

ADDENDUM NO. 4

June 18, 2020

To the
PROPOSAL DOCUMENTS

For the
**MILAM COUNTY ANNEX
REHABILITATION**
Cameron, Texas



6.18.20

by

ARCHITEXAS

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Austin, Texas 78704
(512) 444-4220

This Addendum forms a part of the Proposal Documents and modifies the Construction Drawings and Project Manual dated May 19, 2020 as noted below. This Addendum consists of eighteen (18) pages, including attachments.

PROJECT MANUAL

AD4-1 Section 00 00 20 – Proposal Form

Under Allowance Schedule, add allowance No. 2 as follows:

“ B. Allowance No. 2: Fireproofing Structural Frame \$52,000 Lump Sum”

See item 5 below for full description of work. Replace Section entirely, see attached. Provide submitted proposal on revised form.

AD4-3 Section 01 23 00 - Alternates

Under Alternate No. 5: Provide 2nd Chiller, add the following under Alternate Bid:

“Provide a concrete pad consisting of a 18” deep by 14 “wide perimeter grade beam with two #5 reinforcing top and bottom with #3 stirrups at 12” O.C. with a 5” thick concrete slab on grade with #4 at 16” O.C. each way. The Contractor shall be responsible for providing a minimum of 1 boring including soil evaluation to confirm design of equipment pad is adequate for the existing soil condition.”

Replace Section entirely, see attached.

AD4-4 Asbestos Abatement Specifications in the Appendix of the Project Manual

For the mechanical building, assume 20% of TSI on pipes and 20% of the drywall/wall texture/joint compound will need to be spot abated or repaired for replacement and installation of new equipment. Only areas affected by the work of the contract will need to be addressed.

ARCHITECTURAL DRAWINGS

AD4-5 Sheet No. A-0.01 – Cover Sheet

Under Code Analysis, under required fire resistant ratings, the structural frame indicates a 1-hour rating for this building construction type. Assume that there is a 1-hour gypsum board assembly directly beneath the existing joists protecting the structural frame above. Any penetrations through the 1-hour barrier existing or resulting from the work of this contract must be repaired as required to maintain the fire rating of the assembly. In addition to repairs assume 50% of the total ceiling structure is not protected, approximately 17,300 sq. ft., provide an allowance of \$52,000 to provide a 1-hour rated protective barrier either comprised of gypsum board or applied spray fireproofing to encase non-protected steel frame.

END OF ADDENDUM

SECTION 00 00 20

PROPOSAL FORM

To: Milam County
Cameron, Texas

Re: RFP for Milam County Rehabilitation, Architexas Project No. 1944

The undersigned offeror ("Offeror") submits this Proposal for the performance of the Work of construction, alteration or repair (the "Work") described as follows:

Milam County Rehabilitation, Architexas Project No. 1944

The undersigned Offeror has carefully examined and considered the Project Site and relevant conditions and circumstances for the Work, information and requirements set out in the Request for Proposals, the Drawings and Specifications, and the requirements of the proposed Contract Documents, including the Agreement For Construction, the General Conditions and the Notice of Prevailing Wage Rates, in making this Proposal. Capitalized terms used but not otherwise defined in this Proposal Form shall have the same meanings as designated in the Request for Proposals.

A. Proposal Terms

Based on the foregoing, the undersigned Offeror hereby offers and proposes to perform the Work, in accordance with the Contract Documents, for the Contract Amount based on the Pricing Schedule set forth below, within the Substantial Completion Date proposed below.

1. Pricing Schedule

Express in words and numbers.

Base Proposal _____
_____) (\$ _____)

2. Substantial Completion Date

Offeror will achieve Substantial Completion of the Work within the following calendar days after a Notice to Proceed is issued:

_____ Days (_____).

3. Liquidated Damages

Milam County shall have the right under the Contract to assess liquidated damages in the amount of \$200 per day for each and every calendar day beyond the Substantial Completion Date set out in the Contract that the Work fails to be substantially complete

4. Overhead and Profit for Changes in the Work: The following percentages will be used to determine the amount of overhead and profit to be added to Offeror's costs for changes in the Work ordered by the Owner:

- A. For Work performed by Contractor's own forces:
Overhead: _____ percent Profit: _____ percent

- B. For work performed by a subcontractor and supervised by Contractor:

Overhead: _____ percent Profit: _____ percent

5. **Alternates:** Bidder proposes the following alternate pricing:

- A. Alternate No. 1: Repave East Parking Lot \$ _____ Lump Sum
- B. Alternate No. 2: Repave West Parking Lot \$ _____ Lump Sum
- C. Alternate No. 3: Provide ADA Parking Adjacent to North Entry
\$ _____ Lump Sum
- D. Alternate No. 4: Replace Existing Roof Mounted Outdoor Air Handling Unit
\$ _____ Lump Sum
- E. Alternate No. 5: Provide 2nd Chiller \$ _____ Lump Sum
- F. Alternate No. 6: Provide Lightning Protection System
\$ _____ Lump Sum
- G. Alternate No. 7: Replace Gyp. Board Ceilings in Kitchen Area
\$ _____ Lump Sum
- H. Alternate No. 8: Selective Exterior Work at Convent \$ _____ Lump Sum
- I. Alternate No. 9: Asbestos Abatement at Convent \$ _____ Lump Sum
- J. Alternate No. 10: Replace Water Closet and Lavatory Fixtures
\$ _____ Lump Sum
- K. Alternate No. 11: Replace Existing Door Assemblies \$ _____ Lump Sum

6. **Allowance Schedule:** Bidder acknowledges the following allowances:

- A. Allowance No. 1: Additional Rough & Finish \$ 15,000 Lump Sum
Carpentry Repairs at the Exterior of the Convent Building
- B. Allowance No. 2: Fireproofing Structural Frame \$ 52,000 Lump Sum

B. Enclosed Documents

The following are enclosed with this completed Proposal:

- 1. A Proposal Guaranty in the amount of 5% of the maximum total proposed Contract Amount (*i.e.* the sum of the Base Proposal and all additive Alternates) in the form of either a cashier's check payable to Milam County or a Proposal Bond on the required Proposal Bond Form.

C. Offeror Representations and Certifications

By signing and submitting this Proposal, the undersigned Offeror and person signing on its behalf

certifies and represents to Milam County:

1. (i) Offeror has not offered, conferred or agreed to confer any pecuniary benefit or other thing of value as consideration for the recipient's decision, opinion, recommendation, vote or other exercise of discretion concerning this Proposal;

(ii) Offeror has not violated any state, federal or local law, regulation or ordinance relating to bribery, improper influence, collusion or the like, and Offeror will not in the future offer, confer, or agree to confer any pecuniary benefit or other thing of value to any officer, Trustee, agent or employee of Milam County in return for the person's having exercised official discretion, power or duty with respect to this Proposal.

2. All information contained in this Proposal, including the information provided in Section D below is, to the best of the undersigned's knowledge and belief, true, complete and accurate.

3. **OFFEROR WAIVES ANY CLAIM IT HAS OR MAY HAVE AGAINST THE ARCHITECT, ITS CONSULTING ENGINEERS, OR ANY OTHER CONSULTANTS, AND THEIR RESPECTIVE EMPLOYEES, OFFICERS, MEMBERS, DIRECTORS AND PARTNERS, AND MILAM COUNTY, ITS EMPLOYEES, OFFICERS, AGENTS, REPRESENTATIVES, AND THE MEMBERS OF ITS GOVERNING BODY, CONNECTED WITH OR ARISING OUT OF THIS REQUEST FOR PROPOSALS, INCLUDING, THE ADMINISTRATION OF THE REQUEST FOR PROPOSALS, THE PROPOSAL EVALUATIONS, AND THE SELECTION OF THE OFFEROR. SUBMISSION OF A PROPOSAL INDICATES OFFEROR'S ACCEPTANCE OF THE EVALUATION TECHNIQUE AND OFFEROR'S RECOGNITION THAT SOME SUBJECTIVE JUDGMENTS MUST BE MADE BY MILAM COUNTY DURING THE SELECTION PROCESS. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, OFFEROR ACKNOWLEDGES THAT MILAM COUNTY SHALL DOCUMENT THE BASIS OF ITS SELECTION AND SHALL MAKE THE EVALUATIONS PUBLIC, AND OFFEROR WAIVES ANY CLAIM IT HAS OR MAY HAVE AGAINST THE ABOVE-NAMED PERSONS, DUE TO INFORMATION CONTAINED IN SUCH EVALUATIONS.**

4. Offeror has received the following Addenda to the Request for Proposals, but agrees and understands that it will be responsible for performing the Work in accordance with all terms and conditions in all Addenda issued in connection with the Request for Proposals, and that its Proposal will be construed to include all requirements of all such Addenda, whether or not identified below:

Addenda No. _____

Addenda No. _____

Addenda No. _____

Addenda No. _____

Addenda No. _____

5. Offeror (or its subcontractors/suppliers, as applicable) meets all of the Minimum Qualifications specified in Section 1.3 of the Request for Proposals.

D. **Offeror Information**

All of the following information must be provided by Offeror. Use additional sheets if necessary. If additional sheets are used, clearly indicate the question number to which you are responding. Responses must be typed or printed neatly. Illegible responses will not be considered. The Offeror is also sometimes hereinafter referred to below as the "organization" or the "company."

1. **General Information**

1.1 Name of Offeror: _____

1.2 Name of Project: _____

1.3 Address of office from which Offeror will conduct the Work:

1.4 Offeror's Contact Person for this Work:
Name: _____
Address: _____
Phone: _____
Fax.: _____

1.5 Offeror's Home Office Address: _____

1.6 Does any relationship exist between the Offeror, its officers, principals, or employees and any of Milam County's officers, or employees?

YES NO

If yes, please explain. _____

1.7 Principal Business:
_____ General Construction _____ Mechanical/Electrical/Plumbing
_____ Demolition _____ Interior Finish-out
_____ Other _____
(Please specify)

1.8 Licensing/Certifications for Prime Contractors:

List trade categories in which your organization is legally qualified to do business in Cameron, Texas, and indicate registration or license numbers, as applicable.

1.9 Minimum Qualifications:

To the extent not otherwise described in Section 1.8 above, describe your organization's compliance with all Minimum Qualifications set forth in Section 1.3 of the Request for Proposals and include all necessary attachments evidencing same.

1.10 Work to be Performed on this Project by Offeror's Own Forces:

List the general categories of work that your organization intends to perform on this Project using its own forces.

2. Organization

2.1 How many years has your organization been in business as a contractor?

_____ Years

2.2 How many years has your organization been in business under its present business name?

_____ Years

2.3 Under what other or former names has your organization operated?

Name _____
Years

Name _____
Years

2.4 If your organization is a corporation, answer the following:

2.4.1 Date of incorporation: _____

2.4.2 State of incorporation: _____

2.4.3 President's name: _____

2.5 If your organization is a limited liability company, answer the following:

2.5.1 Date of organization: _____

2.5.2 State of organization: _____

2.5.3 President's, Manager's or Managing Member's name: _____

2.6 If your organization is a partnership, answer the following:

2.6.1 Date of organization: _____

2.6.2 Type of Partnership: _____

2.6.3 Name(s) of general partner(s):

2.7 If your organization is individually owned, answer the following:

2.7.1 Date of organization: _____

2.7.2 Name of owner: _____

2.8 For all business entities other than publicly held corporations, please provide the following:

2.8.1 Award to Nonresident Bidders

Is your business organized under the laws of the State of Texas?

YES NO

What is the location of your principal place of business?

Proposals from nonresident contractors shall be evaluated according to Tex. Gov. Code § 2252.002.

2.9 Is your company currently for sale or involved in any transaction to expand or to become acquired by another business entity? If yes, please explain the impact both in organizational and directional terms.

3. Relevant Experience

3.1 On the attached Table A, list all projects your company has in progress and provide all additional information requested.

3.2 On the attached Table B, list all county government projects that your company has completed in the past five (5) years, and provide all additional information requested.

3.3 On the attached Table C, list all non-county government projects your company has completed in the past five (5) years and provide all additional information requested.

4. Past Performance

Claims and Suits. (If the answer to any of the questions below is yes, please attach details not to exceed one page for each of the following questions.)

4.1 Has your organization ever failed to complete any work awarded to it? (If yes, attach details.)

YES NO

4.2 Are there any judgments, claims, arbitration proceedings or suits (past, pending or outstanding) against your organization or its officers arising out of or in connection with your company's performance under a contract for construction management and/or construction services? (If yes, attach details, including a description of how such suits or claims were resolved, if applicable.)

YES NO

4.3 Has your organization filed any law suits or requested arbitration with regard to construction contracts within the last five years? (If yes, attach details.)

YES NO

4.4 Has your organization been assessed liquidated damages on a project in the last five (5) years? (If yes, attach details.)

YES NO

4.5 Within the last five years, has any officer or principal of your organization ever been an officer or principal of another organization when it failed to complete a construction contract? (If yes, attach details.)

YES NO

4.6 Trade References. Provide the following information for three trade references:

Company name: _____ Contact person: _____

Address: _____ Telephone: _____

Company name: _____ Contact person: _____

Address: _____ Telephone: _____

Company name: _____ Contact person: _____

Address: _____ Telephone: _____

5. Personnel

5.1 On the attached Table D, list the names of the key individuals [Project Manager, Construction Superintendent, Assistant Superintendent (if applicable)] of your organization which are proposed to be assigned to this Project and provide the additional information requested on Table D. For each key individual listed on Table D, provide a resume (not to exceed 2 pages) which includes the key individual's construction experience and a description of his/her qualifications and experience relative to the Project.

6. Financial

6.1 Bank References. Provide the following information for one Bank reference:

Company name: _____ Contact person: _____

Address: _____ Telephone: _____

6.2 Surety:

6.2.1 Name of your organization's bonding company:

6.2.2 Name, address and phone number of agent:

Company name: _____ Contact person: _____

Address: _____ Telephone: _____

6.3 Financial Statement. All statements submitted will be used exclusively by Milam County in the evaluation of the award of the contract on the underlying project. Statements will be kept confidential to the extent permitted by law.

6.3.1 Attach an audited or reviewed financial statement, including an independent auditor's report, balance sheet, income statement, and the related notes to the financial statement. Financial statements that are more than one year old are not acceptable.

6.3.2 Name and address of firm preparing attached financial statement, and date thereof:

Company name: _____

Contact person: _____

Address: _____

Telephone: _____

6.3.3 If financial statements for an affiliate of the organization are also attached, will such organization act as guarantor of the contract for construction?

YES NO

6.4 State whether your company is currently in default on any loan agreement or financing agreement with any bank, financial institution, or other entity? If yes, specify date(s), details, circumstances, and prospects for resolution.

6.5 State whether your company is currently contemplating or has pending a petition in bankruptcy for debt relief, or whether a creditor has threatened to file an involuntary petition against Offeror.

7. Safety Record

7.1 Please provide the following information in connection with your organization's safety record:

7.1.1 A one page maximum discussion of your company's approach to maintaining a safe work environment.

7.1.2 A one page maximum discussion of your company's history of worker's compensation claims or other claims relating to project safety for the past 5 years.

8. Attendance of Pre-Proposal Conference

8.1 As an offeror, did your company attend the pre-proposal conference?

YES NO

Attendee(s):

Executed as of this _____ day of _____, 20_____.

Offeror: _____

Address: _____

City, State, Zip Code: _____

By: _____

Name: _____

Title: _____

Date: _____

Telephone: _____

Table A

All Projects in Progress

	Project Name	Owner	Owner's Contact Person and Phone Number	Architect	Architect's Contact Person and Phone Number	Contract Amount	Percent Complete	Scheduled completion date
1								
2								
3								
4								
5								
6								
Total Value of All Projects in Progress:						\$ _____		

Table B All county government projects completed in the past 5 years.

	Project Name	Owner	Owner's Contact Person and Phone Number	Architect	Architect's Contact Person and Phone Number	Original Contract Amount	Total Change Order Amount	Final Contract Amount	Date of Completion	% of work completed with Own Forces	Liquidated Damages (Yes or No)
1											
2											
3											
4											
5											
6											
Total Value of All County Projects Completed in the Past 5 Years:						\$ _____					

Table C

All Non-County projects completed in the past 5 years.

	Project Name	Owner	Owner' s Contact Person and Phone Number	Architect	Architect' s Contact Person and Phone Number	Original Contract Amount	Total Change Order Amount	Final Contract Amount	Date of Completion	% of work completed with Own Forces	Liquidated Damages (Yes or No)
1											
2											
3											
4											
5											
6											

Total Value of All Non-County Projects Completed in the Past 5 Years: \$ _____

Table D

Personnel

<u>Key Individuals</u>	<u>Number of years with this Company</u>	<u>Commitment for duration of the Project</u> (Yes or No)
Project Manager: _____ [Name]		
Construction Superintendent: _____ [Name]		
Assistant Superintendent: _____ [Name]		

Number of county projects this team of key individuals has completed together: _____

Number of non-county projects this team of key individuals has completed together: _____

List below the names of all county and non-county projects that at least two of the key individuals listed above have worked on together within the past five years:

(Attach one additional page if needed)

SECTION 01 23 00

ALTERNATES

PART 1 – GENERAL

1.1 SUMMARY

- A. Section Includes: Documentation of changes to Contract Sum and Contract Time.
- B. Contract Documents contain pertinent requirements for materials and methods to accomplish work described herein.
- C. Provide alternate costs for inclusion in Contract Sum if accepted by Owner.

1.2 RELATED REQUIREMENTS

- A. Owner-Contractor Agreement: Alternates accepted by Owner for incorporation into the Work.
- B. Individual specification sections identified.

1.3 PROCEDURES

- A. Alternates will be exercised at the option of Owner.
- B. Coordinate related work and modify surrounding work as required to complete the work, including changes under each Alternate, when acceptance is designated in Owner-Contractor Agreement.

1.4 DESCRIPTION ALTERNATES

- A. Alternate No. 1: Re-pave East Parking Lot
 - 1. Base Bid: No work to east parking lot and connecting drives.
 - 2. Alternate Bid: Re-pave existing east parking lot and connecting drives to North Crocket Avenue with asphalt and re-strip parking spaces. Prep surfaces as required to maintain current elevations and accommodate proper installation of asphalt paving.
 - a. Related Specification Sections:
 - (1) Section 31 20 00 – Earthwork (Includes asphalt paving)
 - (2) Section 32 17 23 – Pavement Markings
- B. Alternate No. 2: Repave West Parking Lot
 - 1. Base Bid: No work to west parking lot with the exception of the following: striping for standard and handicap parking spaces and accessible aisle, ADA parking signage, and concrete wheel stops at each parking space.
 - 2. Alternate Bid: Complete work in base bid. Additionally, re-pave existing west parking lot and connecting drives with asphalt and re-strip parking spaces. Prep surfaces as required to maintain current elevations and accommodate proper installation of asphalt paving.
 - a. Related Specification Sections:
 - (1) Section 31 20 00 – Earthwork (Includes asphalt paving)
 - (2) Section 32 17 23 – Pavement Markings
- C. Alternate No. 3: Provide ADA Parking Adjacent to North Entry
 - 1. Base Bid: No work to existing drives.

2. Alternate Bid: Provide ADA parking space adjacent to north entry. Work includes striping parking space and aisle, ADA parking sign, concrete wheel stop, concrete curb ramp, and concrete side walk extending to accessible route. Re-paving of drive is contingent upon acceptance of Alternate No. 2.
 - a. Related Specification Sections:
 - (1) Section 10 14 23 - Signage
 - (2) Section 31 20 00 – Earthwork (Includes asphalt paving)
 - (3) Section 32 17 23 – Pavement Markings

- D. Alternate No. 4: Replace Existing Roof Mounted Outdoor Air Handling Unit
 1. Base Bid: Retain existing roof mounted outdoor air handling unit and make fully functional
 2. Alternate Bid: Remove existing roof mounted outdoor air handling unit and replace with Daikin DP5A050 100% Outside Air Unit, or approved equal. Refer to drawings for additional information.
 - a. Related Specification Sections:
 - (1) Section 23 72 12 – Semi-Custom Packaged Rooftop Air Conditioners

- E. Alternate No. 5: Provide 2nd Chiller
 1. Base Bid: Utilize existing Chiller system without adding additional capacity. Provide blind flange connections for future chiller.
 2. Alternate Bid: Provide new Air-Cooled Chiller equal to Daikin AGZ101E, or approved equal. Provide a concrete pad consisting of a 18" deep by 14" wide perimeter grade beam with two #5 reinforcing top and bottom with #3 stirrups at 12" O.C. with a 5" thick concrete slab on grade with #4 at 16" O.C. each way. The Contractor shall be responsible for providing a minimum of 1 boring including soil evaluation to confirm design of equipment pad is adequate for the existing soil condition. Refer to drawings for additional information.
 - a. Related Specification Sections:
 - (1) Section 23 64 28 – Air-Cooled Chillers

- F. Alternate No. 6: Provide Lightning Protection System
 1. Base Bid: No lightning protection system.
 2. Alternate Bid: Contractor shall design and provide lightning protection system complying with requirements of UL 96A for a Master "C" Label and referenced Specification Section. UL master label shall be obtained.
 - a. Related Specification Sections:
 - (1) Section 26 41 00 – Lightning Protection System

- G. Alternate No. 7: Replace Suspended Gyp. Board Ceiling in Kitchen Areas
 1. Base Bid: Retain existing suspended gyp. Board ceilings in the following spaces: Dishwashing 102C, Freezer Room 102D, Kitchen 102E, and Storage 102K. Selectively remove and replace portions of ceiling as require to provide specified MEP systems. Restore ceiling to provide a seamless transition between new and existing areas. Finish as specified.
 2. Alternate Bid: Remove and replace existing suspended gyp. Board ceilings in the following spaces: Dishwashing 102C, Freezer Room 102D, Kitchen 102E, and Storage 102K. Coordinate installation with installation of specified MEP systems. Finish as specified.
 - a. Related Specification Sections:
 - (1) Section 09 29 00 – Gypsum Board Assemblies
 - (2) Section 09 91 00 – Painting and Finishing

- H. Alternate No. 8: Selective Exterior Work at the Convent
 1. Base Bid: No work to the Convent
 2. Alternate Bid: Complete exterior work indicated on Sheet A3.02.

- I. Alternate No. 9: Asbestos Abatement at the Convent
 - 1. Base Bid: No work to the Convent
 - 2. Alternate Bid: Remove asbestos containing materials at the Convent per Asbestos Abatement Specifications in the Appendix of the Project Manual.

- J. Alternate No. 10: Replace Water Closets and Lavatories
 - 1. Base Bid: Remove and salvage existing water closet and lavatory fixtures and reinstall at new locations where indicated in the Drawings.
 - 2. Alternate Bid: Remove and dispose existing water closet and lavatory fixtures. Provide new fixtures as specified.
 - a. Related Specification Sections:
 - (1) Division 22 - Plumbing

- K. Alternate No. 11: Replace Existing Door Assemblies
 - 1. Base Bid: Retain existing door assemblies where indicated on the Drawings and restore as indicated in the Detailed Door Inventory in the Appendix of the Project Manual.
 - 2. Alternate Bid: Remove and dispose existing door assemblies. Provide new door assemblies as specified.
 - a. Related Specification Sections:
 - (1) Section 08 11 13 – Hollow Metal Doors and Frames
 - (2) Section 08 14 16 – Flush Wood Doors
 - (3) Section 08 41 13 – Aluminum Framed Entrances and Storefronts
 - (4) Section 08 71 00 – Door Hardware

PART 2 – PRODUCTS

2.1 Not used.

PARTS 3 – EXECUTION

3.1 Not used.

END OF SECTION