



ALAMO
COLLEGES
DISTRICT

PURCHASING AND CONTRACT ADMINISTRATION

November 03, 2025

ADDENDUM VII (Final Addendum)

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

I. Question: Please reference S1-2 RTU Support Plan. Please advise if RTU Location Option 1 is to be base bid, as this aligns with the location on M-102. Also, confirm if RTU Location Option 2 is to be an alternate or incorporated into an existing alternate?

Answer: Option 1 to be base bid.

II. Question: Please provide a roof tie in detail, including flashing, for RTU Support detail OO2 on sheet S1-2.

Answer: Refer to detail 06/A-322.

III. Question: Please advise if specification section 23 34 39 HVLS Fans are part of this project, as none are indicated on the plans. (HVLS Fans are also noted in Specification 23 34 00.2.9)

Answer: Disregard. Spec section to be removed from the drawing package.

IV. Question: Please reference M202, the Ductless Mini-Split Schedule. LG appears to be the Basis of Design, however Carrier, Daikin and Mitsubishi are listed as acceptable manufacturers in specification section 23 81 26. Please advise is LG is an approved manufacturer.

Answer: Existing mini-splits on site are LG. Approved list of manufacturers to be updated.

V. Question: Please reference P101C / PU101-C. The note for alternate 5 indicates the installation of the underfloor plumbing is to be an add to the base bid. Please confirm this scope is to be included in the base bid, but the alternate is a deduct for this work.

Answer: Confirmed. Base bid is for installation of all new systems in the affected Area C. Deductive alternate for the affected area. Notes to be revised to reflect this in a future drawing revision.

VI. Question: Please advise if spec section 11 81 29 – Facility Fall Protection is applicable to this project. Fall protection systems are not shown on the plans.

Answer: Not applicable – specification section removed.

VII. Question: The following openings are scheduled to receive a card reader per A-811 but are not shown to receive card readers on the TN sheets. Please advise on if these openings are

to receive a card reader: E129.2, E145, S100, S100a, S107, S107.1, S107A, S114, S114B, S118, S126.1E, S130A.1, XE116, XE126.1, XE147.

Answer: After coordination between LEAF & ACD security team, the doors shown on the TN sheets are accurate to receive card readers. Contractor to follow the technology drawings since it's a directive order from ACD.

VIII.**Question:** The following openings are shown to receive card readers per the TN drawings but are not scheduled to per the door schedule on A-811. Please advise if these openings are to receive a card reader: S101, XE146B, XE148, XS126, XS130.

Answer: After coordination between LEAF & ACD security team, the doors shown on the TN sheets are accurate to receive card readers. Contractor to follow the technology drawings since it's a directive order from ACD.

IX.**Question:** The following openings are in rated walls but are not scheduled to have a fire rating per A-811. Please advise on ratings for the following openings:

EC2.1, EC5.1, E113A, E113A.2, E113A.3, E129, E129.2, S130A, S103B, S103C, S107A, S114A – D, S119, S120, S121, S122, S123, S124A.1, S124A.2, S131A

Answer: Partition rating is incorrect, these doors are not rated. 03/A-801 Partition Types updated.

X.**Question:** Please reference ES101. Is note 7 to be referenced in the island on the south end of the parking lot?

Answer: Based on landscape's drawings, irrigation drawings will be submitted by the contractor. With this being said keynote 7 will be change to a general note for the new irrigation controller to use power from the existing irrigation controller and if a new location is provide then the contractor shall pull power from the nearest available panel

XI.**Question:** The existing roof system is noted to be Carlisle's Golden Seal Total Roofing Warranty per spec section 07 54 19. Please confirm if the subcontractor that installed the original roof is required under warranty to perform any new work.

Answer: The contractor under warranty would be required perform any new work.

XII.**Question:** Sheet ES-101 contains Site Plan Keyed Note #7. The plans do not show this note designated anywhere. Please advise where note #7 applies.

Answer: Based on landscape's drawings, irrigation drawings will be submitted by the contractor. With this being said keynote 7 will be change to a general note for the new irrigation controller to use power from the existing irrigation controller and if a new location is provide then the contractor shall pull power from the nearest available panel.

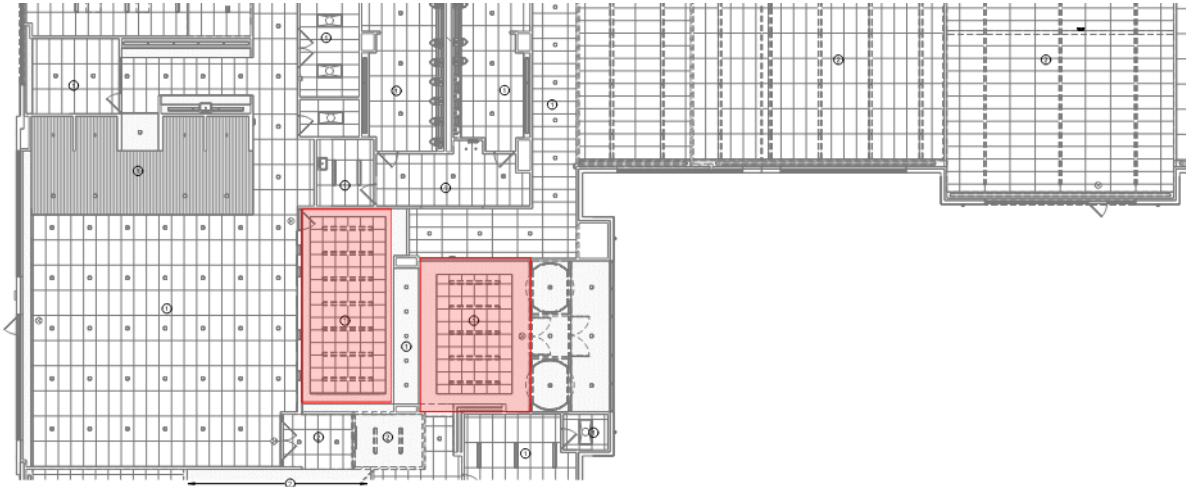
XIII.**Question:** sheet ES-101 notes 4 G1 fixtures that are on the electrical fixture schedule on E-601. then sheet L2.02 has two L2 lights at the flagpoles. These two sheets (ES-101 and L2.02) should be coordinated for locations in plan on these two areas. Please advise which lighting is correct at this area.

Answer: Refer to electrical for flag pole lighting since the electrical designer is working with the lighting vendor.

XIV.**Question:** Please advise where detail 2/L3.01 is applicable.

Answer: The flagpole area is DG. Follow detail 2&4 on sheet L3.01 to achieve the DG and steel edging look depicted on the plans.

XV.**Question:** Please reference ED201B. There are 2 rooms on the south end of the plan that are call out Note 1 (fixtures to remain) however the fixtures are dashed and appear to be indicating they are to be removed. Please confirm if these are to be removed or are to remain.



Answer: The note shall be reflected to show these fixtures being demolished.

XVI.**Question:** Detail 4/AS100 notes for the building signage to be recessed into the wall. Due to the structure already in place, the lettering is unable to be molded into the wall. Does recessed refer to the wall being set back from the columns and the lettering is to be flush mounted?

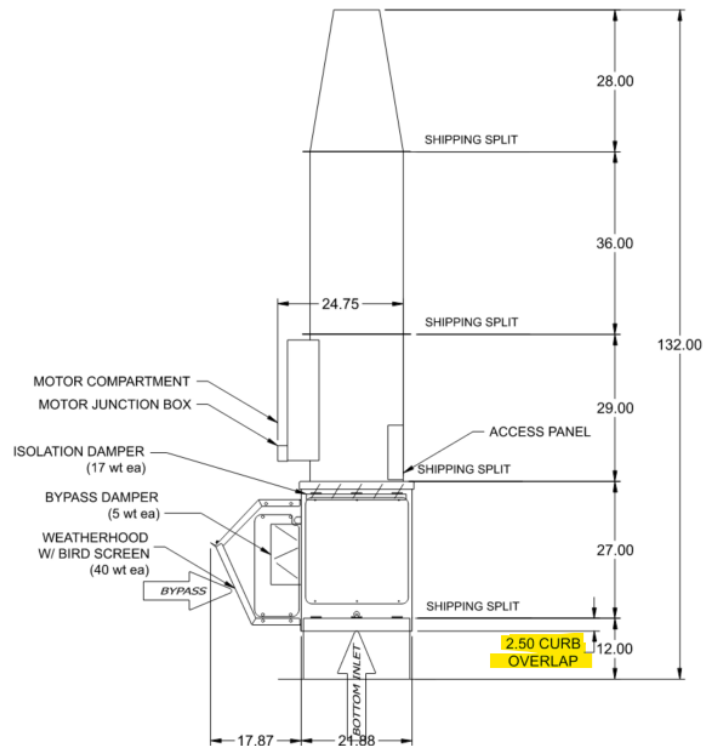
Answer: 04/AS100 Detail updated – letting to be ½” thick, mounted to existing exterior wall.

XVII.**Question:** Please confirm if glazed opening AL-1 is to be a demountable partition. The door schedule on A-811, note 6 is “part of demountable wall system”, which is applies to S119,120,122,123. On the floor plan, these are the offices shown with AL-1 as the wall system at the opening of the office (A-101A).

Answer: AL-1 is a demountable partition. Refer to specification section 10 22 19 Demountable Partitions.

XVIII.**Question:** Roof Area A: For the lab exhaust fan does this assembly need a duct curb included? The detail on page M-301, only shows the need for equipment curbs and the guy wires.

Answer: Furnish and Install Lab Exhaust Fans as per manufacturers recommendations, installation instructions, and specifications. Utilized mechanical details for reference as required, and as per schedules Lab Exhaust fan shall have a bypass plenum. Provide duct curb as required to make proper connection to the lab exhaust fan / bypass inlet connection. Detail to be added at a later revision.



Notes: All dimensions shown are in units of in. and weights are shown in units of lb.
 Drawings are not to scale. Drawings are of standard unit and do not include dimensions for accessories or design modifications.

XIX.Question: Roof Area B: CU-1B and CU-2B, do these new CU need a conduit penetration for each unit or 1 penetration to accommodate the two CU? or will they reuse a nearby penetration?

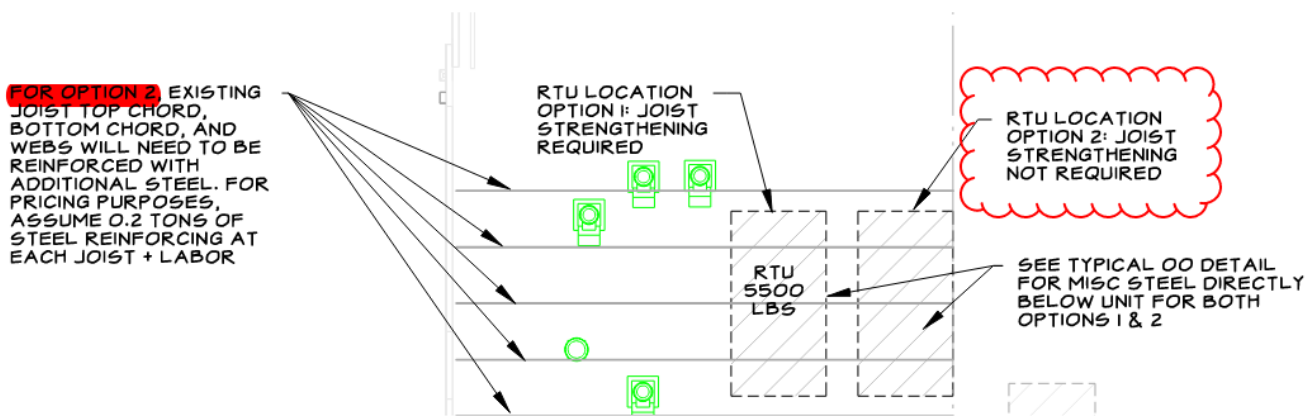
Answer: Coordinate with electrical discipline. Typically, one shared penetration with proper sealing is acceptable. For refrigerant piping a hooded curb is ideal, refer to Mechanical detail 13/M-301 "Hooded Curb Detail".

XX.Question: For the RTU curb, it does not show the need for any 2-part metal flashing at the top of the curb. Is that correct or will metal flashing be needed for the roof curbs?

ANSWER: Provide RTUs with 14" Tall insulated roof curb, refer to specifications and building envelope drawings and specifications for proper flashing instructions and recommendations.

XXI.Question: Sheet S1-2 Notes the two options for RTU Steel Reinforcing. Option 1 requires joist strengthening while Option 2 does not. However, on the plan callout, option 2 is noted as needing additional steel. Please confirm the requirements for Option 1 and Option 2

ANSWER: Option 1 does require joist strengthening, Option 2 does not require strengthening.



XXII.Question: The OO details on S1-2 also do not depict a curb, however detail 6/M-301 and spec section 23 74 13.2.11 depict a curb to be installed. Please confirm a roof curb is to be installed on the existing roof, with flashing installed to tie the curb in to the roof.

ANSWER: The curb will be installed per structural drawings. The curb will be flashed per contract documents.

XXIII.Question: Please advise on the grout colors desired for the tile flooring.

ANSWER: Grout color to be determined during submittal process, to be selected from manufacturer's standard line.

XXIV.Question: Please advise on the pattern the resilient tile flooring will be laid.

ANSWER: Resilient tile planks to be installed staggered, running parallel to lengths of corridors, and parallel to longest wall within classrooms. Contractor to provide flooring pattern layout prior to installation per construction documents.

XXV.Question: Detail 01/A-900 shows a Schluter strip between porcelain tile 1 and porcelain tile 2. These tiles are the white/yellow pattern on A-901. Is the Schluter strip intended to go around every T1, or is the intent for the Schluter strip to go between T1/T2 to T3 (White/Yellow to Purple on A-901)?

ANSWER: Intent is for transition to be between T1/T2 areas and T3.

XXVI.Question: Detail 02/A-900 shows a wood base at the lobby (06 20 00.WDB). The finish schedule on the same sheet shows the lobby as RB-1A. Please advise on the base material for Lobby S101.

ANSWER: Design intent for wood base is for the two columns in the Lobby/Reception area. All other walls in Lobby S101 to receive rubber base.

XXVII.Question: Please advise where 09 24 00 Cement Plastering applies in the drawings.

ANSWER: Not applicable – to be removed.

XXVIII.Question: Please advise if a mailbox if CFCI? Spec section 10 55 00 – Postal Specialties is

included in the project manual; however, location and other information is not shown on the drawings.

ANSWER: Not applicable - specification section removed.

XXIX.Question: Please provide a cross-section detail for the bar joist reinforcement condition. The note for additional .2 tons is not sufficient to price the work. Please also confirm the existing condition (i.e. is there fireproofing) of the joists and if the roof is to remain in place while the work occurs?

Answer: Design of the joist strengthening was not included in the base structural scope. If that option is selected, the specific details for the strengthening will be provided as additional service (at a later date). The owner/contractor will need to provide a lift for me to field measure the existing joists.

XXX.Question: Millwork In regards to the knee walls at the teaching walls, how thick is the piece of solid surface? Solid Surface is typically 1/2" thick, can please confirm this is acceptable?

Answer: 1/2" is acceptable.

XXXI.Question: Millwork The reception counter is drawn on a radius, and the ends are straight. All faces of the counter are at an angle. You cannot bend laminate/solid surface but in only one direction. The face of the counter must be flat vertically in order to apply surface laminate and/or solid surface.

Answer: The intent is a curved reception desk that reflects the existing police station angled millwork. Provide options that closely reflect design intent.

XXXII.Question: Glass and Glazing Can you please clarify the definition of "core areas" on glass for film? Please provide direction on the desired coverage area, i.e full glass, centered band, etc.

Answer: A-901 indicates locations for matte privacy film. Elevation 03/A-900 indicates desired coverage.

XXXIII.Question: Electrical On the drawing set there are discrepancies between the electrical and architectural plans

on the fixture type and fixture quantity for multiple areas. For example, I've included drawings E-201A and A-201A with each region clouded that has differences. On these drawings the main difference is fixture type in rooms between L1 and L5. Other rooms like S122 it's a difference in fixture type and quantity between F1 and L5. Should the electrical or architectural set take precedence for pricing?

Answer: Electrical will take precedence since photometrics were ran utilizing the specified fixtures. L1 and L5 are the same fixtures with different lumen outputs so electrical should be followed for these fixtures. Latest for offices like S122 should be an L5 fixture and the quantity should be 2. Refer to electrical drawings for types and quantities.

XXXIV.Question: Telecom Please clarify what fiber and/or copper backbone is required from the existing MDF to the new Instructor IDF E145.

Answer: Contractor to provide 2 new fibers between the existing MDF into the new IDF E145, 6 strands single mode & 6-strands multi-mode. This is a directive from ACD IT department, no analog required.

XXXV.**Question:** Telecom Please clarify what type of equipment racks (2-post, 4-post) are required in the Cisco Lab E146 location and in the new Instructor IDF E145.

Answer: Contractor to provide:

In Cisco Labs racks to be 2-post racks.

In new instructor IDF E145 racks to be 4-post enclosed racks.

XXXVI.**Question:** Does the owner want to keep the demolished lighting and HVAC equipment as listed on the plans? If so, what is the plan to remove these from the site? Will ACC be providing trucking for these items and a storage space? Where will the items need to be delivered to if by contractor?

Answer: Owner has right of first refusal on all MEPT systems that are demolished as a part of this project. Contractor is responsible for delivery to owner surplus. Coordinate with ACD on location of owner surplus. Refer to mechanical demolition notes, mechanical renovation notes, and general electrical remodel notes on sheets M-000 and E-000.

XXXVII.**Question:** For the video surveillance system, the drawings indicate VMS servers are OFOI, however the spec has recording parameters for NVRs – can you clarify who is responsible for providing the NVR for video recording?

Answer: No onsite NVR is required. ACD NVR is housed at their downtown main office. ACD has no plans to expand. Contractor to provide new cameras as indicated on drawings, with licenses for each camera, to be tied to the main NVR. Spec has been revised.

XXXVIII.**Question:** Regarding access control and video systems, spec pg. 1171 calls for certified programmers in Vanderbilt and Video Insight however, the security specs call for Genetec – Please confirm what system manufacturer should be considered for the access control and video systems?

Answer: Specification section has been updated to remove reference to Vanderbilt and Video Insight.

XXXIX.**Question:** Spec 28 13 00, pg. 4, specifies use of Beldon 538AFS composite cable for access control. This cable isn't specifically rated for OSDP reader protocol and additionally doesn't have the required green outer jacket. Please provide approval to use this cable or provide alternate part number.

Answer: LEAF recommendation would be the picture below. Contractor to recommend their own choice if it fits the current demands of the project, ACD will have the final decision.

BELDIN			
Part Number	Description	UL Rating	Jacket Color
658HMS 0001000	OSDP Access Control Cable (Composite, CMP Plenum)	CMP (Plenum)	Orange (or other colors, typically not green)
538HMD1 0101000	OSDP Access Control Cable (Composite, CM Riser/Outdoor)	CM (Riser/Outdoor)	Orange (or other colors)
WINDY CITY WIRE			
Part Number	Description	UL Rating	Jacket Color
4461060- OSDP-WCW	4 Element Custom Composite Cable, OSDP (includes shielded pair for data, plus wires for lock power, etc.)	CMP (Plenum)	Green

XL.Question: There is a discrepancy between the door hardware (Schlage MT 15/20) schedule and the spec (Signo 20/40). Which reader is to be utilized?

Answer: ACD direction changed from Vanderbilt to Genetec, coordinate with door hardware consultant for exact parts. Div 28 contractor to connect the new access control to the door hardware connections.

XLI.Question: There are doors that have card reader (CR) call outs in the security drawing , but no card readers are reflected in the hardware sets (e.g., door E134, S131A, S131, etc.), can you please clarify?

Answer: Security drawings show the current location as coordinated with ACD security department, for electrified hardware refer to door hardware schedule or ADA requirements for such location. Refer to architecture drawings for ADA.

XLII.Question: There are door hardware sets that indicate card reader and electrified equipment but are not reflected on the security drawings ? (e.g., S123, S117, etc.). Can you please clarify?

Answer: It is the contractor's responsibility to field verify all locations, security drawings show desired door locations per ACD coordination meeting. Refer to door hardware for door & electrified equipment.

XLIII.Question: Can you provide an updated door and door hardware set detail? There are many inconsistencies regarding card reader doors, doors to remain existing, callouts, door naming, etc.

Answer: A-811 Door schedule has been updated.

XLIV.Question: In the event of misalignment in security drawings and door hardware sets regarding reader doors with electrified hardware, which is to prevail?

Answer: Security drawings show the current location as coordinated with ACD security department, for electrified hardware refer to door hardware schedule or ADA requirements

for such location. Refer to architecture drawings for ADA.

XLV.Question: If 'existing hardware to remain,' are we responsible for the remaining DC CR and REX? (e.g., Door XS125)

Answer: Contractor to maintain connectivity to existing system and repair/replace as required for a complete system.

XLVI.Question: Are cameras with an 'E' for existing to remain and be re-used?

Answer: Cameras shown as 'E' are existing to remain, ACD already installed and tested the cameras shown on the drawings. Contractor to field verify as part of their scope of work.

XLVII.Question: Can you please clarify if YD-300 door devices are to be used in lieu of Signo 40's?

Answer: ACD direction changed from Vanderbilt to Genetec, coordinate with door hardware consultant for exact parts. Div 28 contractor to connect the new access control to the door hardware connections.

XLVIII.Question: Previous Alamo College projects called for video cabling to be blue. Will blue Cat6a cabling suffice for this Sundance project?

Answer: Blue Leviton cable as shown in the specifications

XLIX.Question: In regards to video camera Cat6a cabling, would Commscope Uniprise be an acceptable alternative (blue)?

Answer: ACD standard does not allow CommScope to be a manufacturer for their campuses, all cable to be Leviton as stated in the specs.

L.Question: Would WCW yellow ACS composite cabling 4461030 be an allowable substitute for Beldon 538AFS?

Answer: LEAF recommendation would be the picture below. Contractor to recommend their own choice if it fits the current demands of the project, ACD will have the final decision.

BELDIN			
Part Number	Description	UL Rating	Jacket Color
658HMS 0001000	OSDP Access Control Cable (Composite, CMP Plenum)	CMP (Plenum)	Orange (or other colors, typically not green)
538HMD1 0101000	OSDP Access Control Cable (Composite, CM Riser/Outdoor)	CM (Riser/Outdoor)	Orange (or other colors)
WINDY CITY WIRE			
Part Number	Description	UL Rating	Jacket Color
4461060- OSDP-WCW	4 Element Custom Composite Cable, OSDP (includes shielded pair for data, plus wires for lock power, etc.)	CMP (Plenum)	Green

LI.Question: For camera call outs with 3 sensors/270 degrees, is the quad sensor camera model to be used? If not, will you please provide the appropriate model of camera?

Answer: As stated in the specs with model number, cameras for multi sensor to have 4 sensors. Hanwha pnm-c16083rvq. Contractor to refer to section 28 23 00 – SECURITY CAMERA SURVEILLANCE SYSTEM for exact model number.

LII.Question: Spec Section 27 60 00 – 1.04 Qualifications B. Requires that programmers complete VTTP Vanderbilt Technical Training Package. Since this is a Genetec project, can this be omitted?

Answer: The new ACD standard for their access control is to be Genetec, no need for Vanderbilt credentials. Contractor needs to have credentials from Genetec instead. Specification has been revised.

LIII.Question: Spec Section 28 23 00 – 6 2.5 States the contractor shall provide and install Video Insight system servers. Can this be omitted?

Answer: The new ACD standard for the access control & VMS is to be Genetec, no more need for video insight servers. No need for NVR as well. Specification has been revised.

LIV.Question: Intrusion Detection System Spec 28 16 00 1.1 D. states that card reader access interface must also be provided at all card reader locations. Can you please clarify the desired integration?

Answer: Coordinate with ACD security department to see if they want to integrate each individual card reader with the access control as well.

LV.Question: Is DMP Entré ACS in addition to Genetec Synergis for the doors or are they just to be monitored via the intrusion panel? If not, can this be omitted?

Answer: The intrusion detection is existing to remain, new access control doors or monitoring to be integrated as such.

LVI.Question: Regarding the DMP intrusion system, are all perimeter doors to be DC monitored?

Answer: All exterior doors are to be monitored, door contacts to be double pull for access & intrusion system integration.

LVII.Question: Are all perimeter classrooms to have motion sensors and/or glass break sensors? Does each sensor require a POPIT module?

Answer: Intrusion is existing to remain, contractor to match existing conditions for any new motion detectors in the new areas. Coordination between the contractor and ACD will be required.

LVIII.Question: Spec is calling for POPIT modules for all motions, glass breaks, and door contacts. Is this accurate?

Answer: Intrusion detection is existing to remain, only new devices needed are door contacts to be double pull to integrate intrusion & access control together.

LIX.Question: Can you point out the desired locations for IDS keypad(s)?

Answer: Intrusion detection is existing to remain, building already has an IDS keypad.

LX.Question: Are all new circuits and 120v needs to be provided by Div.26?

Answer: All power requirements will be provided by Div 26. Contractor to field coordinate any needs beyond the contract documents.

LXI.Question: Will all security network switches be POE+?

Answer: Network scope are OFOI (owner furnished owner installed) items, their switches are POE+ for surveillance cameras, coordinate with ACD network department for further instruction.

LXII.Question: Spec Section 28 23 00 – 8 H. States that three-sided pre-finished metal hood and seal to wall where conduit penetrates exterior wall be provided. Will the industry standard of placing the camera mount directly over the penetration suffice instead?

Answer: Contractor to follow manufacturer preferred standards when mounting a camera, all exterior walls or surfaces to be sealed accordingly to meet building codes. All conduit will be provided by Div 26. Div 27 or 28 to coordinate with Div 26 for field discrepancies that may occur during construction.

LXIII.Question: Please confirm that 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: Per City of New Braunfels, working hours are Monday-Sunday, 6am to 9pm. Any work outside those hours, they will need to apply for a variance.

LXIV.Question: Please confirm that all utility shutdowns can occur during normal business hours.

Answer: All utility shutdowns can occur during normal business hours.

LXV.Question: 01 Area B - Lobby/ Reception/ Floor Finish Plan: Clarify that the tile is not to match the existing; just the layout. Please confirm.

Answer: The new tile specified matches the existing tile specified, following the same layout.

LXVI.Question: Please confirm that a cost-loaded schedule is required for this project.

Answer: A cost-loaded schedule is not required for this project.

LXVII.Question: Please, provide a list of all OFOI and OFCI items.

Answer: Refer to AQ101 Level 1 - Equipment Plan.

LXVIII.**Question:** Please, confirm that Alamo Colleges District will be responsible for all utility consumption costs.

Answer: The contractor is responsible for all utility consumption costs during construction as noted in the RFP AIA Document A201 Section 3.4.1 which addresses this requirement.

LXIX.**Question:** Please, confirm the hazardous materials report for this building.

Answer: Hazardous materials in existing building are not anticipated. Contractors shall comply with RFP AIA Document A201 hazardous material sections requirements.

LXX.**Question:** Please, confirm that Alamo Colleges District Facilities will be responsible for shutting down existing electrical and telecommunication service(s) to complete the new tie-ins.

Answer: The contractor will be responsible for shutting down all utilities as needed and are to be coordinated by Contractor with Alamo Colleges Facilities and respective utility providers as needed.

Contractor will coordinate with ACD for shutdown between existing & new services for preferred schedule or time, so it doesn't disrupt any of their activities.

LXXI.**Question:** Please, confirm that the "Substantial Completion List" and "District Substantial Completion List" as noted in the A101 sample agreement applies to this project.

Answer: The substantial completion and final completion requirements as written in the provided AIA documents do apply to this project.

LXXII.**Question:** Please confirm that ACD or PBK has received the building permit from the City of New Braunfels. If not, have the drawings been submitted for review? And when will the building permit be issued?

Answer: Drawings have been submitted, building permit not obtained to this date. Goal is to be permitted by January 2026.

LXXIII.**Question:** Please confirm if the General Contractor is responsible for the building permit cost. Also, please provide the cost that the General Contractor needs to include as part of their bid.

Answer: The contractor is responsible for building permits and fees as noted in the RFP AIA Form A201 Section 2.3.1 which addresses this requirement. The City of New Braunfels Permit Fee Estimator can be found at the following link

<https://www.newbraunfels.gov/buildingpermits>.

LXXIV.Question: Please, confirm if ACD or PBK has coordinated with Center Point Energy regarding the Gas Line extension. If there is an impact fee please confirm the cost and if it needs to be included by the General Contractor in their bid.

Answer: PBKs Civil Engineer has coordinated with Center Point Energy regarding the Gas Line extension. The cost of the gas line extension will be a reimbursable to contractor if contractor makes payment to Center Point Energy.

LXXV.Question: Please provide the allowance dollar amount for penetration firestopping work as referenced in the specification section 07 84 13.

Answer: Penetration firestopping allowance - \$5,000.

LXXVI.Question: Specification 26 50 00 Please, confirm that bidders shall include the electrical allowances as noted in specification section 26 05 00 - 4 Part 2 Subsection A, B, and C.

Answer: Confirmed. Provide all allowances listed in specification section 26 05 00. 2. A, B, and C.

LXXVII.Question: Please, confirm who is responsible for permit resubmittals fees to address City of New Braunfels review comments?

Answer: The contractor will be responsible for all permit resubmittal fees if required.

LXXVIII. Question: In section 4. On page 1, Type of Work: This form lists General Building Construction as a type of work. Does this mean General Contracting, or can Alamo College District define General Building Construction?

Answer: yes

LXXIX. Question: In reference to the AIA template contract, the requirement for Section A.3.2.4.1 – Umbrella Excess Liability coverage is specified as follows: Would the Alamo College District be willing to accept an Umbrella Liability limit of \$10,000,000 in aggregate for this project?

- a. \$10,000,000 each occurrence
- b. \$20,000,000 aggregate
- c. Aggregate Per Project Endorsement

Answer: Yes

LXXX. Question: In section 4. Both 4.2 and 4.3 ask offerors to provide details for a surety company. Is this intentional, or should 4.3 be details for another item?

Answer: Please use 4.2 if you have additional Surety information use 4.3

LXXXI. Question: Section 5, item 6, Appendices: List Appendix A-F and states that Appendices A through D must be submitted. Where should the Appendix E Payment Bond and the Appendix F Performance Bond be submitted?

Answer: Submit as an attachment as part of your proposal

LXXXII. **Question:** Where should the Minimum Qualifications form be included with the proposal?

Answer: Add in page 8 under Minimum Qualifications

LXXXIII. **Question:** Pg. 60 of the RFP - The contract document requires the existing structure to be insured. Please provide the following information for the existing structure for getting an accurate builder's risk quote: 1) existing structure value 2) year built 3) Is sprinkler system already installed?

Answer:

1) existing structure value \$13,928,281

2) year built: Completed in 2018

3) Is sprinkler system already installed? Yes

LXXXIV. **Question:** The following openings do not have a designated hardware specified in spec section 08 71 00: E134, E138, E141, E145, EC2.1, EC5.1, S100A, S114, S114A – S114D, S124, S124A.1, S124A.2, S127, S131, & S131A. Please provide hardware designations for these openings.

Answer: See updated Specification Section 08 71 00.

LXXXV. **Question:** Openings E136, S113, S113A-D are listed in hardware spec 08 71 00 but are not shown on door schedule A-811. Please provide opening requirements for these doors.

Answer: See updated Specification Section 08 71 00.

LXXXVI. **Question:** Door S121 is located at a mechanical room. Spec section 08 71 00 notes this opening to be provided by the Sliding Door Manufacturer. Please advise on the hardware set for this opening.

Answer: See updated Specification Section 08 71 00.

Please Acknowledge receipt of this Addendum VII with your proposal

The deadline for submittal of responses for this project is 2:00pm (CT), November 6, 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