



December 17, 2024

ADDENDUM V

PURCHASE OF CONSTRUCTION SERVICES FOR WATSON FINE ARTS CENTER BLACK BOX THEATER ADDITION – ST. PHILIP’S COLLEGE RFP 2025-0070

- I. 230462 – Pkg 1 – 2024-06-19 IFC – Project Manual (Revised 241216)
 - a. Project Manual for Watson Fine Arts Center Black Box Addition Theater Addition - Package 1 has been revised to remove listing of consultant providing preconstruction services
- II. 24-0012 SPC Watson Black Box Flow Test 01-23-2024
 - a. Flow Test for Watson Fine Arts Center Black Box Addition Theater Addition has been added
- III. 90235311 ACD St. Philip’s College - Black Box Theater Addition (GEO REPORT)
 - a. Geotechnical Report for Watson Fine Arts Center Black Box Addition Theater Addition has been added
- IV. **QUESTION:** I want to make sure I have access to the proper e-portal to be able to retrieve and submit documents. If I understand correctly, you are to send a link to give me access to the project.
ANSWER: RFP 2025-0070 is posted on our website. <https://www.alamo.edu/about-us/offices-departments/departments/purchasing/>
- V. **QUESTION:** Has division 11 specs been released?
 - 116123 Wire Tension grid
 - 116124 Portable Staging system
 - 116133 Theatrical Rigging systems
 - 116143 Stage Curtains
 - 116162 Theatrical lighting systems**ANSWER:** refer to package 2 project manual, posted on 12/9/24
- VI. **QUESTION:** DCN is requesting the following information:
 - Confirm the bid date and time listed above are unchanged.
 - Plan holders’ list/bidders list and non-mandatory pre-bid attendance list
 - Have you issued an additional addenda after addendum (1)? If so, please attach them to this response.**ANSWER:** Bid date and time are unchanged: 2:00 pm (CT), Thursday, January 9, 2025. Yes, Addendum II and III have been issued

VII. QUESTION: RFP Section 1, "Minimum Qualifications" sheet (page 4). Is this to be submitted in the Proposal Package?

ANSWER: Yes. A completed Minimum Qualifications form is required with each proposal.

VIII. QUESTION: RFP Section 3L (page 13) requests three (3) current references. Are these the same as the Trade References requested in Section 4.1?

ANSWER: These references would preferably be different. The (3) current references requested in Item K. Offeror Background would preferably be references from your recent and/or current clients. References requested in Section 4.1 will be references from your recent and/or current trades.

IX. QUESTION: RFP Section 3O1 (page 15) requests an insurance statement. Where does this do in the Proposal Package?

ANSWER: Please refer to RFP Section 3: Instruction to Offerors, Item JJ. Proposal Package, Number 3. Required information listed in Section 3 should be included in Tab B.

X. QUESTION: RFP Section L3 states that "the ACD will pay for all plan review, building and trade permits and inspection fees required by COSA". The AIA A201's state that the Owner "may" pay these fees. Please confirm that RFP governs.

ANSWER: Confirmed. RFP governs. Per Section 3: Instruction to Offerors, Item L, Submission Procedure, Number 3, the Alamo Colleges District shall pay for all plan review, building and trades permits, and inspection fees required by the City of San Antonio or any other jurisdiction having authority over this project

XI. QUESTION: There are some common drawing sheets in Package 1 and Package 2. Confirm that Package 2 drawing sheets supersede any issued in Package 1.

ANSWER: Package 1 for foundation and underground, package 2 for above foundation. Notify the architect of specific discrepancies. COSA was particular on what was shown between the two.

XII. QUESTION: Flintco is listed as the Construction Manager on cover sheets for both Package 1 and Package 2. This should be removed to avoid subcontractor bidder confusion.

ANSWER: New drawings were posted on 11/22, removing Flinco from the cover

XIII. QUESTION: Wage scales do not match between RFP and Specifications. Please confirm which one governs.

ANSWER: Follow RFP

XIV. QUESTION: There are no issued Specifications for Package 2 work.

ANSWER: refer to package 2 project manual, posted on 12/9/24

XV. QUESTION: RFP says that Alternates are DEDUCTS. The drawings say that Alternates are ADDS. Please advise.

ANSWER: Most alternates are cost deducts

XVI. QUESTION: What is the difference between Alternate 1 and Alternate 3?

ANSWER: Alt 1 is to remove Lobby 155 entirely, alt 3 is to reduce Lobby 157

XVII. QUESTION: Alternate 5 states to reduce BBT lobby by 300 SF. Need better definition of this.

ANSWER: East wall of lobby 157 to move West to reduce SF by 300SF.

XVIII. QUESTION: Has FlinCo already been awarded this project?

ANSWER: No

XIX. QUESTION: I am reaching out to inquire about the current status of the project and whether it is being handled as a hard-bid. If it is indeed a hard-bid project, would it be possible to obtain a list of potential general contractors that will be bidding on this project?

ANSWER: Project is public bid open for any GC to bid, there is not a limited bid list

XX. QUESTION: Can/ will the Division 9 Specifications be made available

ANSWER: refer to package 2 project manual, posted on 12/9/24

XXI. QUESTION: Is this a CMAR some items in the manual lead me to believe it was but there was not much mention of it.

ANSWER: New drawings and project manual were posted on 11/22, removing Flinco

XXII. QUESTION: Is this project only posted to get sub bids because I see it says Contractor/Construction Manager Flintco on the cover page of plans but is this a CMAR?

ANSWER: New drawings were posted on 11/22, removing Flinco from the cover

XXIII. QUESTION: What is the SQ ft is not listed on either sets of plans.

ANSWER: From G-101 of Package 2 set:

TOTAL AREA OF ADDITION (GSF):	<u>25,191 SF</u>
--------------------------------------	-------------------------

XXIV. QUESTION: Why was this divided into PKG 1 and PKG 2? Will this project be done in phases?

ANSWER: Was originally an early package to get construction started, COSA will not let the sets be combined as there is separate permit numbers assigned. Will remain as 2 sets.

Closure: The Alamo Colleges District will be closed for Holiday break. (see dates below)

Thanksgiving Break	November 28-29, 2024
Winter Break	December 19, 2024 - January 1, 2025
Martin Luther King Jr. Day	January 20, 2025
Spring Break	March 17 - 23, 2025
Cesar Chavez Holiday	March 31, 2025
Easter Holiday	April 18-20, 2025
Fiesta Holiday	May 2, 2025
Memorial Day	May 26, 2025
Juneteenth Holiday	June 19, 2025
Independence Day	July 4, 2025

Please acknowledge receipt of Addendum V with your response.

LAST SET OF QUESTIONS WILL BE IN ADDENDUM VI (NOT YET RELEASED)

REMINDER: If unable to access or download the proposal through the e-sourcing portal please deliver hardcopy and a flash drive by the deadline to

Alamo Colleges District

Purchasing and Contract Administration

Re: Purchase of Construction Services for Watson Fine Arts Center Black Box Theater Addition at Alamo Colleges District – St. Philips College

RFP # 2025-0070

Reception Desk

2222 N. Alamo St.

San Antonio, Texas 78215

The deadline for submittal of responses for this project is 2:00pm (CT), Thursday, January 9, 2025.