

REBID - City of San Juan Police Building Expansion

**Addendum NO. 01** CSP# 25-008-05-01

To: Plans and Specifications dated April 01st 2025

Date: 04/28/2025 Project No. 24002



# **NOTICE TO PROPOSERS**

- a. Receipt of this Addendum shall be acknowledged on the Proposal Form.
- b. This Addendum forms part of the Contract documents for the above-referenced project and shall be incorporated integrally in addition to that.
- c. Each proposer shall make necessary adjustments and submit his proposal with full knowledge of all modifications, clarifications, and supplemental data included therein. Where provisions of the following supplemental data differ from those of the original Contract Documents, this Addendum shall govern.
- d. This addendum is generally separated into sections for convenience; however, all contractors, subcontractors, material men, and other parties shall be responsible for reading the entire addendum. The failure to list an item or items in all affected sections of this addendum does not relieve any party affected from performing as per instructions, providing that the information is set forth one time in this addendum.
- e. Inclusion of a substitute manufacturer(s) does not relieve the manufacturer/awarded bidder of the substituted item from the responsibility to further confirm that any materials provided for inclusion in the project by the named manufacturer to the awarded proposer, completely meet or exceed the published specification. provided. If materials are submitted during construction that do not meet or exceed the specifications provided the manufacturer/awarded bidder shall provide a product which complies or exceeds these requirements at no additional cost. Compliance of submitted products with specifications remains at the discretion of the Architect.

#### **GENERAL**

## Item No. G01:

A pre-proposal conference was held Thursday, April 17<sup>th</sup>, 2025 at 10:00 am at the San Juan City Hall. A copy of the sign-in sheet is attached.

#### **QUESTIONS**

# Item No. G01:

Consider BID opening date extension.

Response:

BID date to remain May 1st

#### Item No. G02:

Will the City waive permit fees?

Response:

Yes, the city will waive permit fees.

## Item No. G03:

N4/AS201 calls part of the monument signage as "10 14 23 Panel Signage." The referenced spec is not applicable to monument signage. Please confirm materials/illumination for this sign type.

# Response:

Basis of Design: Double side 3M banner lightbox; Aluminum frame with deep grey color coating: 3M Banner with 3M logo Vinyl Sticking; 6500k waterproof LED lights inside. Size: 42" x 42". Logo to be provided by Owner.

# Item No. G04:

Window T1 Non contact visitation window states "Glazing as specified" however the glazing is never specified.

Response:

Division 11 – Spec Section 11 98 00 - DETENTION EQUIPMENT

### Item No. G05:

Is there an existing fire alarm, if so, who is the manufacturer? Response:

Silent Night

#### Item No. G06:

Are there any scopes which the GC does not need to carry?

Response:

FFE - OFOL

#### Item No. G07:

Is there an existing access control system, if so, who is the vendor?

Response:

**Superior Alarm** 

#### Item No. G08:

Specs for the hollow metal Doors and Frames have a section for heavy-duty and a section for extra heavy-duty. However plans seem unclear on which doors are to follow which section. Can we get some clarification?

Response:

Door Frame '3' – Extra Heavy Duty

# Item No. G09:

Which is the proper method for the request(s) below? I am unable to locate Exhibit "E" in the Invitation.

- 1.09 Proposal Form Supplements (004100 Proposal Form)
- B. We agree to submit the following Supplements to Proposal Forms within 48 hours after submission of this proposal for additional proposal information:
- 1. Contract Forms and Agreements, Exhibit "E" Proposed Subcontractors Form: Include the names of all Subcontractors and the portions of the Work they will perform. And stated:
- 4.2 CRITERIA & POINTS VALUATION
- No. 8 Subcontractors to be used for this City project. Contractor must submit a list of proposed subcontractors (if any) together with this proposal. Information must include company name, address, phone number, email address, and references on

# Response:

Provide Subcontractor List as outlined in 4.2 Criteria & Points Valuation at BID submission.

#### Item No. G10:

Does Criteria No. 2, "Number of similar City Projects completed by the Contractor during any of the last five (5) years," in Document 4.2 – Criteria & Points Valuation refer to the question "Number of similar projects you have been involved with in the last five (5) years" in Form 7.7 – Firm Information and Personnel?

If so, does the term "you" refer to the bidding firm as a whole or specifically to the bidder's Authorized Representative

# Response:

6.1 References for similar projects in the last 5 years

7.7 Firm Information and Personnel

# Item No. G11:

Please confirm that C600 Water Sewer Layout is the same sheet as noted on Indec of Drawings C600 – Paving and Drainage Details. IF please provide new sheet for C600 Paving and Drainage Details.

# Response:

Refer to the attached Civil addendum.

#### Item No. G12:

AI105 and AI106 listed on Index of Drawings are not included in drawing set. Please provide or confirm they are not needed.

#### Response:

Not needed in this project.

#### Item No. G13:

Please provide AIA form A701 – Instruction to Bidders as noted on Spec 01 21 13 Page 1 of 4. If not available, please confirm the structure of the (3) Binders will be tabbed as such:

Tab 1 - Proposal Form 00 41 00

Proposal Specification Compliance Non-Collusion Statement & Signature Sheet Confidential Disclosure Statement Senate Bill 252 Certification House Bill 89 Verification Firm Information and Personnel Litigation Summary

Tab 2 - Alternates Form 00 43 23

Tab 3 - Bid Bond

Tab 4 – Number of Similar City Projects Completed by Contract during any of the last Fixe Years

- Tab 5 Timeline for earliest completion of the project
- Tab 6 Favorable & Favorable References of Contractor for Similar Projects
- Tab 7 Contractors Proposed personnel for this City Project
- Tab 8 Contractor's Safety Record
- Tab 9 Warranties (Material & Labor)

Tab 10 – Subcontractors to be sued for City Project.

# Response:

BID Tab structure provided works.

#### Item No. G14:

Please specify and provide more detail on what is needed for Item 7 – Warranties (Material & Labor) listed on 4.2 – Criterial & Points Evaluation.

# Response:

Statement on Warranty provided for project.

#### Item No. G15:

Please confirm if it's acceptable to submit Item 8 – List of Subcontractors to be used for this City Project 24 hrs. after the submission of the Proposal Package. The reason is that we typically have late MEP bids due to Vendors holding equipment & fixture pricing later, on bid day.

#### Response:

Provide Subcontractor List as outlined in 4.2 Criteria & Points Valuation at BID submission.

# Item No. G16:

Per Sheet EDS101 note 3 there are existing (3)4" conduits that terminate at the water tower calling to be re-routed ("field verify and coordinate reroute"), as well as per note 10 an existing communications pull box calling to be removed.

- Q1. Is there a general plan on where to reroute these conduits?
- Q2. Who does this raceway belong to?
- Q3. Can these conduits be removed and replaced later or does this service need to remain operational with minimal disruption (IE, a shut down and switch over operation)?

# Response:

Refer to the attached MEP Addendum, provided by Trinity.

# Item No. G17:

Substitution Request - Concure Group Concrete Solution.

# Response:

Not Approved.

# Item No. G18:

Substitution Request EtalBond FR by Elval Colour Response:
Approved.

## Item No. G19:

Substitution Request Eliason Corporation – StyleCraft – Flush Wood Doors Response:

Not Approved.

# **PROJECT MANUAL**

## **PLANS**

# CIVIL

Item No. P01: Refer to the attached Civil Addendum, provided by Melden and Hunt (1 page)

1. Replace C500 with revised Sheet C500 (refer to attached).

# MEP (MECHANICAL, ELECTRICAL, PLUMBING)

Item No. P01 Refer to the attached MEP Addendum, provided by Trinity (2 pages)

**END OF ADDENUM NO. 01** 



# BID OPENING SIGN-IN SHEET

Project Name:

San Juan Police Building Expansion - REBID

Project Number: 24002

Owner:

City of San Juan

Date:

04/17/2025

	NAME	COMPANY	TELEPHONE	EMAIL
1	ELAS LOPEZ	SANJUAN POLICE	956 588-1257	elopezo sanjvanpolice.com
2	PATRICIAL MAJETUR	Sindran PD	954 325-554	elepmontinor esayon pola con
3	BAANDON GAERS	TREVIND GROUP	210.632.3941	estimating exerting pup.com
4	Matias Maldonado	Spartlass Contractors	956-616-8505	Matias, Maldrado C Span Elass. com
5	Idalia C. Hernandez	Telston Developmen	12832-361-2537	idalia@tektondevinecom
6	JAvier S. Hernander	Texton Development I	ac. 713-557-1299	javier@tektondevine COM
7		,		
8				
9				
10				
11				

# PROPOSED NEW ASPHALT MEETING EXISTING

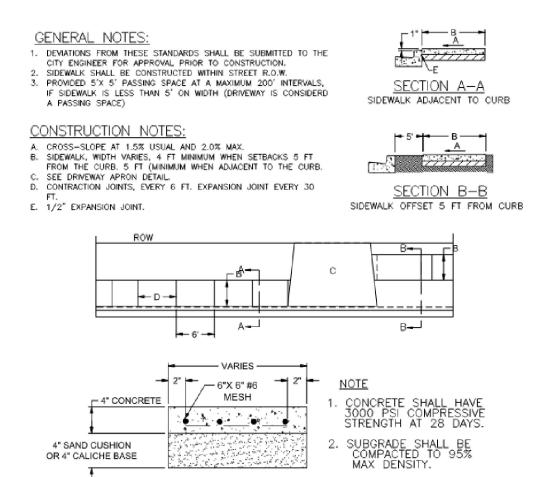
# **GENERAL NOTES:**

- 1. CONCRETE TO HAVE 3000 P.S.I. AT MIN. 28 DAYS COMPRESSIVE STRENGTH.

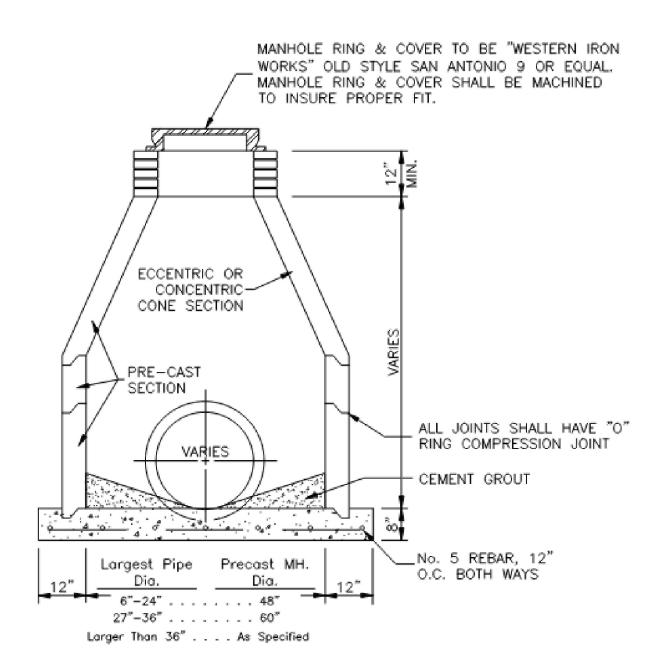
  2. ALL STEEL TO HAVE 4000 P.S.I. YIELD STRENGTH.
- CONSTRUCTION NOTES:
- A. DRAIN DITCH FLOW-LINE.

  B. 6" X 6" X No. 6 WIRE MESH

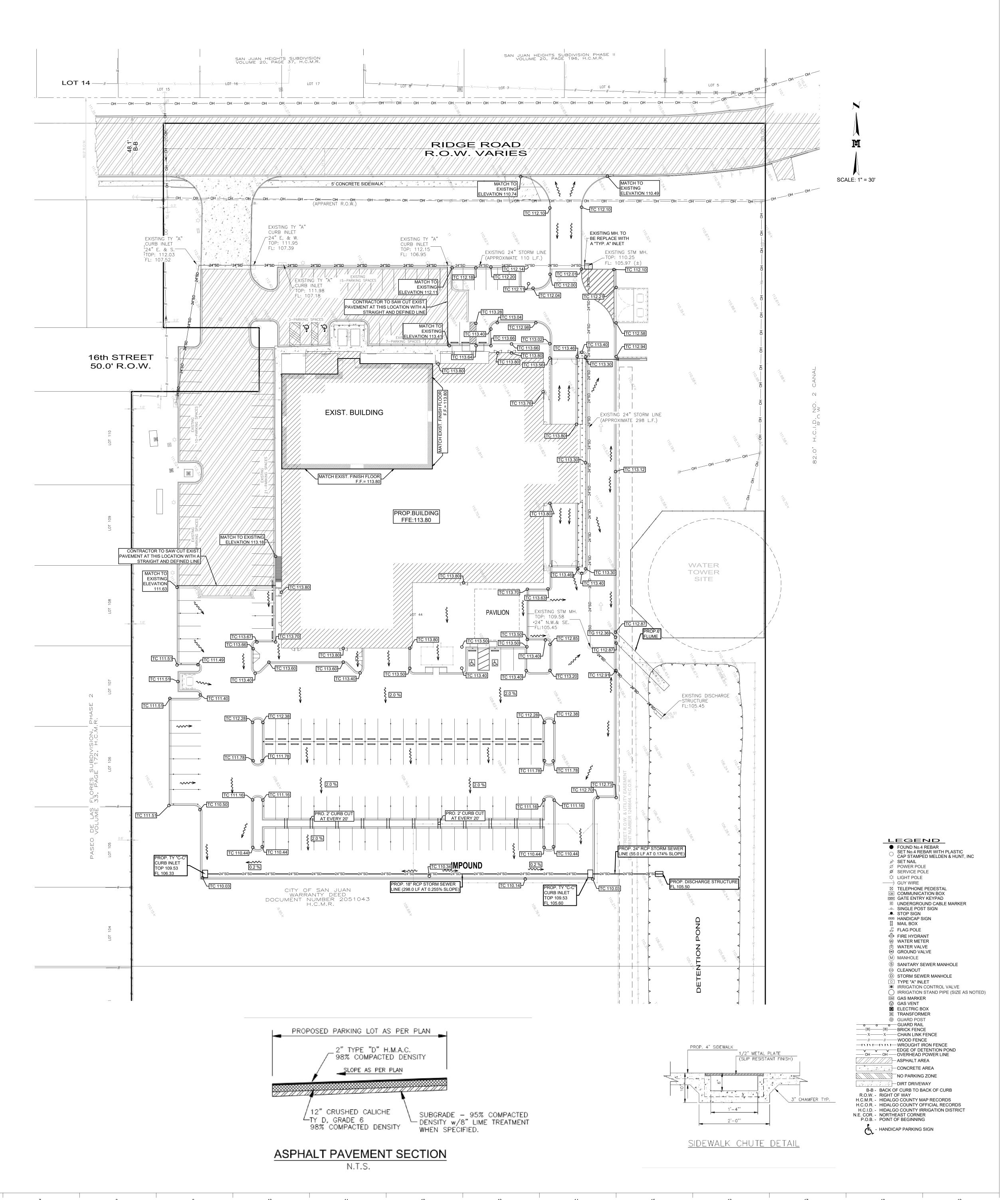
  OR EQUAL.
- C. MIN. 3" COVER REQUIRED ON EVERY SIDE.
- D. MIN. 95% COMPACTION.



TYPICAL SIDEWALK DETAILS

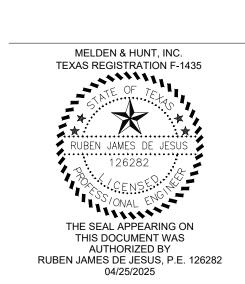


STANDARD STORM SEWER PRE-CAST CONCRETE MANHOLE



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ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW

A JUAN POLICE BUILDI EXPANSION OTY OF SAN JUAN

PHASE I

1 2025 FINISH FLOOR NOTE

PROJECT No.: 24128.00
ISSUE DATE: 04-01-25
DRAWN BY: CP.
CHECKED BY:
Sheet Name

Sheet Name
PAVING AND DRAINAGE PLAN

Sheet Number

C500

Project Status:
CONSTRUCTION DOCUMENTS 100%



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# ADDENDUM-1

Project Name: San Juan Police Building Expansion

Project Number: 24.3.34 Architect: ERO Architects

Date: 4/25/2025



Note: The work shall be carried out in accordance with the following supplemental instructions issued in accordance with the Contract Documents without change in Contract Sum or Contract Time Proceeding with the Work in accordance with these instructions indicates your acknowledgement that there will be no change in the Contract Sum or Contract Time.

- I. Specifications:
- II. General:
  - A. Q1. Is there a general plan on where to reroute of these conduits? RESPONSE: Conduits in question to be removed completely.
  - B. Q2. Who does this raceway belong to? RESPONSE: Conduits belong to the owner (City of San Juan).
  - C. Q3. Can these conduits be removed and replaced later or does this service need to remain operational with minimal disruption (IE, a shut down and switch over operation)? RESPONSE: Conduits in question to be removed completely.
  - D.
- III. Mechanical:
- IV. Electrical:
  - A. Sheet E401 Keyed note#33, the new feeder from the disconnect to the existing MDP, include cost in bid to replace existing lugs for new wire size. Existing MDP by mfr. EATON PRL3a 480/277V, 3phase, 400Amps.
  - B. Sheet E401 Revise electrical riser diagram, refer to attachment.
- V. Plumbing:
- VI. Fire Protection:

- A. PROVIDE GROUND /BONDING AS INDICATED ON THE NATIONAL ELECTRICAL
- B. NAME PLATES SHALL BE PROVIDED FOR ALL ELECTRICAL SWITCH GEAR, PANEL BOARDS, LIGHTING CONTACTORS, LIGHTING CONTROL PANELS, ETC.. BY ELECTRICAL CONTRACTOR.
- C. NEW ELECTRICAL METERING AND SERVICE EQUIPMENT SHALL BE PROVIDED AND INSTALLED ACCORDING TO THE LOCAL POWER UTILITY CO. AND CITY REQUIREMENTS. VERIFY AND COORDINATE WITH POWER UTILITY CO. AND AHJ BEFORE BID AND INSTALLATION.
- D. COMPLY WITH NFPA 70E SAFETY REQUIREMENTS. E. PANELBOARDS WITH MORE THAN 42 CIRCUITS SHALL BE IN ONE CABINET ENCLOSURE,
- UNLESS OTHERWISE NOTED. F. PROVIDE 4"CONCRETE PAD FOR ALL DRY-TYPE TRANSFORMERS.

OF DEVICE AND CHARACTERISTICS WILL BE SATISFACTORY.

REGULAR NON-ASPHALT/CONCRETE SURFACE.

- G. ALL TWO SECTION PANELBOARDS SHALL BE FEED THRU LUGS. H. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY OF ELECTRICAL SERVICE TO THE NEW BUILDING WITHIN PROJECT SCHEDULE. COORDINATE ALL COST FOR LABOR AND MATERIALS WITH LOCAL ELECTRICAL UTILITY COMPANY PRIOR TO BID. ALL COST ASSOCIATED WITH THE DELIVERY OF ELECTRICAL SERVICE INCLUDING ALL MATERIALS SHALL BE INCLUDED IN BID. TRANSITION OF NEW ELECTRICAL SERVICE SHALL PROCEED IN WEEKENDS OR HOLIDAYS, INCLUDE ALL COST IN BID FOR OVERTIME FROM ELECTRIC UTILITY COMPANY. NO ADDITIONAL PAYMENT WILL BE MADE FOR SERVICE DELIVERY COSTS
- AFTER CONTRACT HAS BEEN AWARDED. I. CONTRACTOR SHALL INCLUDE ALL COST TO PROVIDE SHORT CIRCUIT AND PROTECTIVE DEVICE. THE SHORT-CURCUIT AND PROTECTIVE DEVICE COORDINATE STUDIES SHALL BE SUBMITTED TO THE DESIGN ENGINEER PRIOR TO RECEIVING FINAL APPROVAL OF THE DISTRIBUTION EQUIPMENT SHOP DRAWINGS AND/OR PRIOR TO RELEASE OF EQUIPMENT DRAWINGS FOR MANUFACTURING, APPROVAL FROM THE ENGINEER MAY BE OBTAINED FOR PRELIMINARILY SUBMITTAL OF SUFFICIENT STUDY DATA TO ENSURE THAT THE SELECTION
- J. ELECTRICAL SERVICE 120V THRU 480V 1000AMPS OR MORE SHALL INCLUDE AN ARC REDUCTION MAINTENANCE SWITCH. COORDINATE EXACT LOCATION OF SUCH SWITCH.
- K. PROVIDE TRENCHING AND BACKFILLING FOR ALL UNDERGROUND CONDUITS FOR
- L. PROVIDE SAWCUT AND PATCHING FOR ALL UNDERGROUND CONDUITS FOR REGULAR ASPHALT OR CONCRETE SURFACE. INCLUDE ALL COST TO PATCH SURFACE TO MATCH

- ELECTRICAL RISER **DIAGRAM KEYED NOTES:**
- (1) EXISTING MAGIC VALLEY ELECTRIC COOP 150KVA 480/277V 3PHASE PAD MOUNT TRANSFORMER TO BE REPLACE WITH NEW AS REQUIRED FOR NEW ADDITIONAL ELECTRICAL

LOAD. INCLUDE ALL COST IN BID ASSOCIATED WITH SECONDARY SIDE WORK.

- $\langle$  2  $\rangle$  Existing electrical service meter 480/277V, 3-phase, 4W to remain.
- $\langle$  3  $\rangle$  EXISTING 400AMPS, 480V, 3-PHASE, 4W, S/N, N3R, DISCONNECT TO REMAIN.
- (4) EXISTING 400AMPS, 480V, 3-PHASE, 4W, S/N, N3R, AUTOMATIC TRANSFER SWITCH TO BE
- $\langle$  5  $\rangle$  existing outdoor step down transformer to remain.
- $\langle$  6  $\rangle$  EXISTING OUTDOOR PANELBOARD TO REMAIN.
- $\langle 7 \rangle$  existing outdoor disconnect to remain.
- $\langle$  8  $\rangle$  existing 3"Galvanized pipe with unistrut stand for electrical service equipment
- $\langle$  9  $\rangle$  existing generac diesel 175kw generator to remain. Contractor shall include COST IN BID FOR GENERATOR MANUFACTURER TECH TO DO A STARTUP ON GENERATOR FOR THE REVISE WIRING ON THE EXISTING CONDITIONS TO FEED NEW PANEL-HD.
- (10) ALTERNATE#1 PROVIDE 600KW DIESEL GENERATOR 480/277V, 3Ø, 4W, 1-800AMP 3-POLE MAIN BREAKER 100% RATED SOLID STATE, U.L. LISTED, WEATHER /SOUND PROOF ENCLOSURE, 24-HOUR DOUBLE WALL DIESEL TANK . PROVIDE CONCRETE PAD. REFER TO
- (11.A) ALTERNATE#1 PROVIDE 480/277V, 3Ø, 4W, NEMA-3R, 800AMP UL AUTOMATIC TRANSFER SWITCH, REFER TO SPECIFICATIONS. (11.B) BASE BID - PROVIDE 480/277V, 3Ø, 4W, NEMA-3R, 800AMP NON-FUSED DISCONNECT.
- (12.A) ALTERNATE#1 2-RUNS EACH 4#600KCMIL, 1#1/0G, 4"C. (12.B) BASE BID - 2-RUNS SETS OF 4"C WITH PULLSTRING.
- $\langle 13 \rangle$  2-RUNS EACH 4#600KCMIL, 1#1/0G, 4"C.
- $\langle$  14 $\rangle$  provide 800amps, 480v, 3-phase, 4w, s/n, n3r, service rate enclosed 100% rated SOLID STATE, BREAKER WITH ENERGY REDUCTION SWITCH. BREAKER SHALL INCLUDE EXTERNAL BREAKER HANDLE.
- $\langle$  15 $\rangle$  PROVIDE 800AMPS, 480V, 3-PHASE, 4W, S/N, N3R DOCKING STATION EQUAL TO MFR. KRATOS. CAM LOCKS SHALL BE COLOR CODED.

- PROVIDE 1-1.5"C WITH 2-#14 AWG SHIELDED TWISTED CABLE FOR REMOTE ANUNNCIATOR.

  COORDINATE EXACT LOCATION- FOR REMOTE ANUNNCIATOR WITH OWNER PRIOR TO ANY ROUGH-INS. LOCATE REMOTE ANUNNCIATOR IN DISPATCH OFFICE.
- $\langle$  17 $\rangle$  1-1"C to panel for block heater CKT, 1-1"C to panel for battery charger CKT AND (1)-1"C WITH 2 #14 AWG SHIELDED TWISTED CABLE TO ATS FOR START CONTROLS. START CONTROL WIRING SHALL BE 3#14. VERIFY WITH EQUIPMENT SUPPLIER FOR START WIRING. REFER TO PANEL SCHEDULES FOR BLOCK HEATER AND BATTERY CHARGER (18) PROVIDE 90AMPS, 208V, 3-PHASE, 4W, S/N, N1, ENCLOSED 100% RATED SOLID STATE,
- $\langle$  19 $\rangle$  1#3/0G IN 1"C, 3/4"X10" COPPER CLAD RODS. PROVIDE GROUNDING AS PER NEC REQUIREMENTS.  $\langle 20 
  angle$  provide New 3"Galvanized Pipe with Unistrut Stand for Electrical Service EQUIPMENT.
- $\langle 21 \rangle$  1#6G, GROUND ELECTRODE CONDUCTOR, CALDWELD CONNECTION TO BUILDING REBAR  $\langle 22 
  angle$  provide 70amps, 208V, 1-phase, 3W, S/N, N1, enclosed 100% rated solid state, BREAKER.
- $\langle 23 \rangle$  1-RUN 4#350KCMIL, 1#4G, 3"C.  $\left<24\right>$  Provide 1-400amp, 480/277V, 3-phase, 4 wire, Nema-1 ul automatic transfer SWITCH, REFER TO SPECIFICATION.  $\langle 25 \rangle$  Provide 100amp 208V 1-Phase Nema-1 fused disconnect fused at 100amps.
- $\langle 26 \rangle$  PROVIDE 208/120V, JP., 3W, NEMA-1, 100AMP UL AUTOMATIC TRANSFER SWITCH, REFER TO SPECIFICATIONS. (27) PROVIDE 4#1, 1#6G, 2"C.)
- 28 EXISTING GENERATOR KOHLER 30REOZK RELOCATED FROM EXISTING LOCATION TO NEW LOCATION, REFER TO SITE PLAN FOR PROPOSE LOCATION. PROVIDE ALL COST FOR CONCRETE PAD FOR GENERATOR.
- (29) 100AMP, 208/120V, 3-PHASE, 4W, S/N, N3R DOCKING STATION EQUAL TO MFR. KRATOS. CAM LOCKS SHALL BE COLOR CODED.
- $\langle$  30 $\rangle$  remove existing wiring/conduit from existing main disconnect to existing ats. FIELD VERIFY EXISTING CONDITIONS PRIOR TO ANY WORK.  $\langle$  31 $\rangle$  Existing wiring/conduit from existing ats to existing MDP to removed at a

LOCATION TO WHERE A TRANSITION CAN BE MADE FROM EXISTING MAIN DISCONNECT TO

- INTERSECT EXISTING FEEDER TO MDP. FIELD VERIFY EXISTING CONDITIONS.  $\langle 32 \rangle$  Provide a junction box to make the New Connection from the existing main DISCONNECT TO EXISTING MDP CONDUITS.
- 33 PROVIDE NEW 4#600KCMIL, 1#3G, 4"C FROM EXISTING MAIN DISCONNECT TO MDP. REUSE THE EXISTING CONDUITS, FIELD VERIFY EXISTING CONDITIONS.  $\langle$  34 $\rangle$  PROVIDE 4#4/0, 1#6G, 3"C.
- $\langle 35 \rangle$  ups shall be equal to MFR. Liebert aps 10kVa ups model as6b1nCJhnnxbok-nmbhw81. 36 UPS SHAŁL BE EQHAL TO MFR. LIEBERT APM2 20KVA UPS MODEL 56SC020CNN4NA62.

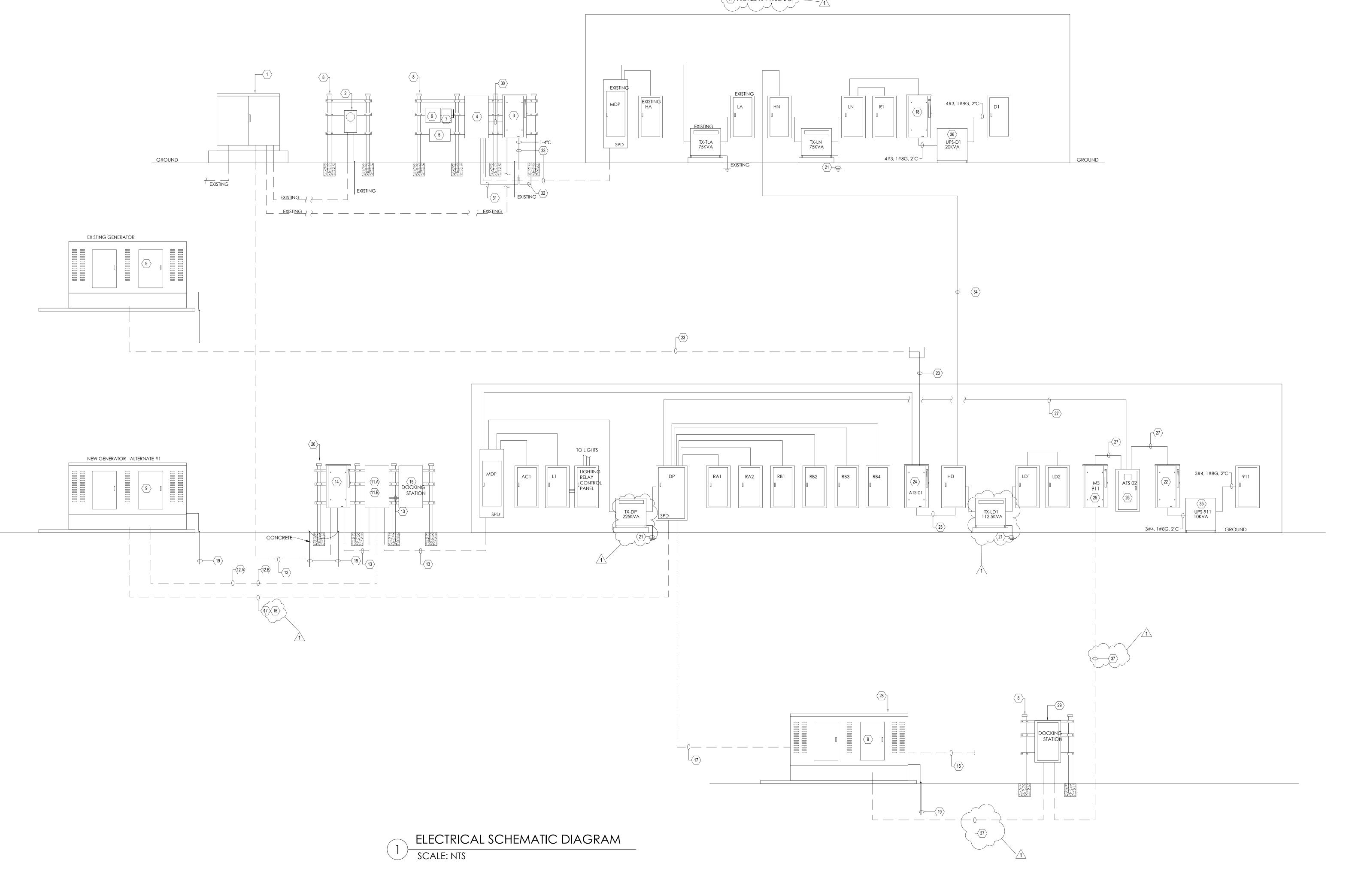
DRY-TYPE TRANSFORMER SCHEDULE

		BITT THE HOUSE STUDENCE SOLLED SEE				
	LABEL	TRANSFORMER DESCRIPTION	PRIMARY VOLTAGE FEEDER - 480V, 3-PHASE	SECONDARY VOLTAGE FEEDER 120/208V, 3-PHASE, 4W		
	TX-DP	TYPE-DT-3: GENERAL, 225KVA, COPPER WINDINGS,3-PHASE, (P)480V-(S)208/120V,115°RISE,NEMA-1	4#500KCMIL, 1#3G,4"C	2-RUNS 4#350KCMIL, 1#1G,4"C		
	TX-LD1	Type-dt-3: General, 112.5kva, Copper windings,3-phase, (p)480v-(s)208/120v,115°rise,nema-1	4#2/0, 1#6G,2"C	4#4/0, 1#4G,3"C		
	TX-LN	TYPE-DT-3: GENERAL, 75KVA, COPPER WINDINGS,3-PHASE, (P)480V-(S)208/120V,115°RISE,NEMA-1	4#1, 1#6G,2"C	4#4/0, 1#4G,3"C		

NOTE: ALL DRY-TYP TRANSFORMER SHALL BE ENERGY EFFICIENT MODELS AND MEET LATEST ENERGY EFFICIENT REQUIREMENTS..

480/277V, 3-PHASE, 4W ELECTRICAL LOAD ANALYSIS DESIGN CONNECTED LOAD DESCRIPTION TOTAL KVA LIGHTING **RECEPTACLES** GENERAL POWER 90 314 WATER HEATER TOTAL KVA: 510 TOTAL AMPS: 614 TOTAL AMPS+25%: 768

WIRE SIZE AMPS: 800



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CHECKED BY:

ELECTRICAL RISER DIAGRAM

CONSTRUCTION DOCUMENTS 100%