

# A D D E N D U M    N O . 1

to the

CONTRACT DOCUMENTS

FOR

**REBID - MAGNOLIA BEACH FIRE STATION PROJECT**

FOR

**CALHOUN COUNTY, TX**

873 MARGIE TEWMEY RD #1  
PORT LAVACA, TEXAS

**TEXAS GENERAL LAND OFFICE  
CONTRACT NO. 20-065-064-C182**

**And**

**CALHOUN COUNTY 2020 CDBG-DR  
CONTRACT WORK ORDER NO. C-1**

**JULY 20, 2022**

Prepared by:

**G&W Engineers, Inc.**  
205 West Live Oak  
Port Lavaca, Texas 77979  
(361) 552-4509



Clarifications to the original Contract Documents, Contract Drawings and/or Specifications have been deemed necessary, and in certain cases, revisions to the original Contract Documents, Contract Drawings and/or Specifications are required. If discrepancies and/or inconsistencies exist between these specified revisions and the original Contract Documents, Contract Drawings and/or Specifications, said Addendum No. 1 shall govern.

- **A pre-bid meeting was held Tuesday, July 12, 2022 at 10:00 AM**
  - The pre-bid meeting minutes and sign-in sheet are attached hereto.
- **Request for Information Responses:**
  - All request for information responses and pre-bid meeting questions have been addressed here and attached hereto.
- **TDLR ADA review and comments:**
  - Included are the comments and report from the ADA review. These comments shall govern over the original contract drawings and shall be incorporated into the project and addressed appropriately where applicable.

# PRE-BID MEETING

Rebid - Magnolia Beach Fire Station Project for Calhoun County, Texas  
Texas General Land Office Contract No. 20-065-064-C182 and Calhoun County 2020 CDBG-DR Contract Work Order No. C-1

July 12, 2022

10:00 a.m.

Please Print

	Company Name	Representative	Email Address	Phone No.	Fax No.
1.	Clyde Kazmir Const., Inc	Kelly Kazmir	Kelly@Kazmirconst.com	361 782 1821	
2.	South Texas Building Partners	Cannon Moreh	Cannonball443@gmail.com	(361) 960-0754	
3.	K-AIR CORPORATION	JESSIE BAKER	JESSIE@K-AIRCORPORATION.com	361 877 9147	
4.	White Trash Site Services	Scott Nelson	SNelson@whitetrashservices.com	361-550-1826	
5.	G+W ENG.	SCOTT MASON	smason@gwengineers.com	361-552-4509	
6.					
7.					
8.					
9.					
10.					
11.					
12.					

July 12, 2022 – 10:00A.M.

G&W Project #: 5310.011c

## **REBID - Magnolia Beach Fire Department Project – PRE-BID Conference – MEETING MINUTES**

### **Held at Existing Fire Station Facilities**

#### Attendees:

See Attached Sign in Sheet

Scott Mason (SM) opened up the meeting and welcomed everyone who was in attendance. Proceeded to introduce Darron Gann (DG)(G&W) and John Mayne (JM) with the Fire Department.

SM proceeded to explain that the length of the meeting would be unknown due to the fact that questions will be entertained one at a time with a pause in between answers due to the fact that DG was going to be taking very detailed notes.

SM explained that this is grant project and that there are very specific requirements for the grant. It was also explained that any answer given at the meeting was verbal at this time and that an addendum would be issued after last questions with every question that was asked pre, during and post meeting in the addendum and that will be the final answers. SM also notified bidders that the cut-off day and time for last questions regarding the bid documents is July 19, 2022 at 5:00 pm. From that point no answers to questions will be provided. Also, it was discussed that all questions after this pre-bid conference would need to come in email format or CivCast to SM. SM continued to explain that no answers would be provided to questions that relate to or equal products and that at this time it will be up to the contractor to have confidence that or equal proposed items conform with the requirements. SM mentioned that all call outs on the drawings which specify a certain product are or equal whether specifically stated or not with an “or equal” tag in the plans.

SM began discussing some of the specific grant requirements which included conformance to the Davis Bacon Wage Rate requirements. SM discussed that it will be the contractor’s responsibility to verify their payroll and compliance and submit required forms on a weekly basis. SM then discussed that interviews through the construction process will be part of the grant requirements. SM mentioned that these interviews could be directed towards laborers such as painters all the way up to superintendents. Timing and schedule for these interviews will be random.

SM discussed that we (G&W and Grant Admin) will need to know if you are or have subcontracted any work out to section 3 compliant business.

SM asked if there were any further questions concerning the matters that had been discussed up to that point.

SM continued the meeting by discussing the budget for the project. SM stated that he acknowledged that from the time the grant was submitted until now that the price of all materials has risen to a degree unaccountable. SM proceeded to let bidders know that the construction budget for the project is \$850,000.00. SM discussed that the bid proposal had owners' options in the bid so that if the bids were over budget for the base bid items that the County would have options for reducing and modifying the scope of construction work. SM proceeded to walk through every bid item and discuss. SM also referenced the plans and called attention to the new pages in the plans regarding the base bid sheets (bid index). Proceed to explain the difference between the two new sheets from the original bid.

SM then called attention to the new floodproofing sheet in the plans. Discussed the requirements of the plans and explained that all of the flood proofing items and platforms were separated in the bid schedule in order to explain to the GLO the exact cost of these items.

Then SM opened up the floor for further questions for those in attendance. Please see attached RFI.

No Further questions were asked regarding the plans and specifications and the meeting was adjourned.

G&W Project #: 5310.011c

**Magnolia Beach Fire Department Project – Request for Information Responses**  
**Cutoff Time July 19, 2022 at 5:00 PM**

**PREBID CONFERENCE RFIs July 12, 2022 – 10:00 AM:**

1. *Who is to pay utility provider fees and coordinate these utilities (water, sewer, electrical)?*
  - a. The county will pay all tap fees, utility connection fees, service fees, deposits, etc. concerning all utilities. The county and engineer will also coordinate these utilities.
2. *Has asbestos study been done on the existing building?*
  - a. The existing Station was constructed in approximately 1974 with improvements/renovations in 1990s. There are no indications of asbestos or lead paint located within in the building. While no official asbestos survey was performed, environmental clearance was granted based on the requirements associated with construction dates and rehabilitation of the existing structure.
3. *When can interior overhead power line be removed?*
  - a. Interior overhead power line can be removed after temporary power has been provided to pole barn and training facility building.
4. *Will county take care of all VEC costs?*
  - a. All costs associated with VEC for the project will be paid for by the OWNER. Temporary construction site power drop, pole and fees including energy fees shall be the responsibility of the contractor for power supply during construction for the contractors use. Please see electrical drawings for work associated with the project outside of the VEC fees. Base bid shall be for all aspects of the project concerning secondary power from transformer.
5. *Is there any other phasing requirements?*
  - a. Phasing as mentioned previously will need to be coordinated prior to demo. Driveways will need to be phased so that OWNER has access to and from pole barn at all times. Other phasing as required to facilitate usage of the pole barn for the VFD to operate from the pole barn throughout the entire project for emergency response.
6. *Is the concession window included in the base bid?*
  - a. Yes. Please see addendum information concerning modification required to height due to ADA review and requirements.
7. *When the building is demolished will the utilities need to be capped?*
  - a. Yes. All utilities will need to be capped. Please ensure that water and sewer service to other buildings is not interrupted.
8. *What is the wind load requirements?*
  - a. Located on the plans, critical facility Inland I.
9. *Who pays for testing?*
  - a. Specifications shall have testing requirements. All testing to be borne on contractor.
10. *Any storage areas for materials? Lay down yard? Office building?*
  - a. Space will be limited onsite. County does have property a couple of blocks away to facilitate, office and Conex and equipment and material storage.

*11. Building permit required and if so who is responsible? And fees?*

- a. County to address fees. Contractor will need to ensure all permits are pulled at the time of construction. Contractor and engineer will coordinate this together.

*12. Who is to pay for windstorm fees, inspections, and paperwork?*

- a. All inspections and paper work and fees will be provided by the county.

*13. How much is liquidated damages?*

- a. \$500.00 per day.

*14. Form 1295 required with bid?*

- a. Yes.

Project Name Calhoun County-GLO Contract No. 20-065-064-C182.  
Building Name Magnolia Beach Fire Station Project  
Street Address 873 Margie Tewmeyer Rd  
City, State ZIP Port Lavaca, TX, 77979  
County Calhoun  
  
Owner Name Calhoun County  
Owner Address 211 S. Ann Street  
City, State, Zip Port Lavaca, Texas 77979  
  
Date 7/18/2022  
Project Number 2021005393



Texas Accessibility Solutions  
8190 FM 455 W  
Sanger, TX 76266  
Justin.Walton@me.com  
940-368-1989

### **Plan Review Complete**

Dear Calhoun County ,

Enclosed are the results of the plan review completed on the referenced facility. Identified on the report are areas of nonconformance with accessibility standards adopted by the Texas Department of Licensing and Regulation for purposes of ensuring compliance with Texas Government Code, Chapter 469.

Although deficiencies may have been noted, the referenced project may be eligible for inspection approval if constructed in accordance with the Texas Accessibility Standards. Items which are the responsibility of the owner should be referred to the appropriate person for action.

The building or facility owner must request an inspection from the Department, (or a Department authorized provider of inspection services) no later than thirty (30) days after the completion of construction. If the completion date provided on the Project Registration Form is no longer correct, notify this office (in writing) of the revised completion date as soon as possible.

This determination does not address applicability of the Americans with Disabilities Act (ADA), (P. L. 101-336), or any other local, state, or federal requirement. For information on the ADA, call the ADA Hotline, (800) 949- 4232 or the United States Department of Justice at (202) 514-0301.

Please reference the Department assigned project number in all future correspondence pertaining to this project. Your EAB# is "2021005393".

Best Regards,

A handwritten signature in black ink, appearing to read "Justin Walton", written over a circular stamp or seal.

**Justin Walton, RAS #1329**

Registered Accessibility Specialist - #1329  
ICC Accessibility Inspector/Plans Examiner - #8210557





## PLAN/REVISIONS REVIEW REPORT

The following report identifies deficiencies with the Texas Accessibility Standards (TAS). No response is required to this review, however, all items noted as "Unacceptable" should be addressed prior to inspection.

Review Date	7/18/2022	
EAB#	2021005393	
RAS Name	Justin Walton	RAS Information
RAS #	1329	
Project Name	Calhoun County-GLO Contract No. 20-065-064-C182.	Project Information
Building Name	Magnolia Beach Fire Station Project	
Street Address	873 Margie Tewmeyer Rd	
City, State, Zip	Port Lavaca, TX, 77979	
County	Calhoun	
Owner Name	Calhoun County	Owner Information
Owner Address	211 S. Ann Street	
City, State, Zip	Port Lavaca, Texas 77979	
Scope of Work	This project will help protect the Magnolia Beach area with the construction of a new fire station. A new generator and associated accessories will also be installed. The new fire station will consist of a 60' x 101' engineered metal building includi	

## VIOLATIONS NOTED

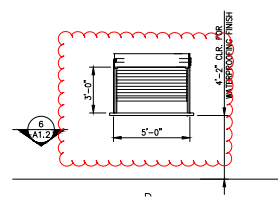
The above referenced project was reviewed for compliance with the 2012 Texas Accessibility Standards. The attached TAS Plan Review is based on the Plans and Specifications provided. While every effort was made to be thorough, the omission of a citation in any section is not intended to imply that the section is approved and will pass at the final inspection.

While revisions are not required, if you are unsure about what needs to be changed to correct any of the noted violations, it is strongly recommended that you submit the revisions for review. There is no additional charge for this service.

The attached summary was created in Bluebeam Revu. The thumbnails will take you to the referenced sheet. The web links are hyper-linked, and will take you to the referenced code.

2021005393 - Calhoun County-GLO Contract No. 20-065-064-C182.

Door Type D (1)



**Location:** Door Type D  
**Page Label:** A1.2  
**Subject:** Concessions Counter  
**Element:** Height  
**Comment Status:** Not Acceptable  
**Note:** The maximum allowed height for a serving counter would be 36". If there are tray slides, they cannot be higher than 34".

904.4 Sales and Service Counters. Sales counters and service counters shall comply with 904.4.1 or 904.4.2. The accessible portion of the counter top shall extend the same depth as the sales or service counter top.

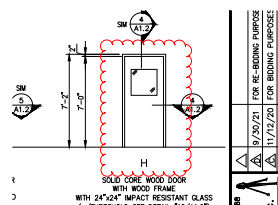
904.4.1 Parallel Approach. A portion of the counter surface that is 36 inches (915 mm) long minimum and 36 inches (915 mm) high maximum above the finish floor shall be provided. A clear floor or ground space complying with 305 shall be positioned for a parallel approach adjacent to the 36 inch (915 mm) minimum length of counter.

904.5 Food Service Lines. Counters in food service lines shall comply with 904.5.

904.5.1 Self-Service Shelves and Dispensing Devices. Self-service shelves and dispensing devices for tableware, dishware, condiments, food and beverages shall comply with 308.

904.5.2 Tray Slides. The tops of tray slides shall be 28 inches (710 mm) minimum and 34 inches (865 mm) maximum above the finish floor or ground.

Door Type H (1)

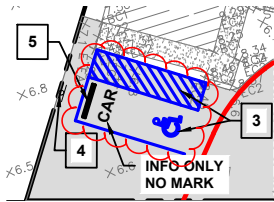


**Location:** Door Type H  
**Page Label:** A1.2  
**Subject:** Glazing Panel  
**Element:** Height  
**Comment Status:** Not Acceptable  
**Note:** When a glazing panel is located in a door, at least one must permit viewing at 43".

404.2.11 Vision Lights. Doors, gates, and side lights adjacent to doors or gates, containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 43 inches (1090 mm) maximum above the finish floor.

EXCEPTION: Vision lights with the lowest part more than 66 inches (1675 mm) from the finish floor or ground shall not be required to comply with 404.2.11.

## Existing Building Parking (1)



**Location:** Existing Building Parking

**Page Label:** C6

**Subject:** Accessible Parking

**Element:** Van Accessible, Size

**Comment Status:** Not Acceptable

**Note:** This parking space is considered to be in a different parking facility serving a different building. The space provided must be Van Accessible.

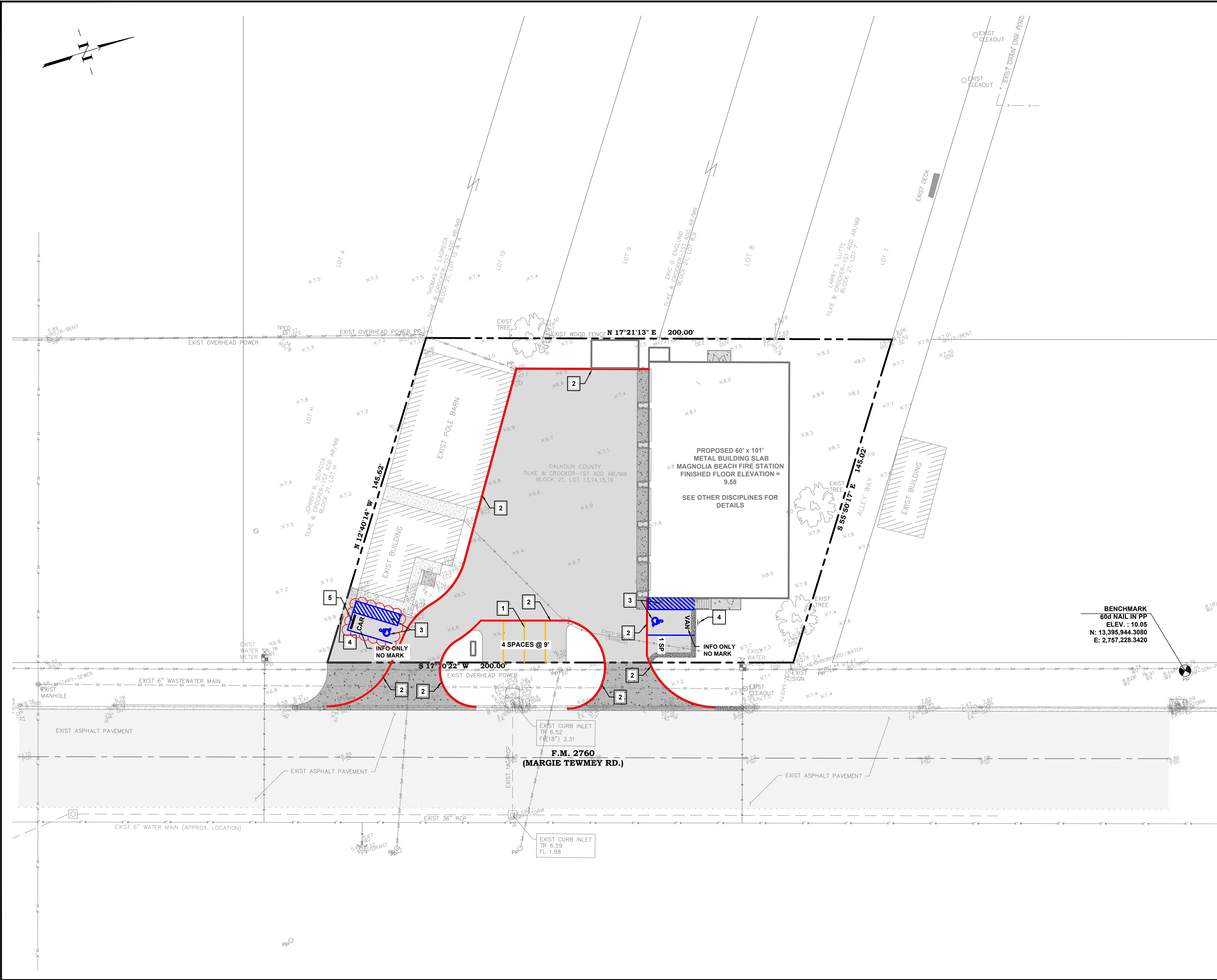
208.2.4 Van Parking Spaces. For every six or fraction of six parking spaces required by 208.2 to comply with 502, at least one shall be a van parking space complying with 502.

Advisory 208.2 Minimum Number. The term "parking facility" is used Section 208.2 instead of the term "parking lot" so that it is clear that both parking lots and parking structures are required to comply with this section. The number of parking spaces required to be accessible is to be calculated separately for each parking facility; the required number is not to be based on the total number of parking spaces provided in all of the parking facilities provided on the site.

502.2 Vehicle Spaces. Car parking spaces shall be 96 inches (2440 mm) wide minimum and van parking spaces shall be 132 inches (3350 mm) wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with 502.3.

EXCEPTION: Van parking spaces shall be permitted to be 96 inches (2440 mm) wide minimum where the access aisle is 96 inches (2440 mm) wide minimum.





**GENERAL NOTE FOR EXISTING UTILITY LOCATIONS:**

AN ATTEMPT HAS BEEN MADE TO SHOW THE APPROXIMATE UTILITY LOCATIONS. THE LOCATION OF THOSE SHOWN IS NOT GUARANTEED TO BE ACCURATE OR COMPLETE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE APPROPRIATE UTILITY PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE AND PROTECT THE EXISTING UTILITIES, AND IF THEY ARE DAMAGED, HE SHALL REPLACE THEM. AT NO COST TO THE OWNER, AND TO THE SATISFACTION OF THE RESPECTIVE UTILITY COMPANY. BECAUSE THE EXISTING UTILITIES MUST BE KEPT FUNCTIONAL. IT WILL BE NECESSARY THAT THE CONTRACTOR WORK CLOSELY WITH THE RESPECTIVE UTILITY COMPANY.

**WARNING:**

1. EXISTING UNDERGROUND UTILITIES. LOCATION APPROXIMATE AND DEPTH UNKNOWN. CONTRACTOR TO VERIFY PRIOR TO ANY CONSTRUCTION RELATED ACTIVITIES AND TO NOTIFY ENGINEER OF POTENTIAL CONFLICTS.

2. EXISTING WATER METER WITHIN CONSTRUCTION SITE. CONTRACTOR SHALL USE CAUTION AND ADJUST THE HEIGHT AS NECESSARY. CONTRACTOR TO COORDINATE WITH PROPER UTILITY PROVIDER FOR REQUIREMENTS.

3. EXISTING OVERHEAD AND/OR UNDERGROUND POWER LINES LOCATED WITHIN THE CONSTRUCTION SITE. CONTRACTOR SHALL USE CAUTION IN THESE AREAS. CONTRACTOR TO COORDINATE WITH PROPER UTILITY PROVIDER FOR REQUIREMENTS AND / OR TEMPORARY RELOCATION.

**STRIPING KEYED NOTES:**

1. 4" WIDE YELLOW STRIPED PARKING LOT LINE (TYPICAL).

2. 8" WIDE CONTINUOUSLY RED STRIPED LINE MARKED "FIRE LANE" (TYPICAL).

3. ACCESSIBLE PARKING SPACE MARKINGS IN ACCORDANCE WITH THE STANDARD DETAIL. 3/C9.3

4. ACCESSIBLE PARKING SIGN IN ACCORDANCE WITH THE STANDARD DETAIL. 4/C9.3

5. PARKING CURB STOP IN ACCORDANCE WITH THE STANDARD DETAIL. 11/C9.2

TEXAS REGISTERED ENGINEERING FIRM F-04188

G & W

ENGINEERS, INC.

ENGINEERING

SURVEYING

PLANNING

205 W. Live Oak St. Port Lavaca, Texas 77979 (361)562-4509  
1801 7th St., Suite 260 Bay City Texas 77414 (979) 323-7100

MAGNOLIA BEACH FIRE STATION

CALHOUN COUNTY, TEXAS

GLO-CDBG-DR

CIVIL DRAWINGS

STRIPING & SIGNAGE PLAN

PROJECT NO. 5310.011C  
SCALE: AS NTD.  
DWN. BY: SPM  
CHK. BY: SPM  
DATE: 11/12/2020  
SHT. NO. C6

**STRIPING & SIGNAGE PLAN**  
SCALE: 1" = 20' C6



