REQUESET FOR COMPETITIVE SEALED PROPOSALS - PROPOSAL #2016-04
CONSTRUCTION OF TWO NEW STAIRWELLS FOR
HARRIS COUNTY APPRAISAL DISTRICT HEADQUARTERS BUILDING

QUESTIONS AND RESPONSES

Date Received	*Question*	*Response*
5/31/2016	*Are you releasing an estimated cost / budget figure for the Project?*	***Estimated maximum budget is approximately $1,500,000.***
06/06/2016	*Is there a required wage schedule.*	***Yes. Pages 7, 15, 16, & 17 of the RFCSP explain the wage scale adopted by the Harris County Appraisal District.***
06/07/2016	*Is the work to be phase or are both staircases and the interior work to be done at the same time?*	***All work is to be done at the same time with the estimated project completion date at about nine months or May 1, 2017.***
06/07/2016	*What is the anticipated start/finish dates for the project?*	***The estimated project dates are September 1, 2016 to May 1, 2017.***
06/07/2016	*What are the working hours for the building?*	***Office Hours are 7 a.m. to 6 p.m.***
06/07/2016	*Will the project be able to be performed during normal hours, or will afterhours/weekend work be required?*	***Work will be completed during business hours/afterhours/weekends if needed. The building has 24 hour security access.***
06/07/2016	*Will there be any area for contractor lay down or storage containers?*	***Yes, staging will be provided.***

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HARRIS COUNTY APPRAISAL DISTRICT HEADQUARTERS BUILDING

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06/07/2016	*Where on site will a construction dumpster be located?*	***Roll off containers can be placed on both sides of the building if needed. Preferably the loading dock side.***
06/07/2016	*Is there onsite parking for the GC and subcontractors?*	***Yes, there will be some on-site parking and there is some space along Langfield street.***
06/07/2016	*Are there any preferred or proprietary subcontractors for the building? (Masonry, Fire Alarm, MEPF, etc.)*	***Preferred contractors are not necessary. Wilson Fire controls the fire alarm monitoring. All other contractors outside of contracts generally bid work in the building.***
06/07/2016	*Who maintains the existing HVAC System, landscape/irrigation & roof?*	***Martin's Landscaping is the contractor for landscaping. CommAir is the contractor for the HVAC System and there isn't one for the roof.***
06/07/2016	*Is the existing roof under warranty?*	***No***
06/07/2016	*Can HCAD share the list of vendors who have received the RFCSP?*	***Yes, the list will be posted on the website****: www.HCAD.org* ***Others may have downloaded the RFCSP from the website that we are not aware of.***

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06/08/2016	*Does this project require HUB sub-contractors?*	***This project will not require a HUB subcontracting plan. Number 4 of the Evaluation Criteria has been changed to zero. The 5% has been reallocated to the number 6 offeror's proposed personnel, which is now 10%.***
06/09/2016	*Is it possible to extend the RFCSP deadline?*	***HCAD will extend the deadline on the Request for Competitive Sealed Proposals by one week, from June 16, 2016 to June 23, 2016. All proposals will be opened and publicly read in the Board Room, 7th Floor, 13013 Northwest Freeway at 11:00 A.M.***
06/14/2016	*The proposal documents call for a 3% Proposal Deposit on the bid. Can we provide a 5% bid bond in lieu of?*	***At this time we are making no concessions to the proposal requirements.***
06/14/2016	*Structural sheet S1.00 and S3.10 indicate to see existing drawings for additional info on the existing matt foundation. Please advise where these existing drawings can be found.*	***Please contact Kirksey for details. If Kirksey and the owner gives permission we can share our digital copies.***
06/14/2016	*Detail 3/A3.10. Please provide the depths to the existing matt foundation.*	***Depth of exist matt foundation (4'-0") is provided on detail 3/3A/S3.10***
06/14/2016	*There is an existing tree shown on Google maps against the building. This tree is not shown on the demo plans, please advise if this will be removed by owner prior to construction? If contractors scope will tree permits be required?*	***This tree shall be removed.***
06/14/2016	*Sheet SD1.00 and P3.01 are not listed in the project table of contents. Please confirm they are part of the bid package.*	***Sheets SD1.00 and P3.01 are included in the package Although they were overlooked on the Indes of Drawings.***

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HARRIS COUNTY APPRAISAL DISTRICT HEADQUARTERS BUILDING

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06/14/2016	*The RCP's on each floor do not indicate any details how the exterior eye brow feature/soffit is to finish out above each door on levels 1 thru 6. Detail A5/A3.02 shows a new sheetrock ceiling to cover up this feature however this detail is only at level 7. Should a similar detail be used on all floors to cover up this feature & extend the UL411 wall to the existing structure OR is this feature to be left exposed and a UL411 rated wall already exists?*	***Yes, the RCP Detail is "Typical"***
06/14/2016	*Each floor has card readers to IT rooms. Do they go to IT rooms on each floor or is there a central location? They also call for conduit all the way to the IT room. Is this necessary or can they run plenum rated cable?*	***Confirm security tie-in location with HCAD. IT rooms were assumed in design. Provide conduit where cabling would be exposed in stair. Within ceiling plenum, plenum rated cable is acceptable to Wylie.***
06/14/2016	*Exterior Wall cut sections do not show any insulation within them. The interior wall between the existing building and the new stair tower (A3.02) shows insulation but does not indicate the R-value. Spec section 072100 stated that all exterior walls are to be insulated however it does not provide a R- value. Please advise if all of the walls are to be insulated, if insulated what R value?*	***The new exterior walls are indeed to be insulated with R-13 batt insulation.*** ***The roof insulation shall be R-20.***
06/14/2016	*A6.01 does not provide a hardware type for the restroom doors.*	***Provide "typical" interior door hardware, Butts, Closer, Privacy set with Privacy indicator.***
06/14/2016	*A6.01 calls for set 6.0 for door 149 however this doo cannot be located on the plans. Does it exist?*	***Sorry - door 149 does not exist. This door is actually labeled 142. Door 142 shall receive HW Set 10, modified for a single, interior door.***

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QUESTIONS AND RESPONSES

06/14/2016	*Is the existing roof still under warranty? If so by whom?*	***It isn't.***
06/14/2016	*Spec section 09616 for concrete floor sealer has been provided however the plans do not indicate where this is to be installed. Please advise if this is to be installed on all exposed concrete in the stair towers?*	***The stair well floors, stair treads, and landings shall be sealed concrete.***
06/14/2016	*Detail C5/A6.02 shows a new 4" stud fur down to be attached to the existing exterior finish soffit. The overhead door is then shown to mount to this fur down. Hang down steel will need to be installed to support the OH door which will require selective demo of this exterior soffit. Please provide details for hang down steel and how the interior ceiling shall be built back.*	***In order to provide detail we will require cut sheet for proposed doors and architectural detail. Please provide us with this information and we can release detail as an SK.***
06/14/2016	*The stair towers are not air conditioned, only have negative pressure. The spec states to Galv. all steel that is not conditioned. Lots of sections on the architectural drawings show fire proofing. Should columns & beams be primed painted or no paint. Verify the stairs will be primed and not galv.*	***The steel structure shall not be painted or galvanized. It is to be fire proofed per plan details sheet A3.03***
06/14/2016	*Is a geotech report available?*	***Please see separate file on HCAD.org under the Stairwell Project menu***
06/15/2016	*The existing brick is no longer available. What does the owner want to use?*	***Use Forterra Brick, Century Plus, V225***
06/15/2016	*TA-3A, 3B, 6 & 7 are all listed in the accessories schedule but are not shown on the elevations. Please confirm they are not required.*	

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QUESTIONS AND RESPONSES

06/15/2016	*What is the brand of the existing gear? Panel 1DE in particular?*	***The panel says General Electric Type QMR Fusible Interrupter Cat.No. QMR366 600 Amp 3 Pole 600 Volts A.C.***
06/15/2016	*There is a note on the MEP sheet that says to match the existing controls system but doesn't say what that system is. Do you happen to know which controls contractor already has their system in the building?*	***EMS Controls are Automated Logic. Pumps and Fan Motor Controls are GE Evolution Series E9000***
06/16/2016	*Is there a deadline for RFIs?*	***Any and all questions or RFIs related to the HCAD Stair Addition Project must be delivered to Tammy Argento, via email, no later than 3:00 P.M., Friday, 17 June 2016. Final answers and/or responses will be issued via email by 3:00 P.M. Tuesday, 21 June 2016.***
06/20/2016	*The roofing specifications indicate reflectivity requirements that cannot be met with the specified aggregate surfacing. Is a granule-surfaced cap sheet that will meet reflectivity requirements acceptable?*	***The new roofing shall match existing. The specified reflectivity requirements are not required.***
06/20/2016	*Due to the small size and elevation of these roofs, the cost for the specified roofing system is potentially higher than necessary. Are there any other roofing systems that are acceptable alternatives? (ex. Two-ply SBS torch-applied or self-adhered membrane) Other systems can potentially reduce the amount of equipment/labor needed for installation.*	***Roof bid shall be per spec section 075113 Built-up Asphalt Roofing.***
06/20/2016	*Please clarify if there is to be any sort of expansion joint where the roofing ties into the existing parapet (A3.02/C5). All other points of connection are connected with expansion.*	***Yes, Expansion capabilities shall be provided where the roofing ties into the existing parapet.***

REQUESET FOR COMPETITIVE SEALED PROPOSALS - PROPOSAL #2016-04
CONSTRUCTION OF TWO NEW STAIRWELLS FOR
HARRIS COUNTY APPRAISAL DISTRICT HEADQUARTERS BUILDING

QUESTIONS AND RESPONSES

06/20/2016	*We frequently see brick corners to be interlocking the two wall faces. Please confirm all brick corners are to have a vertical expansion joint in lieu of an interlocking corner.*	***All brick corners shall have vertical expansion joints***
06/20/2016	*Sheet A2.01/A3 and A3.00/C5 indicate a 1'x1' louver vent to be tied into an under-slab flood mitigation vault with 8" PVC pipe. There is no indication where this 8" PVC is to run. Please provide details of the slab penetration (if it is to run into the cavity below the first floor) or routing information for this pipe.*	***Please coordinate with plumbing/ MEP for pile locations. For pipe penetration in the slab refer to detail 12/S3.03. For opening in the hollow core plank, please show location of the pipe and provide this information to hollow-core plank fabricator.***
06/20/2016	*If the 8" PVC penetrates the first floor slab into the cavity below,* *how/where does the pipe terminate?*	***Per plan note – Sheet A2.00 General Notes, #24 – the louver vents and PVC pipe are simply a means of providing "gravity" venting of the flood mitigation vault. The PVC pipe needs to be secured to the slab and simply extend through the slab. No termination, other than a clean 90 degree cut is required.***
06/20/2016	*Sheet 6 Floodplain Mitigation, cross section A-A indicates the slab at the bottom of the detention cavity to be 5" concrete. Sheet S1.00, Detail 10 indicates that is to be a 2" thick unreinforced mud slab. Please clarify the composition of this slab*	***Intended slab at the bottom of the vault is 2" thick unreinforced mud slab as shown on structural set. 5" slab is not structurally required at the bottom of the vault.***
06/20/2016	*Sheet 6 Floodplain Mitigation appears to indicate the cavity below the first floor on the west side of the building is for storm water overflow. Please clarify if there is to be any waterproofing or water stops in the construction of the concrete walls and/or slabs.*	***This is simply a holding tank to reduce the flow of rainwater. If ware were to seep through construction joints it would not be an issue. Thus, waterproofing and water stops are not required.***

REQUESET FOR COMPETITIVE SEALED PROPOSALS - PROPOSAL #2016-04
CONSTRUCTION OF TWO NEW STAIRWELLS FOR
HARRIS COUNTY APPRAISAL DISTRICT HEADQUARTERS BUILDING

QUESTIONS AND RESPONSES

06/20/2016	*Keyed Note #4 on Electrical drawings for Level 2-7 indicate conduit for the card readers to be routed to the existing IT Room. Please provide the location of the IT room, or the distance from each card reader location.*	***Previous RFI confirmed only exposed cabling routing within stairwell needs to be in conduit, unless directed otherwise by HCAD. Cabling within ceiling plenum can be run as plenum-rated cable. All security cabling routing should be determined by HCAD security. Electrician will provide conduit raceway from card reader(s) into nearest acceptable ceiling.***
06/20/2016	*Please confirm the card readers will be provided and installed by the owner (conduit installed by GC's Electrical contractor).*	***Correct. Card reader and installation by Owner.***
06/20/2016	*Please confirm that all electrical equipment shown on one-line (E3.01/ Detail 01) is existing to remain. If not, please indicate which components are new.*	***Panels "DE" and "1DE" are existing to remain. Panels 1HEA, 1HEB, 1ELA and 1ELB and associated transformers and feeders are new.***
06/20/2016	*Demolition key note 41 on drawing 3 shows all the existing concrete at the west tower is to be removed. Drawing 4 appears to show roughly 17 ft of existing concrete is to remain. Drawing A1.10 shows another demolition scheme. Please clarify which Demolition plan is correct.*	***Demolition key note 41 on drawing 3 is not correct. Drawing 4 – roughly 17 ft of existing concrete to remain. Is "roughly" correct. Drawing A1.10 is the most accurate demolition plan.***
06/20/2016	*On drawings S1.00 there is a note "exist slab to remain, ref arch for demo" and there is a cut, 7/S3.10, which shows a doweled joint where new concrete meets existing. This condition cannot exist because there is a 10' x 10' footing that needs to be dug up and poured underneath the same area showing existing concrete to remain. Please clarify this detail.*	**Please incorporate the structural details shown on S1.00 to accommodate the six risers as shown on Civil drawing 5. The retaining wall at the west edge of the steps need not extend beyond the edge of the walk at the top of the stairs. The existing and final grade are within inches of the top of walk.**

REQUESET FOR COMPETITIVE SEALED PROPOSALS - PROPOSAL #2016-04
CONSTRUCTION OF TWO NEW STAIRWELLS FOR
HARRIS COUNTY APPRAISAL DISTRICT HEADQUARTERS BUILDING

QUESTIONS AND RESPONSES

06/20/2016	*The details on S1.00 for the concrete steps leading down to the sidewalk are not congruent with the detail shown on drawing 5. Drawing 5 shows the deck elevation at 83.60 and the sidewalk elevation at 80.60. The 3 ft difference can only have 6 each step risers. This condition is also reflected on drawing A1.20. Drawing A1.20 and detail C5/A1.21 also show that the retaining wall goes all the way back to the existing building , which makes sense because we have to deal with the grade difference between the deck and existing grades. How do you want to proceed in this area? (Recommendation - incorporate the structural details shown in S1.00 to accommodate the six risers on shown on drawing 5 and carry the retaining wall to the existing building.)*	**Please incorporate the structural details shown on S1.00 to accommodate the six risers as shown on Civil drawing 5. The retaining wall at the west edge of the steps need not extend beyond the edge of the walk at the top of the stairs. The existing and final grade are within inches of the top of walk.**
06/20/2016	*Detail 3/S3.03 shows a precast stair tread/riser assembly and detail A4/A7.02 shows concrete filled pan treads. Which is correct?*	***This is really a structural issue. Please provide the precast stair tread/riser assembly per Detail 3/S3.03.***
06/20/2016	*Will the contractors be able to use the freight elevator to bring materials to each floor when needed? What is the height of the interior of the freight elevator?*	***The freight elevator is 8'6" tall, 8'4" wide and 5'5" deep and will hold 5,000 pounds.***
06/21/2016	*Since the existing roof is not under warranty would a single ply TPO roof be acceptable in lieu of the specified built-up?*	***Please provide Built-Up roof as specified.***
06/21/2016	*There is a general note at the top of A3.01: ALL STRUCTURAL STEEL TO BE 2 HR FIRE PROTECTED. Also, the reply to the question on page 5/6 of the Questions and Responses regarding galvanizing of steel indicates that the steel is to be fireproofed per the details sheet A3.03 (this sheet shows column details), and the steel structure shall not be painted or galvanized.* *Exterior section details on A3.01 clearly show the perimeter steel that is along the exterior walls to*	*The steel beams supporting the stair landing and the balance of the stair structure are NOT required to be fire protected.* *The fire protection at the roof CAN be 1 hour*

REQUESET FOR COMPETITIVE SEALED PROPOSALS - PROPOSAL #2016-04
CONSTRUCTION OF TWO NEW STAIRWELLS FOR
HARRIS COUNTY APPRAISAL DISTRICT HEADQUARTERS BUILDING

QUESTIONS AND RESPONSES

	get fireproofing. However, these details also show that the steel that supports the stair landings does NOT get any fireproofing. Most of the steel that supports the stair landings is exposed to public view. *QUESTIONS:* *1.) Do the steel beams and stub columns that support stair landings (W14 x 22, W 18 x 35, W21 x 44, HSS stub columns) get 2 hour sprayed fireproofing applied to them? If it is required, can cementitious materials be used?* *2.) The 2006 IBC requires 2 hour structural frame, 2 hour floors, and 1 hour roofs. Is it acceptable to provide 1 hour fireproofing at the roof in lieu of the 2 hour rating noted on A3.01 and C5/A3.02?*	
6/21/2016	*1. Spec section 78100.1.6.A indicates to provide intermediate durability SFRM Interior locations …. and for buildings between 75' and 420' tall. The Code sheet A0.20 indicates to comply with 2006 IBC. The '06 IBC does not contain any specific requirement regarding bond strength or types of SFRM in section 403 High-Rise Buildings. Table 403.2.4 was added to the '09 IBC and is in the newly adopted by COH '012 IBC, where SFRM minimum bond strength of 430 psf for buildings with highest occupied level between 75'-420' above the lowest level of fire department access is required.* *The bond strength requirement listed in 78111.6.A.2 is 600 psf. The minimum density is listed in 78100.1.6.A.3 is 15 pcf.* *Of the listed materials in 78100.1.6.A.1, only MK-10HB satisfies the 600 PSF minimum bond strength and the minimum 15 pcf density requirement. All other listed products do not comply with the 600 psf minimum in their published recommended specification PDS. The Z106-G and Cafco 400 are also both 22 pcf density materials, and would be much less competitive when compared to a 15 pcf product.* *QUESTIONS:* *1.) Under the current COH code, 2012 IBC, 430 psf bond strength materials are acceptable. Is it*	***The 2006 IBC referenced on these documents was current when the documents were created. Since that time the City of Houston has adopted the 2012 IBC. All requirements shall comply with the 2012 IBC.***

REQUESET FOR COMPETITIVE SEALED PROPOSALS - PROPOSAL #2016-04
CONSTRUCTION OF TWO NEW STAIRWELLS FOR
HARRIS COUNTY APPRAISAL DISTRICT HEADQUARTERS BUILDING

QUESTIONS AND RESPONSES

	intended to exceed the minimum bond strength requirements of the 2006, 2009, and 2012 IBC codes? The 2006 IBC code listed on the plans would allow 15 pcf density and 150 psf bond strength materials. *2.) Can the following materials be added to the named products in the specification, selected by the minimum bond strength that will be required by the project.* *- CAFCO 300 AC with 150 psf bond strength and 15 pcf density compliance with 2006 IBC* *- CAFCO 300 HS with 430 psf bond strength and 15 pcf density compliance with 2012 IBC* *- CAFCO 30000 with 1000 psf bond strength and 15 pcf density compliance with 2012 IBC (bldgs. > 420')* *This is in the interest of providing the most economical SFRM for the project.*	
6/21/2016	*Architectural roof details on A3.01 and A3.02 do not show any concrete on top of the stair tower roof deck. Details on S4.20 seem to show that the metal roof deck will have concrete on top of the deck. The architectural details show fireproofing at the beams, but not at the roof deck. If the roof deck has sufficient concrete on top, the roof deck would not require sprayed fireproofing. If there is no concrete on top, then the deck will need to be sprayed.* *QUESTION: Does the roof system have concrete on top of the 1 ½" metal roof deck? If so, what type of concrete is it, and how thick will it be?*	**The roof structure SHALL include a concrete deck per Structural Drawings, Sheet S4.20. Provide type and thickness of concrete to eliminate the need for metal deck fire protection.**
06/21/2016	*Section 78123.1.9.A.1 lists materials for both interior and exterior applications. Elevation A2/A3.00 shows that the only member to get intumescent coating is inside the building, but passes through the metal louver intake air enclosure. Since the member passes through the enclosure and is exposed to the open louver, we assume that the use of intumescent materials that are approved for exterior exposure will be required.* *QUESTION: Is this correct?*	**This is correct. Thanks**

REQUESET FOR COMPETITIVE SEALED PROPOSALS - PROPOSAL #2016-04
CONSTRUCTION OF TWO NEW STAIRWELLS FOR
HARRIS COUNTY APPRAISAL DISTRICT HEADQUARTERS BUILDING

QUESTIONS AND RESPONSES

06/21/2016	*On drawings S1.00 there is a note "exist slab to remain, ref arch for demo" and there is a cut, 7/S3.10 that shows a doweled joint where new concrete meets existing. This condition cannot exist because there is a 10' x 10' footing that needs to be dug up and poured underneath the same area showing existing concrete to remain. Please clarify this detail.*	**Note "exist slab to remain, ref arch for demo" was placed in order to bring to contractor attention to verify extends of demolition. Reviewer remark is correct and new slab has to be provided at ramp and loading dock area as per note "see note 4 for slab structure at dock platform and ramp", particularly at the location of new foundation. However, please verify if portion of the slab at the building entry does not have to be preserved.** **Detail 7/S3.10 is typical and still holds true at intersection of existing and new slab unless entire area is replaced with new slab and new and existing do not have to be tied together. Please refer to demolition dwgs for additional information**

REQUESET FOR COMPETITIVE SEALED PROPOSALS - PROPOSAL #2016-04
CONSTRUCTION OF TWO NEW STAIRWELLS FOR
HARRIS COUNTY APPRAISAL DISTRICT HEADQUARTERS BUILDING

QUESTIONS AND RESPONSES
