

**ADDENDUM NO. 2**

Project: **STEPHENSON SCHOOL BUILDING & PARKING IMPROVEMENTS**

Owner: **City of Dripping Springs, Texas**  
311 Old Fitzhugh Rd  
Dripping Springs, Texas 78620

Architect: **Architexas**  
1023 Springdale Rd  
Bldg 11, Suite E  
Austin, Texas 78721  
512.444.4220

Engineer: **Doucet**  
Date: **July 11, 2025**



07/11/2025

Respondents are hereby notified of the following revisions and/or clarifications to the construction plans, contract documents and specifications. This Addendum forms a part of the Contract and clarifies, corrects, or modifies original Proposal Documents.

Responses to questions related to IT will be issued in a future addendum.

**BEGIN REVISIONS**

**NOTE OPEN BUILDING & SITE VISIT DATE:** The building will be available and open on **Thursday July 17, 2025 from 10 AM through 4 PM.**

**NOTE RFI QUESTIONS ACCEPTED UNTIL FRIDAY JULY 18, 2025 AT 5 P.M.**

**NOTE BID DUE DATE EXTENDED:** The bid due date will be extended to **Thursday July 24, 2025 at 2:00 p.m.**

**Bidder Questions**

1. Question: Specs 10 28 13 – Toilet Accessory schedule list two different toilet tissue dispensers, recessed and surface mount. Please advise which one is correct.

*Response: Provide Fixture A Surface Mounted Toilet Tissue Dispenser, Delete Fixture A Semi-Recessed Toilet Tissue Dispenser.*

2. Question: Is structured cabling system to be Cat 6 or Cat 6A rated? Is there a preferred solution/manufacturer (Panduit, Commscope, Leviton, Hubble, Belden, Ortronics, Systemax)?

*Response: CAT6a, additional information to be provided in a future addendum.*

3. Question: Anticipated Project start and completion date.

*Response: The project will contract as soon as possible. Contract time is stated as 365 days*

4. Question: Is it possible to receive the civil AutoCAD (.dwg file) for this project that includes the existing and proposed grading and drainage contours, spot elevations and grades, building footprint, and paving limits?

*Response: Civil dwg files will be available after the award to the General Contractor. Open source digital files will not be sent to prospective bidders. If there are specific Site Grading Plan issues or quantity questions, please send a separate RFI.*

5. Question: Are there required fire sprinkler or fire alarm subs?

*Response: No specific company is required.*

6. Question: Will Knox Box be surface mounted or recessed? Will it require a tamper switch?

*Response: Knox box will be surface mounted. Scope to be confirmed with Fire Marshal.*

7. Question: Please confirm if a 2 year warranty period is required?

*Response: Yes*

8. Question: Please confirm flag pole height.

*Response: Please refer to spec section 10 75 00 Flagpoles 2.2.A. Pole will be 25 feet.*

9. Question: Will testing and special inspections, including associated fees, be handled by the owner?

*Response: Testing and special inspections will be contracted and paid for by the owner. The contractor will be responsible to notify and schedule the inspector.*

10. Question: Will there be a public bid opening?

*Response: No, bids will be reviewed by an evaluation committee. The "Best Value" will be selected per the weighted review scale outlined in A-2.*

11. Question: Does this project include hazardous material abatement?

*Response: Please refer to the Specifications Appendix for the hazardous materials testing and abatement specifications.*

12. Question: After the NTP has been issued, how many calendar days will be allowed to complete the project?

*Response: Contract time is stated as 365 days*

13. Question: Is it possible to reschedule the bid due date to Thursday, July 24? This will benefit the owner by increasing GC and Subcontractor participation.

*Response: Yes*

14. Question: Is it possible to have the building accessible on Thursday, July 17 to allow subcontractors to inspect the building?

*Response: Yes*

15. Question: Is it possible to extend the RFI deadline to Friday, July 18, to allow subcontractors to request information after they inspect the building?

*Response: Yes*

16. Question: Section B-1 Cost Proposal lists the project duration as 60 days. I suggest calendar 270 days.

*Response: Section B-1 Cost Proposal to be updated to 365 days.*

17. Question: The elevations are not very clear as to how many louvers are being replaced. Can you please verify the louver replacement count?

Additionally, the spec lists multiple accessories (blankoff panels, hinged frames, security bars, bird, and insect screens). Are all these accessories required? Detail 13/A513 show a sill with end dams but no other accessories.

*Response: One mechanical louver is shown in 4/A4.01 and included in spec section 08 91 00 Louvers. Provide an insect screen and extended sill as called out in the spec section.*

*Crawlspace openings are noted on the elevations and shown in section 13/A513. The crawlspace opening do not receive a louver but instead receive a metal wire insect screen within a metal frame.*

## **Specification Revisions**

### Section B-1 Cost Proposal Form

REPLACE – No. 2 Remove and replace reach Substantial Completion of the Work within “~~sixty (60)~~” calendar days thereafter with “**three hundred sixty five (365)**”.

### Spec Section 10 14 23 – Interior Panel Signs

REPLACE – Add to 3.3 Schedule “Assisted Listening Device Available” sign w/ graphic & braille, type C, 8” x 6”, quantity 2.

### Spec Section 10 28 13 – Toilet Accessories

REPLACE – Delete “ A-Semi-Recessed Twin Hide A Roll Toilet Tissue Dispenser”

## **END REVISIONS**

**RESPONDANTS MUST ACKNOWLEDGE RECEIPT OF THIS ADDENDUM ON THEIR PROPOSAL RESPONSE TO HAVE THEIR PROPOSALS RECOGNIZED.**

Approved for Distribution by:

A handwritten signature in black ink, appearing to read "G Osborne", written over a horizontal line.

Garrett Osborne  
City Inspector

## SECTION 101423

### INTERIOR PANEL SIGNS

#### PART 1 GENERAL

##### 1.1 SUMMARY

- A. Section Includes:
  - 1. Interior panel signs.
- B. Related Sections:
  - 1. Division 01: Administrative, procedural, and temporary work requirements.

##### 1.2 SUBMITTALS

- A. Submittals for Review:
  - 1. Shop Drawings: Include sign locations, sizes, mounting heights, and content.
  - 2. Samples:
    - a. 3 x 3 inch sign samples showing available colors.
    - b. After color selection, submit typical sign illustrating pictograms, characters, and Braille indications.

##### 1.3 QUALITY ASSURANCE

- A. Provide signage as required by Authorities Having Jurisdiction.
- B. Conform to applicable accessibility code for sign design, construction, location, and mounting height.

#### PART 2 PRODUCTS

##### 2.1 MANUFACTURERS

- A. Contract documents are based on 1000 ADA System products by Mohawk Sign Systems, Inc. ([www.mohawksign.com](http://www.mohawksign.com))
- B. Other Acceptable Manufacturers:
  - 1. APCO Graphics, Inc. ([www.apcosigns.com](http://www.apcosigns.com))
  - 2. Best Sign Systems, Inc. ([www.bestsigns.com](http://www.bestsigns.com))
  - 3. 290 Signs by Mohawk Sign Systems, Inc. ([www.mohawksign.com](http://www.mohawksign.com))
- C. Substitutions: Under provisions of Division 01.

##### 2.2 MATERIALS

- A. Signage: 1000 ADA System by Mohawk Sign Systems, Inc., or approved substitute.
- B. Graphic Process:
  - 1. All signs shall be manufactured using Graphic Process Series 200A - Sand Carved® using Format D.
    - a. Tactile characters shall be raised the required 1/32" inches from sign face. Glue-on letters or etched backgrounds are not acceptable.
    - b. All text shall be accompanied by Grade 2 braille. Braille shall be separated 1/2" from the corresponding raised characters or symbols. Grade 2 braille translation to be provided by signage manufacturer.
    - c. All letters, numbers and/or symbols shall contrast with their background, either light characters on a dark background or dark characters on a light background. Characters and background shall have a non-glare finish.
  - 2. Plaque material: Special Purpose SP125 decorative thermosetting high pressure laminate. Material to be 1/8" thick laminate with a melamine resin surface and a phenolic resin core

which provides resistance to abrasion, stains, alcohol, solvents, boiling water, and heat. The material shall be NEMA rated and have flammability and smoke values that meet the standards for flammability of interior materials.

3. Background color as selected by architect from manufacturer's actual color samples.
4. Letterform: Gill Sans upper case letters and numbers.
5. Size of letters and numbers:
  - a. Room numbers shall be 1".
  - b. Lettering for room ID signs shall be 5/8" or as noted.
  - c. Symbol size shall be 4".
  - d. Standard Grade 2 braille shall be 1/2" below copy.
  - e. Corners: 1/2" radius
6. Copy position: CC (centered/centered), or as indicated on Drawings.

## 2.3 ACCESSORIES

- A. Mounting: Vinyl tape and silastic adhesive. Provide mechanical mounting for larger signs as recommended by manufacturer.

## PART 3 EXECUTION

### 3.1 PREPARATION

- A. Clean surfaces of loose and foreign matter.

### 3.2 INSTALLATION

- A. Install in accordance with manufacturer's instructions and approved Shop Drawings.
- B. Locate signs on wall adjacent to scheduled doors.

### 3.3 SCHEDULE

Room No.	Quantity	Inscription	Type	Size (H x W)
9	1	Restroom Note: Include 4" international symbol for accessibility	C	8" x 6"
10	1	Janitor	A	3" x 6"
11	1	Storage	A	3" x 6"
7	1	Catering	A	3" x 6"
6	1	AV/IT	A	3" x 6"
14	1	Women's Restroom Note: Include 4" international symbol for accessibility and gender symbol	C	8" x 6"
15	1	Men's Restroom Note: Include 4" international symbol for accessibility and gender symbol	C	8" x 6"
16	1	Dressing Room	A	6" x 6"
17	1	Restroom Note: Include 4" international symbol for accessibility	C	8" x 6"
18	1	Mechanical	A	3" x 6"
19	1	Restroom Note: Include 4" international symbol for accessibility	C	8" x 6"
21	1	Office	B	6" x 6"
22	1	Office	B	6" x 6"
2, 3	2	Maximum Occupancy Signs (TBD)		Size per local code official

1	2	Assisted Listening Device Available	C	8" x 6"
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END OF SECTION

**SECTION 102813**  
**TOILET ACCESSORIES**

**PART 1 GENERAL**

1.1 SUMMARY

- A. Section Includes:
  - 1. Toilet accessories.
- B. Related Sections:
  - 1. Division 01: Administrative, procedural, and temporary work requirements.

1.2 SUBMITTALS

- A. Submittals for Review:
  - 1. Product Data:
    - a. Schedule accessories by room; show plans and elevations, and identify room name and number, type and quantity of accessories, and mounting heights.
    - b. Include manufacturer's brochures showing sizes, details of function, finishes, and attachment methods.
  - 2. Samples: One of each accessory, if requested.
  - 3. Warranty: Sample warranty form.

1.3 QUALITY ASSURANCE

- A. Locate accessories at heights indicated in the Drawings.

**PART 2 PRODUCTS**

2.1 MANUFACTURERS

- A. Contract documents are based on products by American Specialties. ([www.americanspecialties.com](http://www.americanspecialties.com))
- B. Substitutions: Under provisions of Division 01.

2.2 MATERIALS

- A. Toilet Accessories: As scheduled at the end of the Section, or approved substitute. Refer to Drawings for locations.
- B. Stainless Steel:
  - 1. Sheet: ASTM A666, Type 304, rollable temper.
  - 2. Tubing: ASTM A269.
- C. Galvanized Steel: ASTM A1008/1008M.

2.3 ACCESSORIES

- A. Fasteners: Stainless steel where exposed, hot dip galvanized where concealed; type best suited to substrate conditions.

2.4 FABRICATION

- A. Use stainless steel for exposed surfaces; galvanized steel may be used in concealed locations.
- B. Form exposed surfaces from single sheet of stock, free from joints, and flat, without distortion.
- C. Weld joints of fabricated components and grind smooth.

- D. Fabricate grab bars of tubing, free of visible joints, return to wall with end attachment flanges.
- E. Fabricate soap dispensers to operate with less than 5 pound force.
- F. Provide hangers, adapters, anchor plates, and accessories required for installation.
- G. Key locks alike; furnish six keys.
- H. Shop assemble units and package complete with anchors and fittings.

## 2.5 FINISHES

- A. Stainless Steel: No. 4 satin.
- B. Galvanizing: ASTM A123/A123M to 1.25 ounces per square foot.

## PART 3 EXECUTION

### 3.1 INSTALLATION

- A. Install in accordance with manufacturer's instructions.
- B. Set plumb, level, square, and rigid.

### 3.2 SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL NO.
D	Surface Mounted Paper Towel Dispenser & Waste Receptacle	American Specialties	0467-9
G	Surface Mounted Paper Towel Dispenser	American Specialties	0210
A	<del>Semi-Recessed Twin Hide-A-Roll Toilet Tissue Dispenser</del>	<del>American Specialties</del>	<del>0031</del>
A	Surface Mounted Twin Hide-A-Roll Toilet Tissue Dispenser	American Specialties	0030
F	Inter-Lok Stainless Steel Framed Mirror	American Specialties	0600, 24" x 36"
P	Surface Mounted Vertical Soap Dispenser	American Specialties	0359
E	Surface Mounted Sanitary Napkin Receptacle	American Specialties	0852
B, C	1" Diameter Stainless Steel Grab Bars w/ Concealed Mounting	American Specialties	3000 Series x lengths indicated on the Drawings
J	Surface Mounted Stainless Steel Baby Changing Station	American Specialties	9013-9
I	Robe Hook (Single) - Surface Mounted	American Specialties	7340-S

END OF SECTION