



ALAMO
COLLEGES
DISTRICT

PURCHASING AND CONTRACT ADMINISTRATION

October 29, 2025

ADDENDUM IV

**PURCHASE OF CONSTRUCTION SERVICES FOR SUNDANCE RENOVATION
AT NORTHEAST LAKEVIEW COLLEGE
RFP 2026-0080**

- I. **QUESTION:** Request a registration link for this project.
ANSWER: Please reference the RFP Page 6 for link
- II. **QUESTION:** Page A-937 is referenced on G-001 and A-101c, but it is not in the plans. Can you please provide the missing sheet?
ANSWER: Sheet to be provided in Addendum V.
- III. **QUESTION:** Please issue sheets AS402A and AS403A, these sheets are referenced on G-001 and AS401A but are not provided in the plan set.
ANSWER: Sheets to be provided in Addendum V.
- IV. **QUESTION:** Please advise what spec section 13 34 19 – Metal Building Systems, is in reference to.
ANSWER: Not applicable – specification section removed.
- V. **QUESTION:** Please confirm there are any auto operators? Spec section 087 11 13 is included, however, none are shown in the hardware schedule on 08 71 00 or the door schedule on A-811
ANSWER: Auto operators required at main entry doors S100 and S101. Specification section to be updated, provided in Addendum V.
- VI. **QUESTION:** A934/15 - Icemaker is called out to be OFOI. Equipment schedule on AQ101 calls the same equipment to be OFCI. Please confirm which is correct.
ANSWER: Icemaker to be OFCI. 15/A-934 updated, sheet to be provided in Addendum V.
- VII. **QUESTION:** AD101 has a general Keynote 02 41 00.D2 stating demo and prepare for new construction. Please confirm there is no other demolition in the building in addition to what is shown on the demolition drawings. If not, please specify what additional items need to be demo'ed.
ANSWER: No additional demo items at this time.
- VIII. **QUESTION:** Alternate 05 is to leave Area C as a shell space. Does this area need to be demo'ed and left out as shell space, or we deduct the cost for the demolition as well?
ANSWER: Demolition in Area C is the same for Base Bid and Alternate 05.

- IX. **QUESTION:** Please confirm the demolition of the front entry and putting in new storefront at the front entry is part of the base bid and not alternate 01. AS401/08 is for alternate 01 and shows the new storefront on it. Please clarify.
ANSWER: Demolition of the front entry and putting in new storefront at the front entry is part of the base bid
- X. **QUESTION:** A301 Roofing General Note 7. - Remove abandoned equipment identified on site - None seen on the drawings. Please confirm if there is any. Please provide details/pictures of equipment to be removed. Will this be part of base bid or Alternate 03?
ANSWER: This does not apply, no abandoned equipment was identified.
- XI. **QUESTION:** A301 Roofing General Note 8 & 9. - Replace rotted and otherwise deteriorated material with like material. Will this be part of base bid or alternate 03? For subcontractors who could not attend the sidewalk, can you provide pictures to get an idea of the scale of damage to the roof.
ANSWER: This general note should not apply unless deteriorated materials are identified during installation of rooftop mechanical equipment.
- XII. **QUESTION:** A501 General elevation note 1. states additional damage of existing structural concrete should be repaired as directed by structural engineers. Please provide more detail to understand any additional scope not shown on the drawings.
ANSWER: No additional scope at this time.
- XIII. **QUESTION:** A501 - Keynote states Replace deteriorated sealants and directs to detail 9/A322. This detail is for overflow scupper. Please provide correct details
ANSWER: Detail should refer to 15/A-322. Note has been updated. Sheet to be provided in Addendum V.
- XIV. **QUESTION:** 13 34 19 - Metal Building Systems - Where does this section of the project manual apply?
ANSWER: Not applicable – specification section removed.
- XV. **QUESTION:** A501 - Keynote states Replace deteriorated sealants and directs to detail 9/A322. This detail is for overflow scupper. Please provide correct details
ANSWER: Detail should refer to 15/A-322. Note has been updated. Sheet to be provided in Addendum V.
- XVI. **QUESTION:** AS100/04 - Is the building sign part of the base bid or alternate 03?
ANSWER: Building Sign is Base Bid.
- XVII. **QUESTION:** A501 General elevation note 2 & 3. - Are the existing gutters and downspouts to be replaced? Do we have to provide downspout boots to existing or new downspouts? If yes, will this be part of alternate 03?
ANSWER: No existing gutters are present, existing downspouts to remain in place.
- XVIII. **QUESTION:** Please provide specifications for regular casework.
ANSWER: Refer to specification sections 06 10 00, 06 20 00, 12 36 00, and 13 34 23.14, as well as IFB set for casework.
- XIX. **QUESTION:** 12 11 13 - Photo Murals - Where does this section apply?
ANSWER: Does not apply - specification section removed.

- XX. **QUESTION:** 08 63 00 - Are there any skylights on this project?
ANSWER: Does not apply - specification section removed.
- XXI. **QUESTION:** Sheets A-101A, A-101B, and A-101C show an AED graphic in the Floor Plan Legend, but that graphic is not on the plans. Please clarify locations and quantity of AEDs.
ANSWER: Provide and install 1 semi-recessed AED kit. Confirm final location with ACD.
- XXII. **QUESTION:** Sheet A-934 shows keynote "11 40 00 IM1 Ice Maker and Bin" is OFOI. But on sheet AQ101 that same appliance is keynoted "EQ30 11 46 83.ICE Ice Maker" is CFCl. Also, in 11 30 13 Residential Appliances section of the specs, a refrigerator is included, but in the drawings the refrigerator is OFOI. Please Clarify which appliances are CFCl or OFOI.
ANSWER: Ice maker to be OFOI. Refrigerator to be OFOI.
- XXIII. **QUESTION:** Sheet AG101 shows locations for vinyl graphics for the walls. What sizes are these graphics meant to be? Full wall or custom sizes. Please Clarify
ANSWER: Refer to AG051 for vinyl graphic sizing.
- XXIV. **QUESTION:** Section 10 55 00 – Postal Specialties specs out a mailbox. But on sheets L2.03 and AS401A the keynote state "Existing Mailboxes to Remain". And one of the notes is on the alternate page. Are the mailboxes meant to be replaced per the base bid and to remain per alternate? Please clarify.
ANSWER: Existing mailboxes to remain – specification section removed.
- XXV. **QUESTION:** The Finish Schedule on sheet A-900 called on for some rooms to receive base and paint. But on the Finish Plan on A-901, those same rooms are hatched to be "Existing to Remain." For example, rooms E147, S100A, S104, and EC8. Please clarify to what extent these rooms are meant to exist to remain.
ANSWER: The grey "existing to remain" hatch on A-901 refers to the Floor Finish legend, and the flooring is to remain - the walls and base finishes called out in the legend for those rooms listed are still applicable.
- XXVI. **QUESTION:** Area B – Lobby Finish Floor Plan on sheet A-901 and Floor Finish Legend show T1 tile to be 16" X 3" and T2 tile to be 16" x 48". But the Specs call for T1 tile to be 16" x 48"
ANSWER: A-901 Floor Finish legend updated. T1 to be 16x48, T2 accent is 16"x3". Sheet to be provided in Addendum V.
- XXVII. **QUESTION:** Per detail 04/A701, please provide existing expansion joint product sheet, so we can match. Per detail 03/A-701, please provide product sheet for existing expansion joint cover.
ANSWER: Existing expansion joint cover is unknown – refer to specification section for updated BOD.
- XXVIII. **QUESTION:** Spec's call for integrated base at epoxy flooring, but finish schedule and elevation show RB-1A. Please clarify if there is no integrated cove base at epoxy flooring.
ANSWER: No integrated cove base at epoxy flooring, base to be RB-1A.
- XXIX. **QUESTION:** Please verify locations of items listed in Spec's, but not in plans. For example, metal storage shelving, wall-mounted standards and shelving, bird control devices, exterior grilles and screens, and miscellaneous equipment.
ANSWER:

10 56 13 – Metal Storage Shelving – not applicable, spec removed.
10 56 17 – Wall-mounted Standards and Shelving – not applicable, spec removed.
10 81 13 – Bird Control Devices – not applicable, spec removed.
10 82 13 – Exterior Grilles and Screens - not applicable, spec removed.
11 90 00 – Miscellaneous Equipment - not applicable, spec removed.

XXX. **QUESTION:** Per technology sheets, furniture is shown throughout plans. Please Clarify if furniture is OFCI or OFOI?

ANSWER: Furniture is OFOI, coordinate with the architect for further instruction or questions about furniture.

XXXI. **QUESTION:** On E501 it appears that the existing panels shown on detail 1 (existing one-line) are to be replaced with new panels as shown in detail 2 (new one-line) and provided panels schedules on E701, 702, & 703 as these panels are shown to be new on their respective panel schedules. Is this the correct intent of the scope of work?

ANSWER: All panels are existing to remain and will be reused. The only new panels that are being added are HMA2, SC, HMC2, and LC2.

XXXII. **QUESTION:** On E501 key note 1 says to refer to riser diagram for feeder wire & conduit sizes but no sizes are provided on the riser and I do not see a feeder schedule on these drawings. Please provide this information.

ANSWER: These feeder sizes will be added only for new panels HMA2, SC, HMC2, and LC2. All other feeders serving existing panels, switchboards, or any other electrical equipment will utilize the existing feeders.

XXXIII. **QUESTION:** On E703 there are two new panels shown, panel SC and panel LC2. Where are these panels fed from as they are not shown on the one-line on E501?

ANSWER: Panel SC is located in the Residential Electrical Lab E120 in area C and panel LC2 is located in Elec E117 in area C. These will be added to the one-line diagram. Both of these will be fed from the main switchboard.

XXXIV. **QUESTION:** One E501 detail 1 there are multiple feeders shown in dashed lines. We do not see any note saying what the dashed lines indicate. Are these dashed line feeders to be removed and replaced with new feeders?

ANSWER: No these feeders will be existing to remain. No feeders shall be demoed. The Plan is to reuse existing equipment and feeders then add new if needed.

XXXV. **QUESTION:** One E501 in both details there are 3 transformers shown fed from existing panel HA. Are these transformers and disconnect switches in front of 2 of them to remain as they appear to be in detail 2 on this page of the new one-line?

ANSWER: These transformers and disconnects are existing to remain and will not be modified.

XXXVI. **QUESTION:** What type of ceiling tile is in the existing areas that need to be replaced due to holes/damage? I know they want us to figure 10%, but tile type was not clarified.

ANSWER: Existing ceiling tile is Armstrong, Ultima HRC 1912, size 24x48, white, beveled regular.

XXXVII. **QUESTION:** Plans and specs call out to have 2" DL track and CRC bridging to achieve deflection. Will Slotted Slip Track without using bridging be an acceptable alternative for deflection? (See detail 02/A-801 and spec description below)

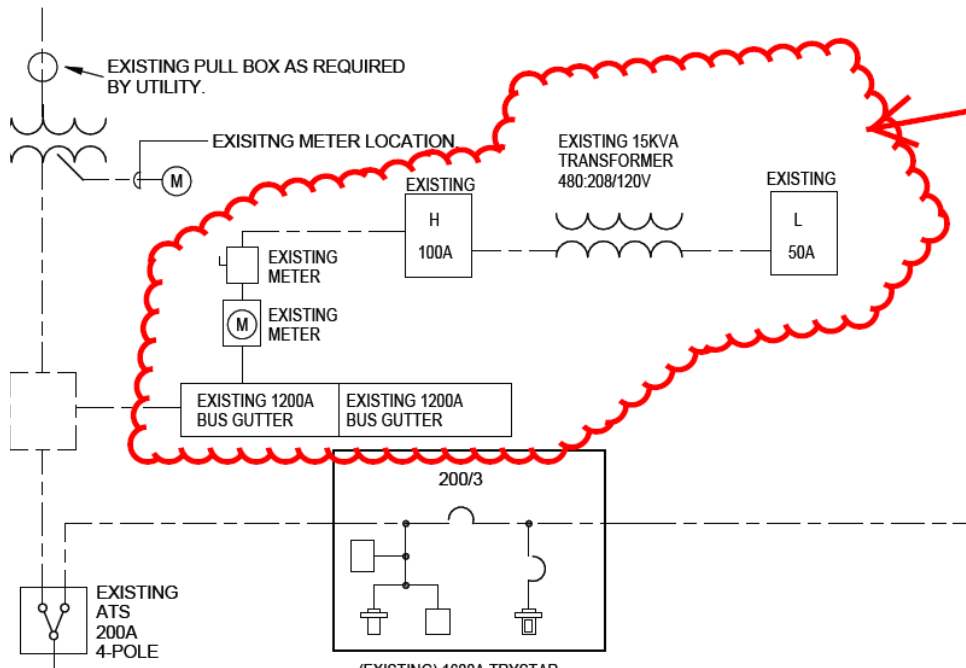
ANSWER: Not an acceptable alternative.

XXXVIII. **QUESTION:** Is there any asbestos abatement on this job? and T2 tile to be 16" x 3". Are these dimensions meant to be switched? Please clarify.

ANSWER: No asbestos abatement. Refer to question XXX for tile.

XXXIX. **QUESTION:** On E501 Detail 1 there are some switchgear items shown which are not shown on detail 2. Does this mean they are to be removed? Please clarify what new work needs to be done on switchgear and feeders on the one-line drawing.

ANSWER: Items will remain. Detail will be updated to specify better what is existing to remain and what is new. Keynotes will be updated.



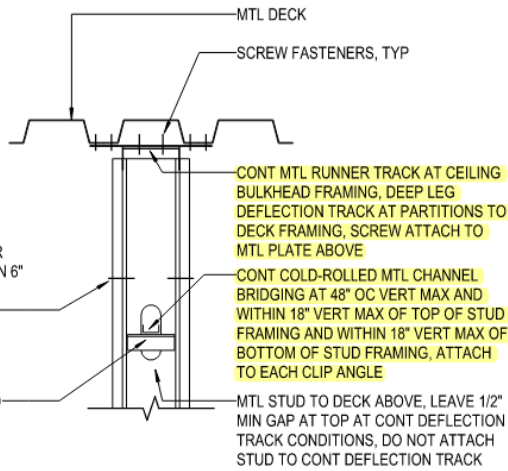
XL. **QUESTION:** Spec section 092116 -5 - 2.3 B-10. *Slip Type Head Joints: Where indicated, provide one of the following: a. Single Long Leg Runner System: ASTM C645 top runner with **2 inch** (50.8 mm) deep flanges in thickness not less than indicated for studs, installed with studs friction fit into top runner and with **continuous bridging**, located within 12 inches (305 mm) of the top of studs to provide lateral bracing.*

ANSWER:

THIS DETAIL IS INTENDED TO SHOW THE STUD FRAMING CONNECTION TO DECK CONDITION AND BRIDGING INFORMATION ONLY AND DOES NOT SHOW OTHER ADDITIONAL INFORMATION, REFER TO PARTITION TYPES AND CEILING DETAILS FOR ALL OTHER MATERIALS, COMPONENTS, AND ASSOCIATED INFORMATION

ATTACH ANY BOARD ON EITHER SIDE OF STUD NO CLOSER THAN 6" MIN TO TRACK, REFER TO PARTITION TYPES

MTL CLIP ANGLE AT EACH STUD



MTL STUD TO DECK ABOVE, LEAVE 1/2" MIN GAP AT TOP AT CONT DEFLECTION TRACK CONDITIONS, DO NOT ATTACH STUD TO CONT DEFLECTION TRACK

02 PARTITION TYPES-STUD FRAMING TO DECK

1 1/2" = 1'-0"

Please Acknowledge receipt of this Addendum IV with your proposal.

The deadline for submittal of responses for this project is 2:00pm (CT), October 31, 2025.

REMINDER: If you are 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 Sundance Renovations at Northeast Lakeview College.
RFP # 2025-0080
Reception Desk 2222 N. Alamo St.
San Antonio, Texas 78215