



January 17, 2025

## ADDENDUM IX

### **PURCHASE OF CONSTRUCTION SERVICES FOR WATSON FINE ARTS CENTER BLACK BOX THEATER ADDITION – ST. PHILIP’S COLLEGE RFP 2025-0070**

- I. QUESTION: Within the RFP submittal, there is no section allowing the respondent to provide owner agreement comments. Is it acceptable to provide those comments within Section 8 Proposal Form?

ANSWER: The Offeror must note all requested specific itemized modifications on the MINIMUM QUALIFICATIONS page located in SECTION 1 of the RFP. If additional space is needed, please attach a separate document titled “Exceptions”.

- II. QUESTION: Please confirm all utility shutdowns can occur during normal business hours.

ANSWER: Utility shutdowns will be coordinated with SPC Facilities as required.

- III. QUESTION: Please confirm all work will occur during normal business hours. If that is incorrect, please provide an after-hours percentage that bidders should carry within their bid.

ANSWER: Confirmed

- IV. QUESTION: Confirm if the existing underground electrical and telecommunication ductbanks should be re-routed and should remain active until the new ductbank(s) are installed.

ANSWER: Refer to Construction Documents. Yes, down time to be kept to a minimum.

- V. QUESTION: Please confirm transformer BBT-1 will be provided by Alamo Colleges. Please confirm Alamo Colleges will be responsible for delivering the transformer to the site and the contractor will install it. Also, please confirm the transformer is in good working condition and no additional preventative maintenance will be required by the contractor.

ANSWER:- Transformer provided by alamo college and is located at the campus. ACD/LAN to provide testing report of transformer

- VI. QUESTION: Please confirm a cost-loaded schedule is required for this project as stated in section 3.10.3 of the sample agreement.
- ANSWER: Confirmed
- VII. QUESTION: Please confirm this project will be treated as a lump-sum project.
- ANSWER: Confirmed
- VIII. QUESTION: Please confirm the contractor is responsible for all Theater equipment including but not limited to; control panels, catwalks, theater lighting, etc... If that is incorrect, please provide the comprehensive list of items that will be the contractor's responsibility.
- ANSWER: Confirmed-. That is WJHW's understanding
- IX. QUESTION: Please confirm whether the existing FDC should remain active during the project addition or if the FDC will be required to be relocated outside of the construction area.
- ANSWER: The Existing Watson building needs to have the sprinkler protection maintained during construction
- X. QUESTION: Please confirm there is spare capacity in the existing telecommunication manholes and existing ductbanks for the new scope of work as outlined on sheet TS-101.
- ANSWER: Refer to Construction Documents- It is PBK/LEAFs understanding that there is
- XI. QUESTION: Please confirm the EOR has verified there is spare capacity and space in the existing electrical MH-8E and MH-9E to complete the new medium voltage splices.
- ANSWER: Confirmed- It is LEAFs understanding that there is, GC can request to field verify
- XII. QUESTION: Please provide the specifications for the P2 and P3 concrete types as noted on the landscape drawings.
- ANSWER: Refer to Concrete Construction Notes on L2.00 for concrete and reinforcing requirements. Paving finishes as noted in Paving Schedule. Also Spec section 32 13 14 – Pedestrian Concrete Paving
- XIII. QUESTION: Please confirm grounding of the new electrical and telecommunications ductbanks is not required. If required, please provide updated ductbank details.
- ANSWER: Refer to Construction Documents

XIV. QUESTION: Please provide the hazardous materials report for asbestos, lead, etc..

ANSWER: The Asbestos Report was provided in an earlier Addendum #7.- refer to previous addendum #7

XV. QUESTION: Please confirm that ACD will issue one purchase order for the entire scope of the work and not split the purchase orders between the two packages.

ANSWER: Confirmed

XVI. QUESTION: Please confirm the boring of new utilities is acceptable.

ANSWER: Confirmed- Acceptable to Civil and MEP, ACD to confirm acceptable

XVII. QUESTION: Please provide the select fill requirements at the mechanical yard slab on grade as the geotechnical report appears to not provide a slab on grade recommendation.

ANSWER: Terracon is creating an amendment to the Geotech report, will not be available till late January

XVIII. QUESTION: Please confirm the casing of all piers is required for drilled footing notes DF-5.

ANSWER: Refer to Construction Documents- Refer to previous addendum responses

XIX. QUESTION: Please provide the specifications for the emergency lighting inverter specifications.

ANSWER: No inverter is on the plan; lighting shall be on emergency battery back-up.

XX. QUESTION: Please confirm Alamo Colleges will be responsible for all utility consumption costs.

ANSWER: Refer to contract to include AIA A201 § 3.7.6 and § 10.12 ARRANGEMENT AND CHARGE FOR WATER FURNISHED BY THE OWNER; ELECTRICITY FOR THE PROJECT.

XXI. QUESTION: Please provide the feeder size(s) and quantities for the new ductbank from MH-8E to MH-9E.

ANSWER: Contractor shall field verify. ACD has no existing drawings to show what feeder size or quantities are location in electrical grid loop.

XXII. QUESTION: Please provide alternate drawing sheets to price the deductive alternates accurately.

ANSWER: Outlined on previous Addendum responses

XXIII. QUESTION: Based on the RFP, the construction shall be completed within 365 days from NTP. After discussions with Acme Brick, the lead time for the campus brick type "Cinnebar" has a lead time of 12 months. Will Alamo Colleges allow an early procurement package to release long lead times or will the construction schedule be extended due to issues beyond the contractor's control?

ANSWER: -PBK confirms that the lead time of the brick has been noted by Acme to be approximately 12 months, ACD to provide response on construction duration question

XXIV. QUESTION: Please confirm the respondents are to include the 10% "Owner's Float" within the outlined 365-day construction schedule as noted in section 3.2.1 of the A101 sample agreement.

ANSWER: Refer to Contract in RFP

XXV. QUESTION: Please confirm the "Substantial Completion Asset List" and "District Substantial Completion Inspection List" as noted in the A101 sample agreement applies to this project.

ANSWER: Confirmed

XXVI. QUESTION: Please confirm there are no below-grade waterproofing requirements along the exterior concrete beams. If that is incorrect, please provide updated details along with the product specifications

ANSWER: Refer to Construction Documents

XXVII. QUESTION: The specs call for Berk-Tek cabling and Leviton connectivity products. Are you accepting alternatives for this project such as CommScope products?

ANSWER: All deviations from listed alternates require submission of a substitution request form and approval from AOR/EOR and Alamo Colleges.

XXVIII. QUESTION: Please provide the applicable Davis-Bacon wage rate for Glazier

ANSWER: Refer to wage rate included in RFP

XXIX. QUESTION: Please confirm if the coiling doors are to be insulated or fire-rated.

ANSWER: Overhead door 167 & 167E to be 45 min fire rated

- XXX. QUESTION: Sheet AF101 shows the Existing Lobby WFAC 155.1 as terrazzo. During the site walk the existing surface is carpet. Is the new terrazzo at the existing building part of this project?
- ANSWER: Provide separate pricing for all floor finishes within the existing Watson building per note on AF101 and alternate 14 on G002.1, including demolition, prep, and installation.
- XXXI. QUESTION: What is the spray foam finish and required R-value in the Crawlspace as outlined on Sheet A-100?
- ANSWER: Refer to Spec section 07 21 19 – Foamed in place insulation
- XXXII. QUESTION: Provide directions on the flooring base - Sheet A406, Detail 29 Corridor 158 & 160C calls for Tile cover base T-6 while the room finish schedule calls for a terrazzo base. The details show Tile Base 6 to be installed. A tile base with a cove will sit on the top of the terrazzo floor. Is this correct? Per Sheet AF100, Detail 06 typical floor transition, there is a detail indicating Schuler Dilex-Hak for polished concrete. Would this detail be utilized at this location?
- ANSWER: Provide T-6 at corridor 160C, Terrazzo base at Corridor 158
- XXXIII. QUESTION: AV Series Drawing AV-000, the “Symbol Legend” table indicates the AV systems contractor is to provide the display back boxes but does not indicate who is responsible for installation. Please confirm that the AV systems contractor is to provide the display back boxes to the EC for installation by the EC.
- ANSWER: WJHW defers to the Contractor for assignment of scope
- XXXIV. QUESTION: General Project Information Drawing G-002.1, Add Alternates specifies to provide separate pricing for “...exterior digital displays...” which is assumed to be in reference to Specification Section 274113, Video Wall Systems. However, Specification Section 012300 – Alternates, 1.5-A. Does not specify an “exterior video wall” as a deduct item. Please confirm if Specification Section 274113 pertains to Alternate #1.
- ANSWER: Yes
- XXXV. QUESTION: Project Specifications request that a power sequencing system be included but no part numbers were included within the specifications nor descriptions illustrating what equipment is to be included within that sequencing system. Please provide this information in order to accurately price.
- ANSWER: LEAF will review specification section to verify specific part numbers.

XXXVI. QUESTION: AV series drawing AV-1114, item 5 and AV-090, AV Rack Schedule details the "ER-BB" equipment rack having a size of 41RU (Rack Units). The line drawings seen on AV-1113 detail 16 encoders and 4 decoders, whereas the Rack Elevation seen on item 5 has 3 encoders and 2 decoders. Please confirm if the AVC is required to still carry a 41 RU Rack and if so, adjust the integration of the additional encoders and decoders. If not, allow the AVC to adjust rack size to accommodate the encoders and decoders.

ANSWER: No change to the 41 RU rack is required. Encoders and decoders can be arranged in groups of four (4) per RU. Additionally, each encoder associated with a CAM-RX or WPS device can be mounted in the same RU as the corresponding device, ensuring all components fit within the specified 41 RU rack configuration

XXXVII. QUESTION: AV series drawing AV-090, item 3 details a "Credenza Rack." Specification Section 274116 does not detail nor quantify a "Credenza Rack." Please confirm that the "Credenza Rack" is not required. If the "Credenza Rack" is required for the AV system, please provide additional specifications and drawings regarding the integration of this equipment into the AV systems.

ANSWER: Credenza rack is not required

XXXVIII. QUESTION: AV series drawing AV-102, AV-1111 details an "ANT M." Specification Section 274116 does not detail nor quantify a "ANT-M." If "ANT M" is within the AVC Scope of work. Please confirm the desired make and model.

ANSWER: ANT-M is a plate designation and refers to the plate where the whip antennas included with the wireless microphone receiver is mounted.

XXXIX. QUESTION: AV series drawing AV-1111 details a "CHIME - LOB." Specification Section 274116 does not detail nor quantify a "CHIME - LOB." If "CHIME - LOB" is within the AVC Scope of work, please confirm the desired make and model.

ANSWER: CHIME Type 1 to be RDL FP-CH8

XL. QUESTION: AV series drawing AV-1111 details a "CHIME - BOH." Specification Section 274116 does not detail nor quantify a "CHIME - BOH." If "CHIME - BOH" is within the AVC Scope of work, please confirm the desired make and model.

ANSWER: CHIME Type 1 to be RDL FP-CH8.

XLII. QUESTION: AV series drawing AV-1111 details a “V” which is specified in Specification Section 274116, 2.30-A as a 70 Volt Volume Controller. However, Specification Section 274116, 1.7-D does not detail nor quantify a volume controller under the system Description for the Green Room. Please confirm if the volume controller is a part of the Green Room AV system and the desired make and model.

ANSWER: V is specified in 274116, 2.30, A.

XLIII. QUESTION: AV series drawing AV-202, details 3 speakers in the Mezzanine area (Room 265). The AV series drawing AV- 1111, item 1, illustrating processing and amplification does not show these speakers located in the Mezzanine area. Please confirm if these speakers are to be carried and update line drawings to reflect the correct scope.

ANSWER: Speaker circuit is part of typical circuit shown on AV-111 Detail 1 incorrectly named “Sound/Light”

XLIV. QUESTION: AV series drawing AV-1114 details a “MDP-1 Type 2.” Specification Section 274116 does not detail nor quantify a “MDP-1 Type 2.” Please provide the desired “MDP-1 Type 2” specifications.

ANSWER: MDP Type 1 is specified in 274116, 2.4, A. The number following is an identifier as shown on AV-1100

XLV. QUESTION: AV series drawing AV-1113 details a “BP” but does not clarify if it is a “BP Type 1” or a “BP Type 2” as detailed in Specification Section 274116 nor is it detailed in any of the Floor Plans or RCPs. Please clarify the desired type of button panel and its location.

ANSWER: - BP not required

XLVI. QUESTION: Specification Section 274116, item 2.11-C specifies a “DTP-TX Type 2” (Extron DTP2 T 211). The AV series drawings do not detail nor quantify a “DTP-TX Type 2.” Please confirm that the “DTP-TX Type 2” is not required. If the “DTP-TX Type 2” is required for the AV system, please provide additional information regarding the integration of this equipment into the AV systems.

ANSWER: DTP-TX, Type2 is not required

XLVII. QUESTION: Specification Section 274116, item 2.16-B specifies an “ICS Type 1” (Clear Com KB-701). The AV series drawings do not detail nor quantify an “ICS Type 1.” Please confirm that the “ICS Type 1” is not required. If the “ICS Type 1” is required for the AV system, please provide additional information regarding the integration of this equipment into the AV systems.

ANSWER: ICS Type 1 not required in project.

XLVII. QUESTION: Specification Section 274113, item 3.1-K specifies “Mount wireless antenna on side of pilasters as shown in drawings...” The T series drawings do not detail nor quantify a wireless-mounted antenna that pertains to the Video wall systems. Please confirm that the “wireless mounted antenna” is not required. If the “wireless mounted antenna” is required for the AV system, please provide additional information regarding the integration of this equipment into the AV systems.

ANSWER: Disregard 3.1K no Antenna shown on drawings, no antenna needed for this specific area.

**REMINDER:** If unable to access or download the proposal through the e-sourcing portal please deliver hardcopy and a flash drive by the deadline to  
Alamo Colleges District  
Purchasing and Contract Administration  
Re: Purchase of Construction Services for Watson Fine Arts Center Black Box Theater Addition  
at Alamo Colleges District – St. Philips College  
RFP # 2025-0070  
Reception Desk  
2222 N. Alamo St.  
San Antonio, Texas 78215  
**The deadline for submittal of responses for this project is 2:00pm (CT), Thursday, January 23, 2025, Boardroom RM 100, Alternate Zoom please see link on the next page.**



Velma Bates is inviting you to a scheduled Zoom meeting for Watson Fine Arts Center Black Box Theater  
Addition Bid Opening RFP 2025-0070  
Join Zoom Meeting  
<https://alamo.zoom.us/j/94466735665>

Meeting ID: 944 6673 5665

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