference between standard treated lumber and kiln-dried treated lumber.

Treated lumber is required to be kiln dried.

22. Is OSB allowed to be used as roof decking and wall sheathing? Specification 06 16 00 shows both plywood and OSB, however the drawings reference plywood on certain details. This is a concealed condition, and need to know for bidding purposes.

Please see specifications. Both OSB and plywood options are provided in the event either option needs to be used to match the existing materials. The condition of these items could not be verified at the time of the Site Visit. The condition will be verified during construction.

23. For the above mentioned project, I'm working with Tremco, who is an authorized manufacturer in the project manual, we are wondering why there is peel and stick on the base flashings? Does this have to do with NRCA'S new recommendations? If so, I went to that class, and it is not being forced upon just yet, but if it is something TPWD is seeking, and nothing else will be accepted, so I can inform Tremco for a roof build.

Please bid as written. RFIs will be submitted after a Contractor has been chosen.

Contact Information: For information regarding contract administration, contact Contract Manager, Ashley Millegan, CTCM, CTCD, by email at Ashley.Millegan@tpwd.texas.gov.

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End of Addendum Number Two

Sincerely,

ASHLEY MILLEGAN
Contract Manager
TPWD Infrastructure Division

cc: Sara Schmidt, TPWD Project Manager
Quana Childs, TPWD Design Manager
Eric Karr, TPWD Construction Manager
Earl Spurlock, TPWD Inspector
Melissa Flores, TPWD Accountant
Cory Evans, Park Superintendent
Evan Archilla, Longhorn Cavern State Park
Jonathon Bedford, Longhorn Cavern State Park
James Hess, Region 3 RMS
Shawn Greene, Inks Lake Park Superintendent
Raluca Zamfir, PDG Architects
Jason Beal, PDG Architects
HUB Department, TPWD HUB Department

LONGHORN CAVERN STATE PARK

ROOF REPLACEMENT Project No. 1110393

ADDENDUM NUMBER 2

A. The following modifies the Construction Documents for:

Name: LONGHORN CAVERN STATE PARK

Located at: 6211 Park Road 4S

Burnet, TX 78611

PDG Job Number: 19032

Dated: Dated October 9, 2020

B. Documents are modified and clarified as follows:

SPECIFICATIONS

The following specification sections will be modified as follows:

- 1.01 Section 012200 Unit Prices paragraph 3.1 A; replace "Unit Price No. 1: Removal and replacement of 1/2 inch plywood roof decking" -- with "Unit Price No. 1: Removal and replacement of 5/8 inch nominal plywood roof decking".
- Section 012200 Unit Prices paragraph 3.1 C; replace "Unit Price No. 3: Removal and replacement of 1/2 inch plywood wall sheathing" -- with "Unit Price No. 3: Removal and replacement of 5/8 inch nominal plywood wall sheathing".
- 1.03 Section 061600 Sheathing -paragraph 2.3 B 2. replace "Plywood Sheathing: Exterior, Span Rating: not less than 24/0, Nominal Thickness: Not less than 15/32 inch" -- with "Plywood Sheathing: Exterior, Tongue and Groove, Span Rating: not less than 24/0, Nominal Thickness: Not less than 5/8 inch.
- 1.04 Section 061600 Sheathing -paragraph 2.4 A 2. replace "Plywood Sheathing: Exterior, Span Rating: not less than 24/0, Nominal Thickness: Not less than 15/32 inch" -- with ""Plywood Sheathing: Exterior, Span Rating: not less than 24/0, Nominal Thickness: Not less than 5/8 inch.

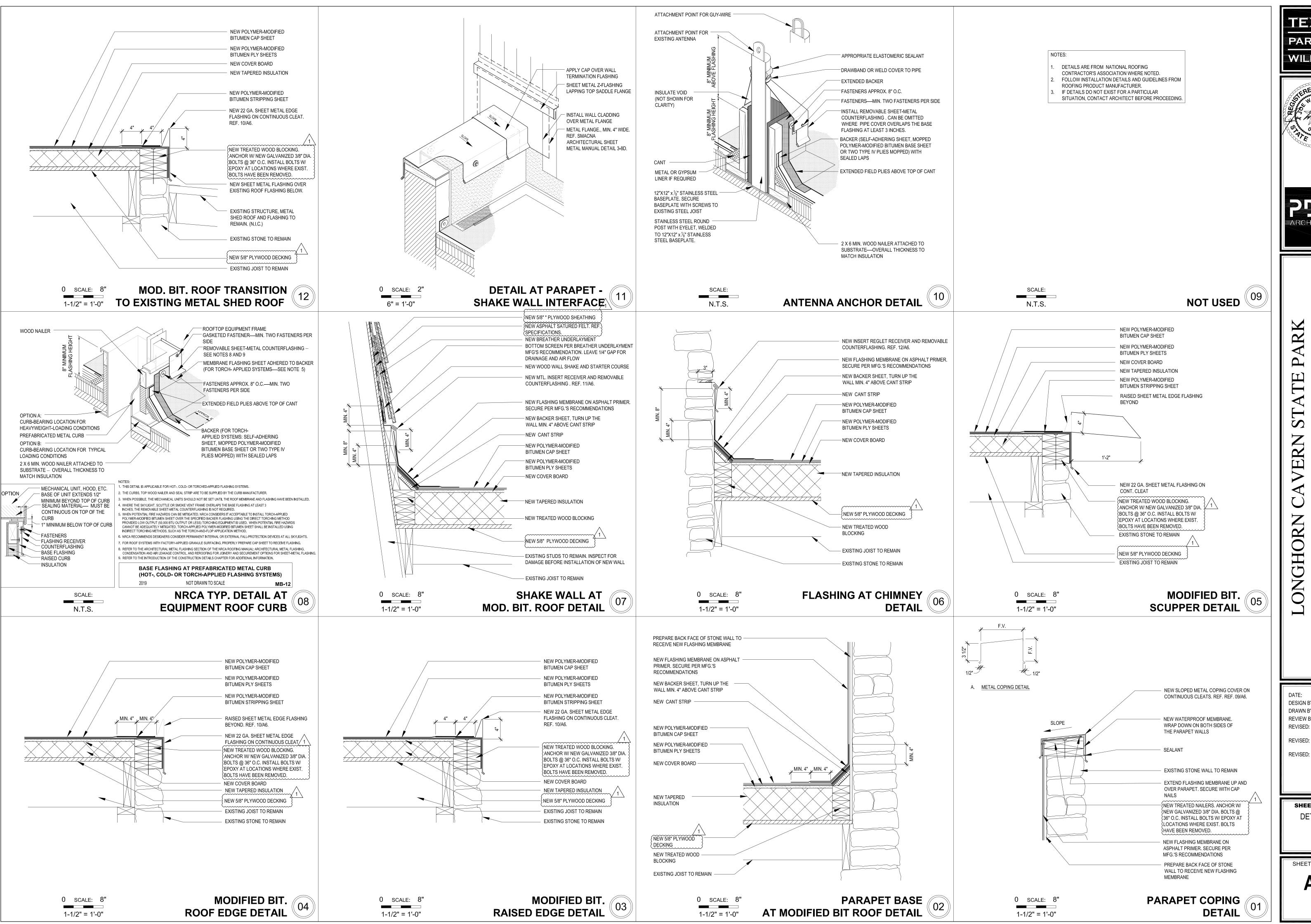
DRAWINGS

The following drawings are being replaced in their entirety:

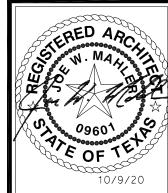
1.09	A4 - DETAILS
1.10	A5 - DETAILS
1.11	A6 - DETAILS

END OF ADDENDUM NUMBER 2





PARKS & WILDLIE



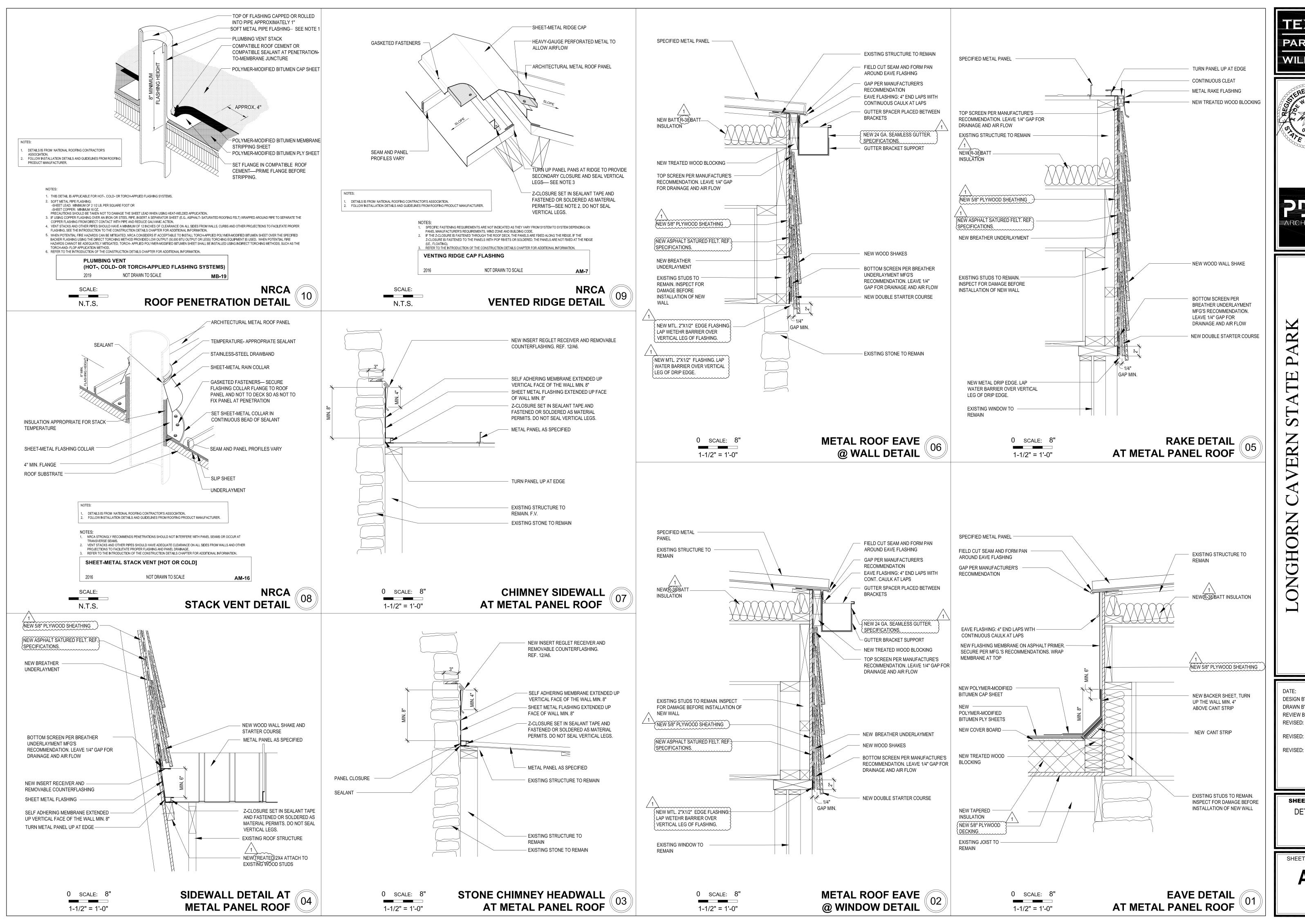


K ROO

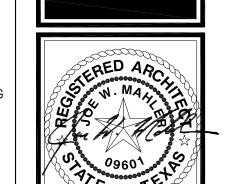
05-28-2020 DESIGN BY: RZ/ JWB DRAWN BY: RZ/ HF REVIEW BY: BG REVISED: 10-9-2020 REVISED:

SHEET TITLE **DETAILS**

SHEET NUMBER



WILDLEE





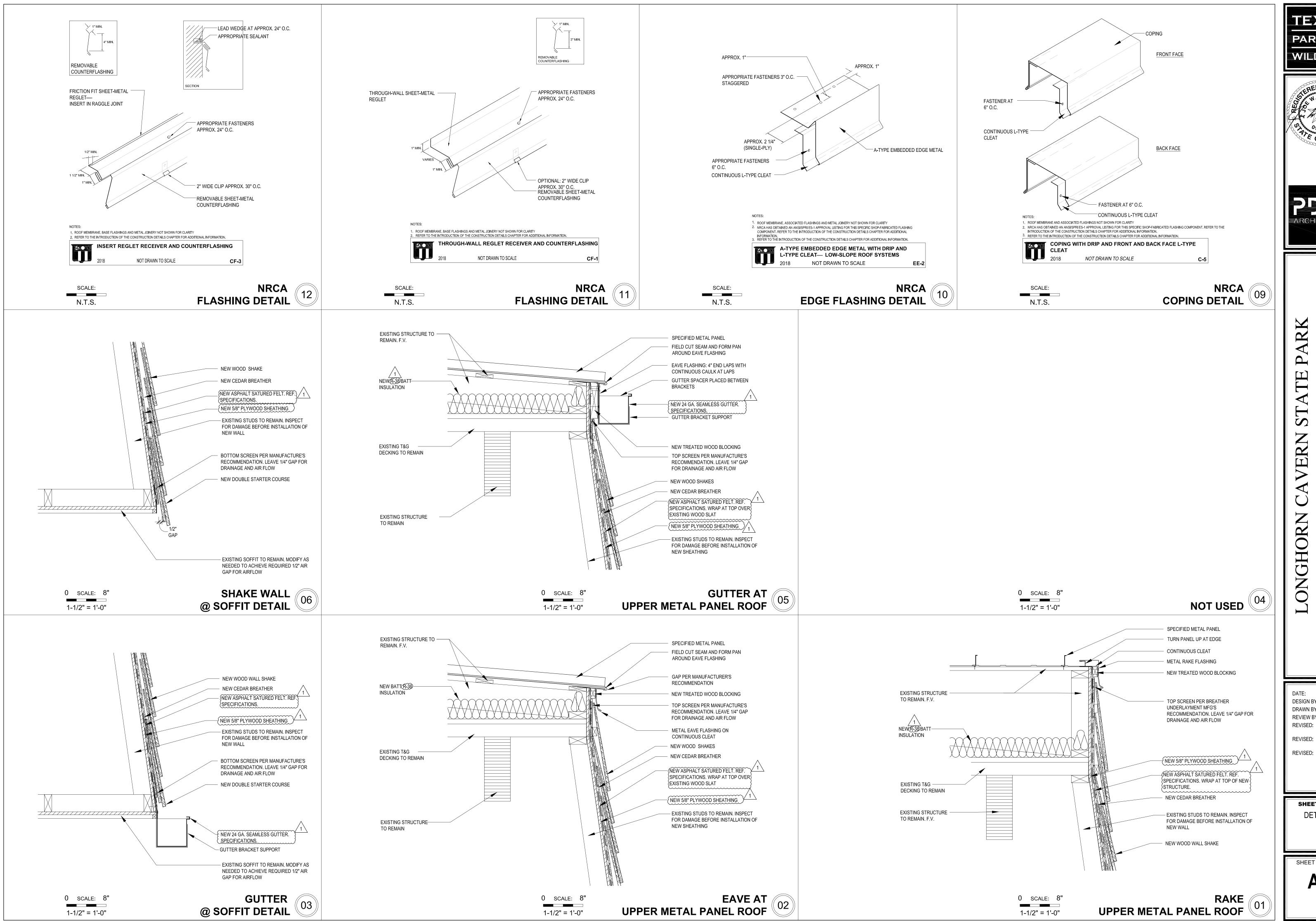


K

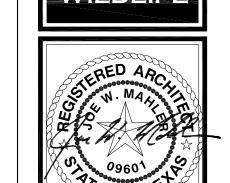
DESIGN BY: RZ/ JWB DRAWN BY: RZ/ HF REVIEW BY: BG REVISED: 10-9-2020

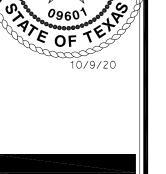
SHEET TITLE DETAILS

SHEET NUMBER



PARKS & WILDLIFE







2

DESIGN BY: RZ/ JWB DRAWN BY: RZ/ HF REVIEW BY: BG REVISED: 10-9-2020

SHEET TITLE **DETAILS**

SHEET NUMBER