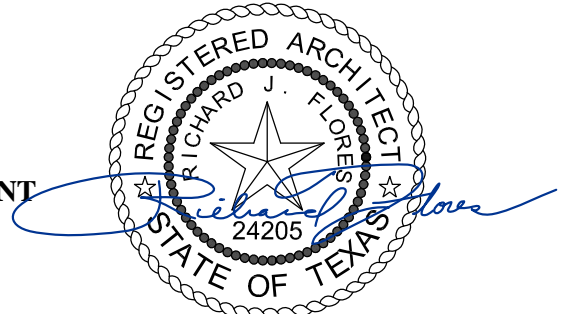




**ADDENDUM NO. 1
JUNE 9, 2022**

**PROJECT: REBID OF CITY OF CROSS PLAINS
MULTIFAMILY HOUSING DEVELOPMENT
(GLO CDBG-DR #19-076-052-B702)**

BID DATE: JUNE 16, 2022, 2:00 PM



06-09-2022

The following changes and/or additions shall be made to the Plans, Specifications, and Contract Documents for the above referenced project. Bidder shall acknowledge receipt of this Addendum on the Construction Costs Form.

GENERAL

Item #G1 A non-mandatory pre-bid meeting was held on June 2, 2022 at 4:00 PM at the City of Cross Plains City Hall. The following is a list of parties that were in attendance:

Richard Flores, Jacob|Martin, 325-695-1070

Hillary Sotello, Grantworks, 512-653-9714 (via Microsoft TEAMS)

Brentt Manis, Cordova Construction Company, 936-564-0485 (via Microsoft TEAMS)

Item #G2 The planholders' list can be found on the Jacob|Martin website at:
<https://jacobmartin.com/product/city-of-cross-plains-multifamily-housing-development/>

Item #G3 The GENERAL CONDITIONS – PART I FOR CONSTRUCTION (26 pages), located at the end of the GLO CONTRACT DOCUMENTS within the “Front End” of the Specifications, shall become a part of the Contract Documents. These general conditions will be incorporated into specification section 00 73 00 Supplementary Conditions during the execution of the contract.

Item #G4 The Texas General Land Office is requiring bidders on multifamily projects to abide by the following Safe Harbor not-to-exceed thresholds for General Requirements, Overhead, Profit, and Contingencies:

General Conditions – 6%

Overhead – 2%

Profit – 6%

Contingencies* – 5%



*Reference section 01 20 00 Allowances for the contingencies to be included in the Base Bid.

Item #G5 The Texas General Land Office is requiring that new housing construction comply with ONE of the following Green Building Standards:

- i. ENERGY STAR (Certified Homes or Multifamily High-Rise)
- ii. EPA Indoor Air Plus (Energy Star a pre-requisite);
- iii. LEED; or
- iv. ICC-700 National Green Building Standard

The City of Cross Plains has identified that this project will comply with the ENERGY STAR Single-Family New Homes National Program Requirements, Version 3.1 (Revision 11). Program requirements can be found online at www.energystar.gov. Each bidder shall include costs arising from any partnership, training, credentialing, or other program requirements in their base bid.

Item #G6 The City of Cross Plains does not issue building permits or require fees prior to the start of construction. The City does not have a building inspector on staff. The State Fire Marshal's Office will have jurisdiction over the automatic fire sprinkler and fire alarm systems. A Notice to Proceed will be issued at the beginning of the project to authorize the contractor to begin work. A progress inspection will be made by the General Land Office immediately prior to the installation of insulation and drywall. A final inspection will be conducted by the GLO immediately prior to the TREC inspection. See attached inspection forms for reference.

SPECIFICATIONS

Item #S1 Division 21 Fire Suppression: The 2012 International Building Code requires the installation of an automatic fire suppression system, complying with either NFPA 13 or NFPA 13R, throughout both buildings, which are classified as R-2 occupancies. The design of the automatic fire suppression system for each building is considered a delegated design and shall be designed by a Responsible Managing Employee (RME), employed by the fire sprinkler installation company and licensed by the State Fire Marshal's Office to design automatic fire suppression systems. Shop drawings shall be submitted to and approved by the State Fire Marshal's Office and Architect prior to construction.



Item #S2

Division 28 Fire Detection and Alarm: The 2012 International Building Code (IBC) requires the installation of single and multiple-station smoke alarms in accordance with Section 907.2.11 of the IBC. This section requires that these smoke alarms comply with UL 217 and be installed in accordance with NFPA 72 and the following minimum requirements:

1. Install on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
2. Install in each room used for sleeping purposes.
3. Interconnection: When more than one smoke alarm is required to be installed within an individual dwelling unit or sleeping unit, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.
4. Power source: In new construction, required smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with battery backup. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection.

Additionally, both visual and audio alarms shall be provided in Unit Type IV to satisfy the 2010 ADA Standards for Accessible Design, Texas Accessibility Standards, and NFPA 72.

The design of the smoke alarm system for each building is considered a delegated design and shall be designed by a fire alarm technician or registered fire protection engineer licensed by the State Fire Marshal's Office, employed by the fire alarm control panel manufacturer, contractor, or installer, with experience designing fire alarm systems in the State of Texas. Shop drawings shall be submitted to and approved by the Fire Marshal's Office and Architect prior to construction.

END OF ADDENDUM