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PURCHASING

210-485-0132

May 24, 2011

**ADDENDUM I**

**OBSERVATION DECK AT  
ST. PHILIPS COLLEGE, SOUTHWEST CAMPUS**

**Bid No. 11C-039**

- I. See Addendum No. 1, issued by WestEast Design Group, LLC.  
(3– 8 ½ x 11 pages)
- II. See attached replacement for Section 00811 page 20, Supplementary Conditions, paragraph 13.10 Wage Rates, and Page 23 Exhibit I ACCD Wage Rate Determination.
- III. Please acknowledge receipt of this Addendum I with your bid response
- IV. Reminder: Bid deadline for this project is **2:00 PM, May 26, 2011.**

## ADDENDUM NO.001

## MAY 24, 2011

To the drawings and specifications for

**PROJECT:** Observation Deck for the St. Philip's College, Southwest Campus  
**LOCATION of WORK:** Building 1, 800 Quintana Road, San Antonio, Texas 78211  
**BID NUMBER:** 11C-039

### Alamo Colleges

201 W. Sheridan, Building 3, Room 101  
San Antonio, Texas 78204  
210-485-0132

### WestEast Design Group, LLC

200 E. Grayson Street, Suite 207  
San Antonio, Texas 78215  
210-530-0755

This written addendum is hereby made a part of the contract documents to the same extent as though it were originally included therein. This addendum shall take precedence over the original drawings and specifications where its provisions apply.

## PRE-BID QUESTIONS & RESPONSES

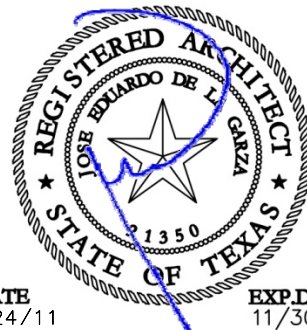
1. Will Alamo Colleges pay for 3<sup>rd</sup> party inspections on structural steel?  
**RESPONSE:** Alamo Colleges will use third party Construction Materials Testing firm(s) to verify compliance with the construction documents and the building code and building permit. Alamo Colleges pays all costs for the initial inspections. Any costs for retesting due to failed inspections are the cost of the contractor.
2. Is it possible to increase time for substantial completion of the project?  
**RESPONSE:** Yes, Substantial completion will be 120 days after notice to proceed instead of the 60 days specified.
3. Since the price of steel is increasing and the project will not be awarded until July at the earliest, will the contractor be allowed to increase their bid after a certain amount of time?  
**RESPONSE:** No increases in contract amounts will be considered due to increases in material pricing. Funding is in place for this project.

The anticipated project schedule is as follows:

- July 26, 2011 Board award  
(The July Board meeting is being pushed back one week)
- August 1, 2011 Notice to proceed and purchase order issued, assuming contractor provides insurance and bonds
- August 1, 2011 Contractor picks up building permit  
Alamo Colleges is paying all building permit fees.

4. Is there a fire water line in to the building?  
**RESPONSE:** Yes, there is an existing fire water line into the building.
5. Is there any structural fill?  
**RESPONSE:** The site preparation note UF-1 on sheet S1.0 specifies the required select fill materials. These materials are used under the new footings as detailed on section 1/S2.0.
6. Will the contractor be required to paint the existing steel?  
**RESPONSE:** Not necessarily, as long as the final paint of coat reasonably matches the existing paint.
7. Is a special demolition contractor required?  
**RESPONSE:** No.
8. Which wage scale applies? Do we use building or heavy & highway wage rates?  
**RESPONSE:** This project is Davis Bacon wage rates for building construction.
9. Is there a crawl space?  
**RESPONSE:** No.
10. Are there any allowances?  
**RESPONSE:** No.
11. Are there chilled water lines next to the building?  
**RESPONSE:** No.
12. Is there a contingency plan?  
**RESPONSE:** A 15% contingency will be awarded to the contractor. The contingency is used to fund approved change orders in accordance with Alamo Colleges' policies on Change Orders. The contingency award does NOT guarantee work of funds to the contractor. The contractor's base contract is increased (or decreased) through a change order process. Increases in the contract in the event that they occur are the result of an approved change order.
13. Is there an existing electrical panel with spares?  
**RESPONSE:** Yes.
14. Are there solar panels involved?  
**RESPONSE:** No.
15. Is the existing light a solar or hard-wired light?  
**RESPONSE:** It is hard wired.

16. After reviewing the plans and looking at the existing stairs and railings at the prebid yesterday we noticed that the existing railings are constructed of larger diameter tubing than what is detailed on the plans. Please let us know what size tubing is required for the construction of the railings.  
**RESPONSE:** Provide tubing sizes per the construction documents. If tubing sizes are found to be different on the construction documents than they are at the existing stair, an ASI will be provided to match them.
17. Please confirm that San Antonio Fire Department has approved building in front of pumper connection and give depth of fire line below grade.  
**RESPONSE:** This will be reviewed by the City of San Antonio Development Services Department during permitting.
18. Please verify footing elevations on sheet S2 are correct.  
**RESPONSE:** Top of new footings will match top of existing footings. Depth of footing is shown on 1/S2.0.
19. Please confirm miscellaneous steel shapes on drawing are correct for bid.  
**RESPONSE:** Miscellaneous shapes are called out on plans and in sections. See sheet S2.0.
20. On Section S2.0 of the drawings – where are the pipes that are referenced?  
**RESPONSE:** The structural drawings do not specify the location of any utilities (existing or abandoned).



DATE  
05/24/11

EXP. DATE  
11/30/11

END OF ADDENDUM NO.001

## 13.10

### WAGE RATES

This Agreement shall be governed by the applicable provisions of Chapter 2258 Texas Government Code Title 10 and any amendments thereto (which are incorporated herein as if set forth at length). In compliance with the statutes of the State of Texas relating to labor, the wage rates listed in EXHIBIT 1 below have been ascertained and determined by the Owner as the general prevailing rates in the locality of the Owner for the classifications listed. The value of prevailing fringe benefits must be included in the total compensation wage rate. The Contractor and each subcontractor shall compensate all laborers, workmen and mechanics employed by them in the execution of this contract not less than such rates for each craft or type or workman or mechanic needed to execute the contract. In the event the prescribed wages are not in compliance with any applicable Federal and/or State requirement, the Federal and/or State requirement shall prevail. In the event a conflict exists for the same classification between two different wage determinations, the Contractor and each subcontractor must pay compensation at the higher rate. This determination of prevailing wages shall not be construed to prohibit the payment of more than the rates listed. Nothing contained in this paragraph shall create any claim or cause of actions by such laborer, workman or mechanic against the District for wages payable by the Contractor or any subcontractor.

## EXHIBIT I

### ACCD WAGE RATE DETERMINATION

In its resolution of June 22, 2010, the Board of Trustees of the Alamo Community College District (ACCD) adopted the following prevailing Davis Bacon Wage Rates which shall become part of this contract and full compliance with such shall be required.

The Alamo Community College District (or "Owner") is the contracting agency for this construction project. The following statute required the contracting agency to specify the generally prevailing rates of wages in contracts that are proposal:

Texas Government Code 2258.021 et seq. "Duty of Governmental Entity to Pay Prevailing Wage Rates"

Pursuant to the requirements of this statute, it has been determined that the following rates of wages are paid to various classifications of workers in the locality of this project.

Accordingly, the prevailing wage determination for Building Construction Trades shall be paid to all workers for work located INSIDE a boundary line placed five feet beyond the drip line of building structures, and the prevailing wage determination for Heavy Highway Trades shall be paid to all workers for work located OUTSIDE a boundary line placed five feet beyond the drip line of building structures. In the event a conflict exists for the same classification between two different wage determinations, the Contractor and each subcontractor must pay compensation at the higher rate.

Wage rates are the minimum total hourly compensation that must be paid by the Contractor and Subcontractor(s). The value of prevailing fringe benefits must be included in the total compensation wage rate. Workers in classifications where rates are not identified shall be paid not less than the general prevailing rate of "Laborer". All hours of work over 40 hours per week are overtime and will be compensated at the rate of 1 and 1/2 times the regular wage.

Apprentices/trainees/helpers, where not otherwise specified, may be compensated at a rate determined mutually by the worker and employer, commensurate with the experience and skill of the worker but a rate not less than 60% of the journeyman's wage nor less than the "Laborer" rate. At no time shall a journeyman supervise more than two of either apprentices, trainees or helpers. All apprentices/trainees/helpers shall be under the direct supervision of a journeyman. The terms journeyman and apprentice apply to both union and independent workers, and are not intended to imply that these positions are union workers only.

The Contractor is required to post copies of this wage rate schedule in a prominent, easily accessible place at the work site. If a worker determines that wages paid are not in compliance with wage rates required for the appropriate classification, he or she should report the discrepancy to the District Director of Audits, ACCD offices at 811 West Houston, Room 102, phone (210)-485-0392. Office hours: Mon-Fri (8:00 am -5:00 pm).

Additionally, the following statement shall be posted beside the wage determination schedule in English and Spanish:

"All complaints of violations by your employer in not paying the posted wage rates for the type of work you do should be reported to the ACCD Director of Audits, ACCD offices at 811 West Houston, Room 102, phone (210)-220-1631. No employee who files a complaint concerning underpayment of wages shall be discharged or in other manner be discriminated against by the Contractor for filing a complaint."

### ANNUNCIO PARA EMPLEADOS DE CONTRATISTAS

"Toda queja de injusticias cometidas por el contratista por no pagar el sueldo establecido segun el tipo de trabajo que Ud. haga, se debe reportar a ACCD Director of Audits, 811 West Houston, Cuarto # 102, telefono (210)-220-1631. Ningun empleado que registre quejas referentes a irregularidades en su sueldo sera discriminado o despedido por el contratista/jefe por registrar la queja."