



October 28, 2025

ADDENDUM III

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

- I. **QUESTION:** Sheet A-931; Detail #6 Per Detail #6, the General Contractor is to replace notated Acoustical Sound Panels, new panels to match the existing Panels. Please provide specifications for existing Break Room Acoustical Sound Panels.

ANSWER: Existing panel system is unknown. Existing fabric is specified as Carnegie Xorel, Style: Meteor 6427, Color: W742. Design intent is to match the finish material, thickness, dimensions and installation pattern of the existing adjacent tiles. Base pricing off replace 6 full size, 2" thick, fabric-wrapped acoustical substrate.

- II. **QUESTION:** Sheets PS-100 Site Plan Plumbing & C-3 Utility Plan Sheet PS-100, shows a New Sanitary Sewer line at the South of the Building, however Utility Sheet C-3 does not show these new utilities. Please confirm if this is an existing sanitary sewer line or in fact a new line that will need to be provided.

ANSWER: The new sanitary sewer line on the south end of the building is the end of the new line serving the renovated classroom area with a clean-out termination. The new sanitary sewer line is to tie into the existing sanitary sewer in the building and exit the building in the upper right corner. Civil does not have to provide a connection on the south end of the building.

- III. **QUESTION:** Sheet A-201C; Sheet A-936 Sheet A-201C, Ceiling Materials Legend notates Tectum Ceiling Panels ACP-1B and ACP- 2B; however, Sheet A-936 has included Tectum Panels ACP-2A.

Can we assume all wall panels as the ACP-2B 4'x4' panels as opposed to APC-2A and APC-2B as called out?

If not, please provide product information for Tectum Panels ACP-2A.

ANSWER: ACP-1 refers to panels that are 4'x8'. ACP-2 refers to panels that are 4'x4'. The following A/B denotation refers to the paint color of the panel – design intent is to paint the panels to match the adjacent wall/ceiling paint color.

IV. **QUESTION:** Civil Sheets C-2, C-3 and Landscape Sheets L0.00, L1.01, L2.01, L2.03, L4.01 and L4.03 Civil Sheets C-2 and C-3 are currently showing conflict in layout as compared to Landscaping Sheet L2.03.

Can you please review and provide scope clarifications for both Base Bid and Alternate 01?

ANSWER: From a Civil and Landscape viewpoint, the main entrance to the building will remain as existing in the base bid. The scope of Alternate 01 is a new main entrance. All sheets that include the alternate are titled alternate. This can be seen in the landscape plans. Civil sheets will update to match Landscape.

V. **QUESTION:** The Request for Proposal Section 1: Key Dates & Information & Section 3, S. Acceptance of Offer, notes the Substantial Completion date as September 4, 2026, or per Alternate 6. Section 3, C. Contract Time, Note 1, notes a Substantial Completion date of September 24, 2026 or per Alternate 6.

Please review and confirm the Substantial Completion date to be used.

ANSWER: Substantial completion is September 4, 2026, if early completion alternate is not accepted or July 24, 2026, if early completion alternate is accepted.

VI. **QUESTION: Specification Section 074646 Fiber-Cement Siding & Sheet AS401A** Specification Section 074646, Part 2 Products - 2.1 Manufacturers, does not note the approved fiber-cement siding manufacturers. Please review and provide a list the approved manufactures.

ANSWER: Refer to Addendum II; Specification section 07 46 46 has been updated.

VII. **QUESTION:** Regarding the Intrusion detection system – the specs seem to include details however the drawings do not show any devices. Is there an intrusion system being installed in this building or is this scope to be removed?

ANSWER: Building has existing intrusion detection system to remain, contractor to coordinate with ACD if they want to expand the system.

VIII. **QUESTION:** Room number S103A on drawing pg. TN-101A has cameras dedicated for Pearson Testing and the server location is different than the rest of the cameras – can you provide additional details on this requirement?

ANSWER: Coordination between ACD & contractor is vital for Pearson testing, the server will be housed in MDF, all cameras and field of view needs to be coordinated with owner to meet Pearson requirements.

IX. **QUESTION:** Room number E129 on pg. TN-101C appears to have a card reader located in the corner of the room. Is this a misprint or can you confirm the location of this reader?

ANSWER: Disregard that card reader and door contact in that drawing, it is a misprint.

X. **QUESTION:** Access control spec pg. 1206 calls for temperature alerts in all IDF and MDF rooms can you clarify the requirements and provide part numbers for any devices needed?

ANSWER: No need for temperature control alerts on the access control for the IDF or MDF rooms.

XI. **QUESTION:** Access control spec pg. 1206 calls for access control system to interface with ADA doors. ADA doors do not appear to be labeled or marked in the door schedule – Please provide a list of ADA doors is this is required.

ANSWER: Refer to architecture drawings for ADA buttons, this will be in main entries to the building and all required ADA doors. ADA Doors to be noted: S100, S101, XS112, XS113, XS132, XS132.1, XS134, XS135, XEC7, XE114, XE115, XE140. Doors will be notated in plan on Addendum V.

XII. **QUESTION:** Who do the bids need to go to from contractors?

ANSWER: Offerors should submit their bids to Alamo Colleges

XIII. **QUESTION:** Section: 09 81 00 Material: Sprayed Cellulose Fiber Acoustical Insulation Color: Black Thickness: 1 1/2 in

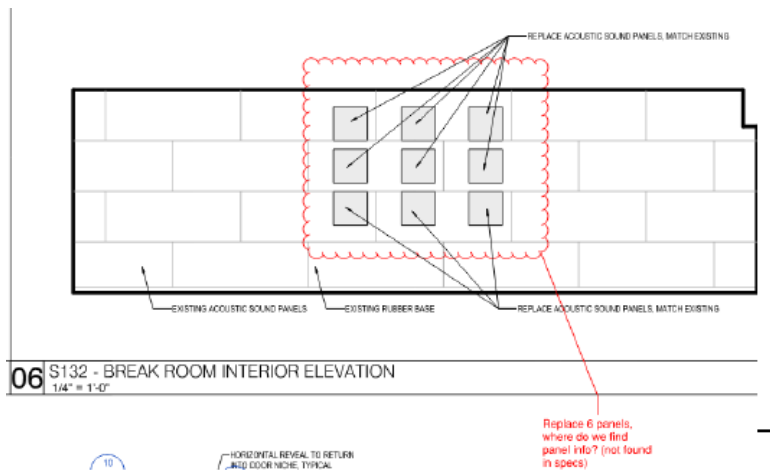
Mockup: 100 sq ft (to be used as part of the whole)

I cannot seem to locate within the plans, where the k-13 is to be sprayed. I am looking for a little clarity so that we may put in a proposal.

ANSWER: Spray insulation to be applied at E113 Commercial Electrical Lab and E120 Residential Electrical Lab.

XIV. **QUESTION:** A-931 WHAT are the specs of the existing acoustical wall panels in the break room?

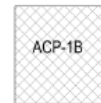
ANSWER: Refer to question II.



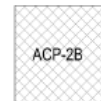
XV. **QUESTION:** A201-C

Description:

The designations for the Tectum ceiling panels on page A-201C RCP are:



09 84 00.ACP-1B
4'X8'X1" THICK ARMSTRONG
TECTUM FINALE PANEL NRC .85
TO BE PAINTED 09 90 00.PT6
U.N.O.



09 84 00.ACP-2B
4'X4'X1" THICK ARMSTRONG
TECTUM FINALE PANEL NRC .85
TO BE PAINTED 09 90 00.PT6
U.N.O.

However on page A-936 Interior Elevations, Tectum wall panels are labeled APC-2A and APC-2B, both are 4'x4'.

Please advise if it is acceptable to price all wall panels as the ACP-2B 4'x4' panels as opposed to APC-2A and APC-2B as called out.

ANSWER: Refer to question V.

XVI. **QUESTION:** We are certified and licensed bird control device installers. Where is the owner wanting the bird spikes installed? The specs mention "Finish Carpentry;" however, we were unable to find the bird control devices in that section or on the drawings.

ANSWER: Bird control will be omitted from this project. Specification section removed.

XVII. **QUESTION:** Regarding the Intrusion detection system – the specs seem to include details however the drawings do not show any devices. Is there an intrusion system being installed in this building or is this scope to be removed?

ANSWER: See response on Question IX.

XVIII. **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: See response on Question X

XIX. **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: See response on Question XI

XX. **QUESTION:** Room number S103A on drawing pg. TN-101A has cameras dedicated for Pearson Testing and the server location is different than the rest of the cameras – can you provide additional details on this requirement?

ANSWER: See response on Question XII

- XXI. **QUESTION:** Room number E129 on pg. TN-101C appears to have a card reader located in the corner of the room. Is this a misprint or can you confirm the location of this reader?
ANSWER: See response on Question XIII
- XXII. **QUESTION:** Access control spec pg. 1206 calls for temperature alerts in all IDF and MDF rooms – can you clarify the requirements and provide part numbers for any devices needed?
ANSWER: See response on Question XIV
- XXIII. **QUESTION:** Access control spec pg. 1206 calls for access control system to interface with ADA doors. ADA doors do not appear to be labeled or marked in the door schedule – Please provide a list of ADA doors is this is required.
ANSWER: See response on Question XV
- XXIV. **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: See response on Question XVI
- XXV. **QUESTION:** Is there an SBE Goal?
ANSWER: Alamo Colleges aspirational SBE goal is 20 percent. We encourage bidders to invest in our local small business community and to not just meet the goal, but exceed the goal of 20 percent.
- XXVI. **QUESTION:** If the prime firm has an SBE, DBE, HUB, MBE, VBE, or WOB, will their participation count towards the SBE Goal?
ANSWER: A prime firm's participation will count towards the goal whether they are local or non-local and are certified with SBE, DBE, HUB, MBE, VBE, WBE, or DIBE (disabled individual business enterprise). As long as they have one of those certifications throughout the course of the project their participation will count towards the goal. Any local or non-local subcontractor with any of these certifications will also be included in the goal. This also includes 2nd tier, 3rd tier, etc certified subcontractors.
- XXVII. **QUESTION:** The letter to be provided on firm letterhead states, "I acknowledge that if I am selected as the Construction Manager at Risk or Prime Contractor for a project, I will be required to provide the attached subcontracting plan...." However, on the next page, the subcontracting plan states, "Respondents shall submit a completed Small Business (SBE) Subcontracting Plan to be considered responsive (pages 8, 9, and 10). Failure to submit a completed Subcontracting Plan shall result in point(s) reduction in the evaluation process for the bid and/or proposal." Question: Is the Subcontracting plan required, or only the Letter at this time?
ANSWER: A letter is required with your company's letterhead or logo, estimated SBE goal, and a signature as proof of acknowledgement. If you plan to self-perform you must acknowledge that in the subcontracting plan. You will need to provide a list of services

that you will subcontract out with a list of subcontractors (SBE certified and non-certified) that were selected to work on the project. If an effort was made to work with a certified firm, but they weren't selected, supporting documentation will be required whether that is a letter or email showing that an effort was made or they were given an opportunity to possibly work on the project.

XXVIII. **QUESTION:** The first page of the Subcontracting Plan states, "*Respondents shall submit a completed Small Business (SBE) Subcontracting Plan to be considered responsive (pages 8, 9, and 10).*" Where are pages 8, 9, and 10? This appendix does not have page numbers. Regarding the Subcontracting Plan, are sections 4 and 5 required, or are those sections only required if the SBE goal is not being met?
ANSWER: : Section 4 and 5 are required. If a certified firm for a specific trade isn't selected the prime will need to provide a copy of a letter or email sent as proof of their efforts in trying to work with a certified firm.

Please Acknowledge receipt of this Addendum III 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