



ADDENDUM TO IFB DOCUMENTS

REQUEST FOR PROPOSALS: HACB IFB NO. 20-001: VICTORIA GARDENS DEVELOPMENT OFFICE
REMODELING

ADDENDUM NO.: 1

DATE: 11/23/20

To All Potential Bidders:

This addendum is issued to modify the previously issued bid documents and/or given for informational purposes and is hereby made a part of the bid documents. Please attach this addendum to the documents in your possession. ***Per the IFB, the proposer shall acknowledge receipt of any and all addenda, if any, listing the Addenda by number(s) and date(s) in their Bid Fee Sheet form.***

Questions & Answers:

Q1. Is there an asbestos review for the demolition?

A1. An asbestos survey and inspection were conducted on February 18, 2013, by the Professional Service Industries, Inc. The report determined the following, "No asbestos-containing materials were identified from the suspect materials collected" (Please see attachment).

Q2. What is the budget for the project?

A2. There is no budget for this project.

Q3. What type of flooring will be installed? VCT, LVT, Ceramic Tile, etc.? Can you specify a type, model, color, etc.?

A3. Please see Victoria Gardens Office Remodeling IFB document "Technical Specifications", Section: Part 2-Products, Item: F. Flooring, Number 2-Floor tile plank commercial grade and Number 3-Floor adhesive. Floor tile, ASTM F1700-04 Class III, Type A or B Solid Vinyl Floor Planks (overall thickness .080"/2.0mm, Size: 6 in x 36 in./ 152.4 mm x 914.4 mm). Provide a minimum of two samples of different colors.

Q4. What kind of base for the flooring?

A4. Please see Victoria Gardens Development Office Remodeling IFB document "Technical Specifications", Section: Part 2-Products, Item: F. Flooring, Number 4-Cove Base and Number 5 Cove base adhesive (4-inch Vinyl Cove Base).

Q5. Are the cabinets in the kitchen, and other locations going to be stained, painted, or laminated?

A5. The cabinets will be stained, and the contractor must provide a minimum of 2 samples of stain.

Q6. Is the hardi plank siding at the exterior of the building going to be painted?

A6. Please see Victoria Gardens Office Remodeling "Technical Specifications", Part 1-General, Section A: Summary on Community Center, Item 12-Exterior painting soffit, fascia, siding and exterior trim. The contractor will provide a minimum of two coats of paint, and two paint samples.

Q7. Please specify the brand, model, and color for the plumbing, and light fixtures, etc.?

A7. Please see Victoria Gardens Office Remodeling "Technical Specifications", Part 2-Products, Section E. Plumbing and Fixtures, Item 1-10. Elongated toilet bowl-ADA Compliance 1.6 GPF maximum. Kitchen sink bowl is 5-38 deep. Lavatory Faucet is MOEN (or equal), 1.2 GPM maximum, single lever ADA compliance. Kitchen Faucet is MOEN (or equal), single lever ADA compliance, 1.5 maximum flow. Tankless water heaters (3-lavatory and 1 kitchen sink) Stiebel Electron (or equal).

Q8. What kind of insulation thickness is required above ceiling? R30 Kraft, Blown, Foam?

A8. R30 (As per City of Brownsville Code Ordinance).

Q9. What kind of insulation thickness is required at the perimeter walls? R11 or R13? Kraft-faced or Unfaced?

A9. R13 rolled (not blown).

Q10. Can you specify or give elevation for all millwork? Countertops, Kitchen cabinets, and restroom vanity cabinets.

A10. Countertops are 34 inches from finished floor to countertop to comply with ADA requirements. As per the City of Brownsville Code Ordinance sink cabinet area under the sink must be recessed for wheelchair allowance and to cover drain piping (Please provide plans). The restrooms vanity cabinets are also 34 inches from the floor to comply with ADA compliance.

Q11. Please clarify if perimeter wall will be re-framed with metal studs, or removed and replaced with new sheetrock and insulation?

A11. The walls that are 2" X 4" complete studs will be insulated and sheetrock to comply with the City of Brownsville Code Ordinance.

Q12. Please clarify if the all the ceiling sheetrock will be replaced?

A12. Yes, all ceiling sheetrock will be replaced.

Q13. Where will the Tyvek be installed?

A13. Yes, once the bottom T-1-11 in the front of the building is removed the Tyvek will be installed before the Hardie Plank (the Tyvek will be installed under the Hardie Plank).

Q14. The aluminum frame that will be installed between the two buildings will you want a single lock set? What color aluminum or bronze?

A14. The door will be aluminum with a dark brown mil frame finish to be installed between the two buildings., the door must have panic hardware and deadbolt lock to comply with ADA requirements.

Q15. Please clarify if all three exterior doors will be hollow metal frames with metal doors, or if there's an aluminum storefront with glass at the entrance to the large building like the existing one?

A15. All exterior doors will be commercial gauge grade, heavy-duty metal doors to comply with windstorm certifications complete with panic hardware door locks and heavy-duty piston to self-close door closers. All exterior doors are required to open towards the outside.

Q16. Please clarify if the T-1-11 existing siding at the front porch area ceiling and above 9" at the wall will and will we only paint it? (Drawings just show to replace T 1-11 with Hardi siding to approximate 9" high)

A16. The T-1-11 at the top will remain and the T-1-11 at the bottom needs to be replaced with Hardie Plank siding.

Q17. What size of interior doors do you want?

A17. As stated in the Technical Specifications: Part 2-Products, Section A. Exterior and Interior Doors,

Item Number 7; Interior Door 25 minutes fireproof, satin birch finished 1" $\frac{3}{4}$ X 36" X 6' - 8". All interior doors must be solid core doors, satin Burch finishes with metal frame 36" X 84".

Q18. The A/C interior unit in the closet is 7 years old, will it be re-used or do you want new units for all the buildings?

A18. The specifications state a new dual unit system needs to be installed. It is the contractor's responsibility to calculate the adequate HVAC capacity needed to service both buildings.

Q19. Is there going to be a cabinet for the vanity sink or will it be a hung sink?

A19. The lavatory will be wall hung with supports for wall hung and ADA compliance.

Q20. Please specify the size, and model for light fixtures?

A20. Light fixtures will be built-in, LED type fixtures size 2" X 4".

Q21. Please clarify quantity, the model for fire extinguishers, and cabinets?

A21. Provide two fire extinguisher cabinets by "Larsen's Manufacturing Co." or equal. The cabinet should be recessed and hold 10lb fire extinguishers (13 W X 27 $\frac{1}{2}$ H X 3 $\frac{1}{2}$ D).

Note: Please see Victoria Gardens Development Office Remodeling "Technical Specifications", Section: Part 1- General, Item: 1.02 Submittals, Letter "C" Provide shop drawings and other data as required to indicate method of installation of equipment. Also, Letter "D" Provide set of plans as per the City of Brownsville requirements. This information will be needed to obtain the City of Brownsville permit approval.

END OF ADDENDUM



February 18, 2013

Mr. Oscar Atkinson, Procurement Director
The Housing Authority of the City of Brownsville
2606 Boca Chica Blvd.
Brownsville, Texas 78521

RE: Limited Asbestos Survey/Inspection
Buena Vida & Victoria Gardens Housing
Developments
Brownsville, Texas
PSI Project No.: 0435-1297

Dear Mr. Atkinson,

On January 30, 2013, Mr. John Langan, a Texas Department of State Health Services licensed Individual Asbestos Consultant (DSHS License No. 105576) with Professional Service Industries, Inc. (PSI) collected twenty-four (24) bulk samples of suspect asbestos-containing materials (ACM) from Unit 1209 at Buena Vida, and Unit 1805 at Victoria Gardens Housing Development in Brownsville, Texas. The suspect building materials consisted of drywall/joint compound, ceiling texture, floor tile/mastic, and exterior caulking.

No asbestos-containing materials were identified from the suspect materials collected.

The bulk samples were collected in accordance with Texas DSHS regulations. The bulk samples collected were analyzed in PSI's laboratory using polarized light microscopy with dispersion staining (PLM/DS). Analytical results are included as an attachment. The analytical results and a description of the suspect ACBM is provided in the following table.

1209 Buena Vida

Home Area	Material Description/Location	Classification	Friable/Non-Friable	Sample Number	Percent Asbestos
01	Floor Tile/Mastic Throughout	Miscellaneous	Non-friable	BV1209 1-3	NAD
02	Drywall/Joint Compound Throughout	Miscellaneous	Non-friable	BV1209 4-6	NAD
03	Ceiling Texture	Miscellaneous	Non-friable	BV1209 7-9	NAD
0	Exterior Caulking	Miscellaneous	Non-friable	BV1209 10-12	NAD

Brownsville Housing Authority
PSI Project No.: 0435-1297
February 18, 2013

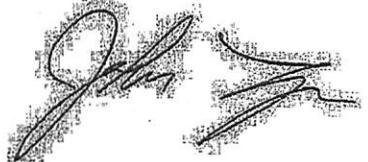
Homo Area	Material Description/Location	Classification	Friable/Non-Friable	Sample Numbers	Percent Asbestos
01	Floor Tile/Mastic Throughout	Miscellaneous	Non-friable	VG1805 1-3	NAD
02	Drywall/Joint Compound Throughout	Miscellaneous	Non-friable	VG1805 4-6	NAD
03	Ceiling Texture	Miscellaneous	Non-friable	VG1805 7-9	NAD
04	Exterior Caulking	Miscellaneous	Non-friable	VG1805 10-12	<1% CH

NAD = No Asbestos Detected
CH = Chrysotile Asbestos

Professional Service Industries, Inc. (PSI) appreciates the opportunity to assist you with your renovation projects. If you should have any questions concerning the information provided, please do not hesitate to contact us at (210) 616-2119.

Respectfully submitted,

Professional Service Industries, Inc.



John Langan
DSHS licensed Individual
Asbestos Consultant # 105576



Guy L. Roberts
Principal Consultant
Environmental Services

Attachments: Warranty
Laboratory Results
Texas DSHS Licenses

Analyst:

SB

Work Order:

1302052

Page: 2 of 2

Client ID	Lab ID (Layer)	Sample Description (Color, Texture, Etc.) <i>Analyst's Comment</i>	Asbestos Content (Percent and Type)	Non-asbestos Fibers (Percent and Type)
BV 1209-12	012A	(1) White, Caulking, Homogeneous	NO ASBESTOS DETECTED	None Reported
VG 1805-1	013A	(1) Beige, Floor Tile, Homogeneous (2) Yellow, Mastic, Homogeneous	NO ASBESTOS DETECTED NO ASBESTOS DETECTED	None Reported None Reported
VG 1805-2	014A	(1) Beige, Floor Tile, Homogeneous (2) Yellow, Mastic, Homogeneous	NO ASBESTOS DETECTED NO ASBESTOS DETECTED	None Reported None Reported
VG 1805-3	015A	(1) Beige, Floor Tile, Homogeneous (2) Yellow, Mastic, Homogeneous	NO ASBESTOS DETECTED NO ASBESTOS DETECTED	None Reported None Reported
VG 1805-4	016A	(1) White, Joint Compound, Homogeneous <i>No Sheetrock</i>	NO ASBESTOS DETECTED	None Reported
VG 1805-5	017A	(1) White, Joint Compound, Homogeneous <i>No Sheetrock</i>	NO ASBESTOS DETECTED	None Reported
VG 1805-6	018A	(1) White, Joint Compound, Homogeneous <i>No Sheetrock</i>	NO ASBESTOS DETECTED	None Reported
VG 1805-7	019A	(1) White, Texture, Homogeneous	NO ASBESTOS DETECTED	None Reported
VG 1805-8	020A	(1) White, Texture, Homogeneous	NO ASBESTOS DETECTED	None Reported
VG 1805-9	021A	(1) White, Texture, Homogeneous	NO ASBESTOS DETECTED	None Reported
VG 1805-10	022A	(1) Tan, Caulking, Homogeneous	< 1% Chrysotile	3% Talc
		(2) White, Caulking, Homogeneous	NO ASBESTOS DETECTED	None Reported
VG 1805-11	023A	(1) Tan, Caulking, Homogeneous	< 1% Chrysotile	3% Talc
		(2) White, Caulking, Homogeneous	NO ASBESTOS DETECTED	None Reported
VG 1805-12	024A	(1) Tan, Caulking, Homogeneous	< 1% Chrysotile	3% Talc
		(2) White, Caulking, Homogeneous	NO ASBESTOS DETECTED	None Reported

Quantitation is based on a visual estimation of the relative area of bulk sample components, unless otherwise noted in the "Comments" section of this report. The results are valid only for the item tested. This report may not be used to claim product endorsement by NVLAP or any agency of the U.S. Government. Method used: E.P.A. Method for the Determination of Asbestos in Bulk Building Materials (EPA / 600/R-93/116 July 1993). Polarized Light Microscopy is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. Quantitative Transmission Electron Microscopy is currently the only method that can be used to determine if the material can be considered or treated as non-asbestos containing. Samples will be disposed of within 30 days unless notified in writing by the client. No part of this report may be reproduced, except in full, without written permission of the laboratory. The reporting limit is 1% by weight. NVLAP Lab Code 101350-0.

Respectfully submitted,
PSI, Inc.

Cathy McNamee

Approved Signatory
Cathy McNamee