TO: All Prospective Bidders

RE: Addendum No. 2 – Fort Bend County RFP 21-078 Construction of Linear Jail Renovation in Fort Bend County

Addendum 2:

Attached is addendum 2. Vendors are to use Addendum 2 document while preparing their solicitation response. Changes include addendum provided by architect.

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Immediately upon your receipt of this addendum, please fill out the following information and email this page to Jessica Carabajal at jessica.carabajal@fortbendcountytx.gov

Company Name

Signature of person receiving addendum  Date

If you have any questions, please contact this office.

Sincerely,

Paige McInnis
County Purchasing Agent Assistant
ITEMS FOR ADDENDUM NO. 2

PROJECT NAME: Fort Bend County - Jail maintenance repairs and renovations

OWNER NAME: Fort Bend County – Richmond, TX

PROJECT NUMBER: RFP – 21-078

ARCHITECT NAME: STOA Architects

ADDENDUM DATE: Thursday, May 13, 2021

NOTICE TO PROPOSERS:
(Applying to all bidders, This Addendum shall be considered part of the contract documents for the above mentioned project.)

This Addendum is issued for the purpose of clarifying the intent of the contract documents for making necessary corrections, deletions, and/or additions to the documents on all items of discrepancy raised up to the time of the issuance of this Addendum.

Each Proposer is hereby notified and authorized to incorporate into his proposal the instructions contained in this Addendum. And, should also make any necessary adjustments in their estimate on account of this Addendum. It will be construed that each Proposer’s proposal is submitted with full knowledge of all modifications and supplemental data specified therein.

TO ALL BIDDERS

REFERENCE IS MADE TO PROJECT MANUAL & DRAWINGS AS NOTED:

QUESTIONS:

ADDENDUM 2, ITEM 1:

1. There doesn’t appear to be a finish schedule or the call out for epoxy in the plans. Please advise.

   **STOA:** Epoxy is called out on the plans on sheet A1-01, A1-03, and A1-05. (Outlined areas indicated as Keynote 1, 20, and 21.) Refer to the legend indicates the epoxy quartz shown as:

   | **NEW FLOOR AREA (BASIS OF DESIGN OR APPROVED EQUAL)** |
   | **TORGNOAL EPOXY QUARTZ COLOR GRANULES FLOORING** |
   | **40-2: CUSTOM (0B-1015) NEW MOON FORMULA:** |
   | Q1015-40: WHITE 50.0% |
   | Q1020-40: BLACK 10.0% |
   | Q1130-40: SLATE 20.0% |
   | Q1330-40: SMOKE 20.0% |

   Refer to A0-30 for Fluid applied epoxy Flooring and quartz flooring basis of design specifications.

   And attached Exhibit A for reference.

   20 NEW EPOXY FLOORING; RE: SPECS.
   21 NEW SLIP RESISTANT EPOXY FLOORING; RE SPECS
2. Fort Bend County A1.03 Note 46 - Is the County requesting GPR scanning for the designated concrete? Please advise.

STOA: Yes, GPR scanning being requested for the designated concrete in the outdoor rec yard 165; to prevent any damage to any existing utilities and existing unknown structure components underneath at the new fence post locations and ramp areas.

3. The Scope of Work is specified on sheet A0-30 section 09 67 26 Quartz Flooring. The specification gives reference to Torginol Quartz Blend but does not reference any manufacturers or more importantly the thickness of desired flooring system. Please clarify any manufacturers or thickness for the Quartz Flooring.

STOA: 40-S grade Quartz floor epoxy is used for lighter duty systems at 1/8” thickness. Epoxy is called out on the plans on sheet A1-01, A1-03, and A1-05. (Outlined areas indicated as Keynote 1, 20, and 21.) Refer to the legend indicates the epoxy quartz shown as:

4. Can you provide the wall height of the Violent padded rooms as they are not indicated on the reflective ceiling plans?

STOA: The Violent padded cells are 10’-0” F.V.

5. Is a City of Richmond Permit Required and if so what is the status of the plan review and permits being ready to be issued?

STOA: Yes, a City of Richmond Permit is required, and has been already approved.

6. Is a Fort Bend County Permit Required and if so what is the status of the plan review and permits being ready to be issued?

STOA: Yes, a Fort Bend County Fire Marshal’s Permit is required; it will have to be a differed permit submittal by the selected GC’s Sprinkler and fire alarm subcontractor.

7. Is a 3rd party testing and balancing report required to be done by the contractor or will it be by owner?

STOA: Yes, 3rd party testing Test and Balancing by Owner.

8. Will it be okay for other Fire Alarm companies to bid the project and modify the system that is currently maintained by Firetron?

Fort Bend County: Yes, must comply with existing Simplex System.

9. Are there any other contingencies or allowances that are currently not included in the RFP documents?

Fort Bend County: No other contingencies or allowances that are currently not included in the RFP documents.
10. There is a fan schedule but there are no model numbers listed in it, would you all please provide model numbers or further information on this?

**INFRASTRUCTURE (MEP):** Typically, model no is not provided in drawings in order to give opportunity for multiple manufacturers.

11. At the prebid conference it was noted that the area’s C, D, and F would all be unoccupied except for the Laundry area corridor. Please verify that this is correct.

**STOA:** Yes, this is correct. The laundry and maintenance office area are to remain operational during the renovation upgrades, this corridor area will have to be coordinated in phases.

12. The project schedule is required at time of bid per the RFP. With most DEC equipment being 15-20 weeks out after contract, should we incorporate this into the scheduled start time?

**STOA:** Yes, please incorporate this into the scheduled start time and provide Project Schedule.

13. What 3rd party testing is required and who’s responsible for cost?

**STOA:** 3rd party testing Test and Balancing by Owner.

14. Spec section 015100 calls for construction fencing, is any required for this project?

**STOA:** No, it will not be required. At the pre-bid conference an existing outdoor fenced area was designed as staging area for the project.

15. Spec section 055100 Electricity and Lighting says to “pay all costs for service and for power use”. Is a separate meter pole required for construction work?

**STOA:** No, it will not be required.

16. At the prebid conference it was mentioned that the electrical and low voltage above ceiling may need to be brought up to code. Please verify that this is not to be included in this scope and will be covered in an allowance as set aside by the county.

**Fort Bend County:** Owner contingency to be used at our discretion.

**STOA:** It will be covered in an allowance to be set aside by the County.

17. Is fire sprinkler and fire alarm as-builts available?

**Fort Bend County:** Fire Alarm as-built drawings can be provided to the awarded contractor. No sprinkler as-built drawings exist.

18. Note 11 on RCP plans refers to fire sprinkler being cut and capped as needed for new walls then brought back online. Is the intent to have the sprinkler system in all construction areas kept online and active during construction? We believe that most day rooms do not have sprinklers currently and there will be work done to the system on a daily basis. This question can also pertain to the fire alarm.

**INFRASTRUCTURE (MEP) / STOA:** Design intent is to keep the sprinkler system online. However, coordinate with owner for final decision.
19. Spec section 022810 Termite Control. Will this be required?

**STOA:** No, it will not be required.

20. Spec Section 054100 Cold-Formed Steel Framing. Submittal specs call for structural calculations, does this apply for this project? No, the structural calculations will not be required for this project.

21. Spec Section 078400 Firestopping. Please indicate where this would apply as there are no mention of fire rated walls other than the corridor on south side on building F.

**STOA:** It generally applies at any typical through-penetration that would be affected thought the project scope of work. See attached UL system no. W-L-1479 for additional information.

22. Spec Section 079200 Sealants. There are no mention of pick proof or pick resistant sealants, please indicate if these will be required in the cells or dayrooms.

**STOA:** Yes, Tamper Resistant and Tamper Proof Joint Sealants are to be required in the cells, dayrooms, and holding cells.

23. A3.01 - Door Schedule Note list to “lubricate any worn-out parts”, Please verify what gates specifically or do we set an allowance for this?

**STOA:** It applies to any door’s material labeled “*ES/PT” refer to door schedule on sheet A3-01 & A3-02.

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<tr>
<td>23A</td>
<td>3'0&quot; x 7'-0&quot; (F.V.)</td>
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24. M1.01- Note 1 Calls to patch metal opening at tap

**INFRASTRUCTURE (MEP):** Patching is needed only if grille is removed and not replaced with new.

25. Plumbing - What type of plumbing fixture are to be R&R in the drying room #223. Arch pages list this room to be storage, plumbing plans list this room to have a shower installed. Please advise to if there will be a shower or will this be storage or both?

**STOA:** Per sheet A1-04 shower stall and grab bars are to be removed; cap plumbing as required. Room #223 is to become new storage space. Walls in room # 223 to be patched, repaired and painted with new floor finish.

26. P1.00 & P 2.00 - Toilet room 118 calls for fixtures to remain but on pages P2.00 it calls for new fixtures. Please confirm if to remain or replace with new.

**STOA:** Per sheet A1-01 Toilet RM 118 is existing to remain; not in scope.

27. Floor Finish - Please verify the Quartz Floor Epoxy thickness. - Suggest 1/8th thickness for durability.

**STOA:** Yes, 40-S grade Quartz floor epoxy is used for lighter duty systems at 1/8” thickness.
28. Do all of the Acorn Stainless Steel plumbing fixtures need to be Ligature Resistant? The specifications indicate Ligature Resistant only on a few but most are not Ligature.

**STOA:** Yes, per the Texas Commission on Jail Standards fixtures need to be Ligature Resistant. Refer to sheet A3.03 toilet fixture accessories scheduled that was approved by the Texas Commission on Jail Standards review.

29. Do the fixtures located in ADA Handicapped areas need to be ADA Compliant. Some specifications call for fixtures that are not ADA compliant.

**STOA:** Yes, per the Texas Commission on Jail Standards & TAS fixtures need to be ADA Compliant. Refer to sheet A3.03 toilet fixture accessories scheduled that was approved by the Texas Commission on Jail Standards review & TAS review installation ADA heights.

30. It appears that the specifications are to replace existing fixtures with the same Existing Models even though they are not Ligature Resistant and are not ADA compliant. Most Models are available both Ligature Resistant and Standard but with the same rough in as the existing fixtures.

Some Examples:

L-1 Lavatory specified is not ADA Compliant and is not Ligature Resistant

SH–1 Shower is specified Ligature Resistant

SH–2 ADA Shower is specified Standard and is not Ligature Resistant

SH–3 Shower is specified Ligature Resistant.

WCL–1 Toilet/Lavatory is specified standard but can be Ligature Resistant

WCL–2 ADA Toilet/Lavatory is standard but can be Ligature Resistant

WC–1 & WC–2 are both specified standard but can be Ligature Resistant.

**STOA:** Refer to sheet A3.03 toilet fixture accessories scheduled that was approved by the Texas Commission on Jail Standards review & TAS review.

- TA-1_LR1449 – ADA
- TA-2_LR1418 - CT, AR, AL
- TA-3_LR1653-ADA LAV
- TA-4 & TA-9_LR1730 & LR1736
- TA-5_104 ASI Mirror
- TA-6_ASI 36in.–Grab-Bar
- TA-7_ASI 42in.–Grab-Bar
- TA-8_LR1741–ADA
- TA-10_1684 - ADA

**END OF ADDENDUM No. 2**
Exhibit A
Attachments

Per Note 20 Epoxy flooring
(At Cells, Dayrooms, holding cells typical)
XHEZ.W-L-1479 - THROUGH- PENETRATION FIRESTOP SYSTEMS

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL’s Mark are considered Certified.

XHEZ - Through-penetration Firestop Systems
XHEZ7 - Through-penetration Firestop Systems Certified for Canada

See General Information for Through-penetration Firestop Systems

See General Information for Through-penetration Firestop Systems Certified for Canada

System No. W-L-1479
August 01, 2013

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1. **Wall Assembly** — The 2 hr fire-rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner described in the individual U400, V400 or W400 Series Wall or Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:

   A. **Studs** — Wall framing shall consist of min 3-1/2 in. (89 mm) wide steel studs spaced max 24 in. (610 mm) OC.

   B. **Gypsum Board*** — Min two layers of 5/8 in. gypsum board attached to studs with fasteners, as specified in the individual U400, V400 or W400 Series design. Max diam of opening is 12-1/2 in. (318 mm).

2. **Through-Penetrant** — One metallic pipe, conduit or tubing installed either concentrically or eccentrically within the firestop system. The annular space between pipe, conduit or tubing and periphery of opening shall be min of 1/2 in. (13 mm) to max 3-3/8 in. (86 mm). Pipe, conduit or tubing to be rigidly supported on both sides of wall assembly. The following types and sizes of metallic pipes, conduits or tubing may be used:

   A. **Steel Pipe** — Nom 8 in. (203 mm) diam (or smaller) Schedule 10 (or heavier) steel pipe.

   B. **Iron Pipe** — Nom 8 in. (203 mm) diam (or smaller) service weight (or heavier) cast iron soil pipe, nom 12 in. diam (or smaller) or Class 50 (or heavier) ductile iron pressure pipe.

   C. **Conduit** — Nom 6 in. (152 mm) diam (or smaller) steel conduit or nom 4 in. (102 mm) diam (or smaller) steel electrical metallic tubing.

   D. **Copper Tubing** — Nom 4 in. (102 mm) diam (or smaller) Type L (or heavier) copper tubing.

   E. **Copper Pipe** — Nom 4 in. (102 mm) diam (or smaller) Regular (or heavier) copper pipe.

3. **Fill, Void or Cavity Material*** — **Foam** — Min 1-1/4 in. (32 mm) thickness of fill material applied within the annulus, flush with both surfaces of wall.

   **3M COMPANY** — Fire Barrier Rated Foam, FIP 1-Step
* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

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