

## Addendum No. 1

Date of Issue: 5/3/19

Project: Request for Proposal  
General Contractor to Construct  
Interior Modifications for  
East Meadows Family Apartments Phase I  
San Antonio, Texas

---

This Addendum forms a part of the Request for Proposal dated April 18, 2019. This Addendum is hereby made a part of the Request for Proposal and shall be included in the Contractor's Proposal. All incidental work required by this Addendum to properly complete the Work shall be included in the Proposal, whether or not specifically stated.

### Questions from Bidders

1. The unit schedule on page SP103 has two listings for 1827 Hays Street. Please verify any correction as needed.

Response: One of the listings for 1827 should be corrected to read 1825 Hays Street.

2. Will the electronic as-built drawings be made available prior to bid date?

Response: After review, it has been determined that the original as-built drawings will not be issued to bidders.

3. Please verify that there will be no issue with using the electrical power source in each unit and that each unit will in fact have power available.

Response: Contractors may utilize the existing apartment electrical service. Each unit will have power available.

4. Has the flooring material (manufacturer and item name or code) been identified and verified that it is still available. Has consideration been given to the idea that the age and exposure of the existing floor and the variation in dye lot may not provide an accurate color match.

Response: Existing flooring is Tarkett "Access" LVT, color Vintage Oak. For bidding purposes, Contractor shall assume color match of new flooring with existing flooring will be acceptable to Owner.

Page 2

5. Has it been verified that the depth of the existing sewer pipe in the foundations is at such a depth as to allow proper fall and facilitate the addition and functionality of these new drain lines?

Response: Contractor shall assume that existing sewer lines are of adequate depth to accommodate new drain lines.

6. Does the size of the bathrooms and the door swings as shown, specifically the three bedroom unit in which the door swings in to the bathroom allow for ADA compliance and/or is this a consideration?

Response: Townhouse units are exempt from compliance with ADA and Fair Housing requirements. Fully accessible apartments have been provided elsewhere in the development.

7. Is PEX allowed for water lines?

Response: PEX is acceptable for use in lieu of specified CPVC pipe.

8. Are all questions from bidders and corresponding answers made available to other bidders?

Response: Responses to questions from bidders will be published by Addendum, and will be distributed to all bidders. Addenda will be posted on the SAHA website.

9. Can units which will be occupied (where the occupants will have to move out) and units that are vacant be identified?

Response: Contractor shall assume that all units will have residents which will be relocated during construction within their unit. It is assumed that no vacant units will be available at the time of construction.

10. What cabinet manufacturer was utilized for the initial construction?

Response: Cabinets for the initial construction were supplied by Master Woodcraft Cabinetry.

#### **Revisions to the Bidding Documents**

11. A fire sprinkler head shall be added to all 2 bedroom half baths as shown on attached Addendum No. 1, dated May 3, 2019, and prepared by H2MG Consulting Engineers.

End of Addendum No. 1

Attachments: MEPFP Addendum No. 1, dated May 3, 2019, prepared by H2MG.

## Addendum No. 1

DATE: May 3, 2019

ADDENDUM NO.: 1

PROJECT NO.: 99060.20

PROJECT NAME: East Meadows Family Apartments – Phase 1 5/3/19

PROJECT ENGINEER: H2MG, LLC  
8000 IH-10 West, Suite 1002  
San Antonio, TX 78230  
Phone: 210-298-3390

TO: ALL CONTRACT BIDDERS TO WHOM DRAWINGS AND  
SPECIFICATIONS HAVE BEEN ISSUED



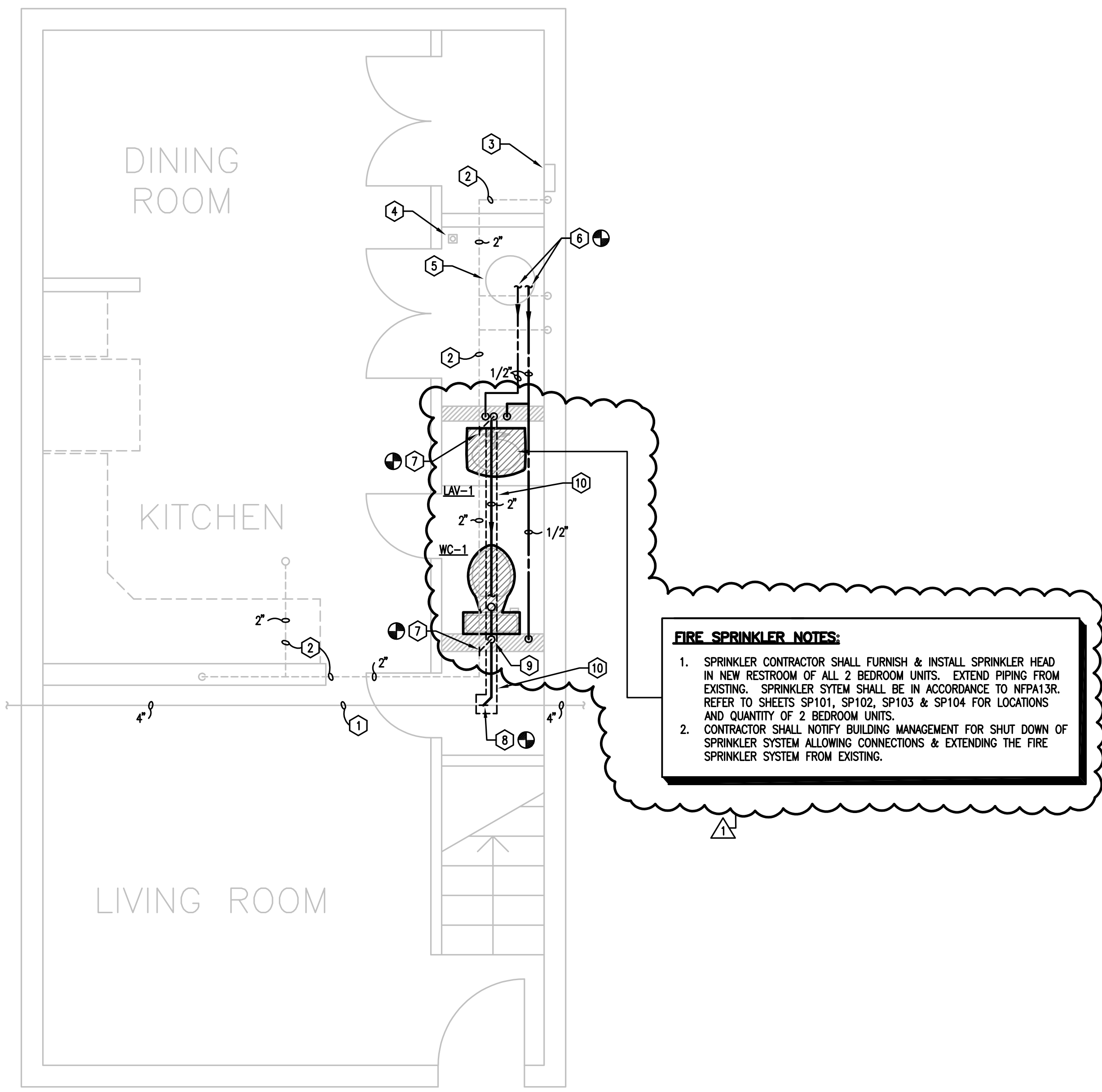
### Notice to Bidders:

- A. Submission of a bid is strictly voluntary and, by submitting a bid, the bidder agrees fully and unconditionally to accept the terms of this bidding process without claim or later recourse.
- B. All of the provisions of the original contract documents remain in effect except as specifically modified herein.
- C. This Addendum shall be considered part of the Contract Documents for the above mentioned project as though it had been issued at the same time and incorporated therewith. Where provisions of the following supplementary data differ from those of the original contract documents, this Addendum shall govern and take precedence. Bidders are hereby notified that they shall make any necessary adjustment in their estimates on account of this Addendum. It will be construed that each Bidder's proposal is submitted with full knowledge of all modifications and supplemental data specified herein.

### **REFER TO DRAWINGS:**

#### Item No. 1 Sheet M101 – Floor Plans – Plumbing

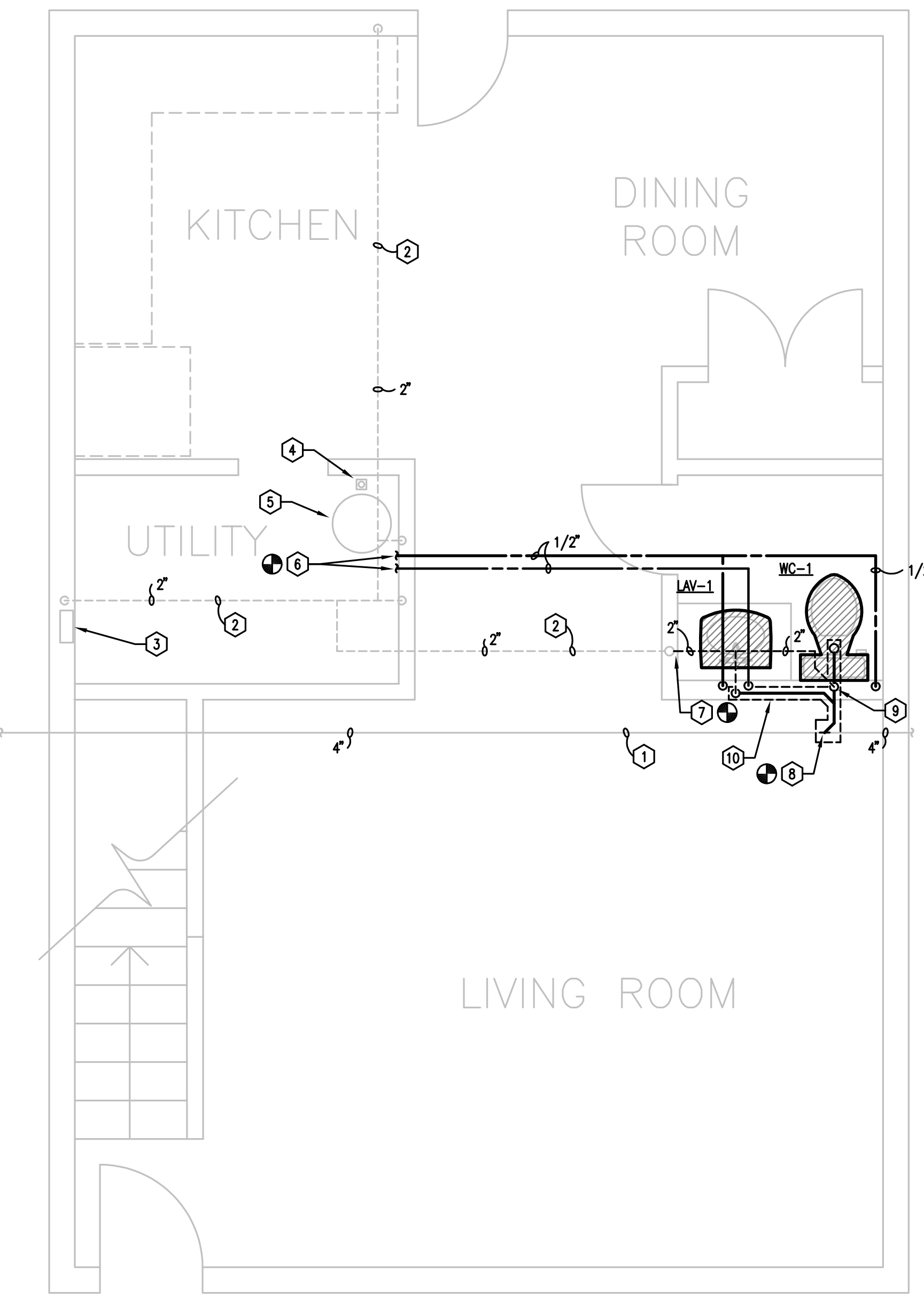
- a. In the two (2) bedroom units only, Contractor shall furnish and install a sprinkler head in the new restroom. Extend sprinkler piping from the existing system located on the hall. Installation of sprinkler system shall be in accordance with NFPA 13R. Contractor shall notify Building Management of shutdown of fire sprinkler system allowing the Contractor to make connection to the existing system. See attached full size Sheet M101.



**FIRE SPRINKLER NOTES:**

1. SPRINKLER CONTRACTOR SHALL FURNISH & INSTALL SPRINKLER HEAD IN NEW RESTROOM OF ALL 2 BEDROOM UNITS. EXTEND PIPING FROM EXISTING. SPRINKLER SYSTEM SHALL BE IN ACCORDANCE TO NFPA13R. REFER TO SHEETS SP101, SP102, SP103 & SP104 FOR LOCATIONS AND QUANTITY OF 2 BEDROOM UNITS.
2. CONTRACTOR SHALL NOTIFY BUILDING MANAGEMENT FOR SHUT DOWN OF SPRINKLER SYSTEM ALLOWING CONNECTIONS & EXTENDING THE FIRE SPRINKLER SYSTEM FROM EXISTING.

1 2 BEDROOM UNIT FLOOR PLAN - PLUMBING  
 M101 SCALE: 3/8" = 1'-0"



2 3 BEDROOM UNIT FLOOR PLAN - PLUMBING  
 M101 SCALE: 3/8" = 1'-0"

**PLUMBING KEYED NOTES**

- 1 EXISTING WASTE PIPE BELOW FLOOR.
- 2 EXISTING VENT PIPE ABOVE CEILING.
- 3 EXISTING CLOTHES WASHER SUPPLY/DRAIN WALL BOX.
- 4 EXISTING FLOOR DRAIN.
- 5 EXISTING WATER HEATER.
- 6 CONNECT NEW 1/2" HW & 1/2" CW TO EXISTING HW & CW LINES IN THIS VICINITY.
- 7 CONNECT NEW 2" VENT PIPE TO EXISTING VENT PIPE ABOVE CEILING.
- 8 CONNECT NEW 4" WASTE PIPE TO EXISTING WASTE PIPE BELOW FLOOR.
- 9 2" VENT RISE FROM BELOW FLOOR EXTEND TO ABOVE CEILING.
- 10 SAWCUT EXISTING POST-TENSIONED CONCRETE FLOOR FOR ROUTING OF NEW WASTE PIPE.

**GENERAL NOTES:**

1. REFER TO STRUCTURAL DRAWINGS FOR REMOVAL OF SLAB FOR INSTALLATION OF WASTE PIPING.
2. EXISTING SLAB IS POST TENSION. CONTRACTOR SHALL X-RAY FLOOR TO DETERMINE TENDON LOCATION PRIOR TO SAW CUTTING SLAB.
3. THESE BUILDINGS ARE PROVIDED WITH A WET AUTOMATIC FIRE SPRINKLER SYSTEM. CONTRACTOR SHALL PROPERLY SECURE EXISTING SPRINKLER HEADS WHERE CEILINGS ARE REMOVED FOR INSTALLATION OF MEP SYSTEMS. CONTRACTOR SHALL ADJUST SPRINKLER HEADS IN NEW CEILING ALLOWING THE HEADS TO BE INSTALLED CORRECTLY. REFER TO ARCHITECTURAL DRAWINGS FOR WHERE CEILINGS WILL BE REMOVED.

PLUMBING FIXTURE CONNECTION SCHEDULE						
MARK	DESCRIPTION	CONNECTION SIZE (IN)				REMARKS
		CW	HW	WASTE	VENT	
WC-1	WATER CLOSET	1/2	-	4	2	FLOOR MOUNTED, TANK TYPE
LAV-1	LAVATORY	1/2	1/2	2	2	COUNTER MOUNTED
-	-	-	-	-	-	-

**EAST MEADOWS FAMILY APARTMENTS - PHASE 1**  
**WHEATLEY FAMILY I, L.P.**  
 SAN ANTONIO, TEXAS

FLOOR PLANS - PLUMBING

STATE OF TEXAS  
 MEHDI J. MIRMOMENI  
 113121  
 LICENSED PROFESSIONAL ENGINEER  
 10-06-17

THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY THE ARCHITECT AND IS INTENDED FOR USE ON THIS PROJECT ONLY. THE DRAWING REMAINS THE PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED TO HIM/HER UPON COMPLETION OF THE CONSTRUCTION WORK. PURSUANT TO THE ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1980, ALL DRAWINGS, SPECIFICATIONS, IDEAS AND DESIGNS, INCLUDING THE OVERALL FORM, ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS APPEARING HEREON, CONSTITUTES THE COPYRIGHTED WORK OF THE ARCHITECT. ANY REPRODUCTION, USE, OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.  
 © 2017

PROJECT NO. 17-044  
 ISSUE DATE: 10-06-17  
 DRAWN BY: HMG  
 REVIEWED BY: MM  
 PROJECT ARCHITECT:  
 GABRIEL DURAND-HOLLIS, FAIA  
 TEXAS LICENSE NO. 10881