

ADDENDUM NO. 6

PROJECT: NEW FIRE STATION #27
COSA, San Antonio, TX

ARCHITECT: McCall & Associates-AIA-Architects
8610 N. New Braunfels, Suite 201
San Antonio, Texas 78217-6359
(210) 824-8400 (Office)
(210) 824-8484 (Fax)

DATE: November 17, 2010

This addendum shall be included in and considered part of the drawings and specifications for the above referenced project. Wherein provisions for the following drawings and specifications contained in the addendum differ from the provisions of the original drawings and specifications, the provisions of the addendum shall govern and take precedence. **This addendum shall be issued by electronic mail (“email”) and the Bidder shall be required to reply to the email or call the office of the Architect to acknowledge receipt of the addendum at the time he receives it. This addendum shall also be available at the office of the Architect if the Bidder chooses to pick up and sign for the addendum in person. All Bidders shall be required to acknowledge receipt of the addendum on the Bid Form.**

This addendum is being issued to all contractors to whom documents have been issued. This addendum shall become a part of the Proposal/Bidding Documents, and in turn, shall become a part of the Contract Documents at the time a Contract for Construction is awarded to the successful bidder.

Care has been taken to make reference to all items being revised, added, deleted, or clarified; however, any item called for in this Addendum, but not cross-referenced to every possible item shall be construed to apply to any drawings, specifications, or schedules related or referenced to the item stated in the addendum.

It is recommended that each correction, addition, deletion or clarification herein stated or shown be made to the corresponding portion of the drawings or specifications to which it applies. Bidders are cautioned to verify that subcontractors affected by this addendum have knowledge of this addendum and incorporate same into their Bid.



SPECIFICATION REVISIONS

1. Section 010; IFB (Formal Invitation for Bids & Contract):

A. The formal Invitation for Bids and Contract Form shall be *replaced* with Section 011 Formal Request for Competitive Sealed Proposal (RFCSP) and Contract. Refer to *Attachment "A"*.

2. City of San Antonio Front End Specifications:

A. *Add Attachments "B", "C", and "D"* pertaining to wage rate and general labor conditions to the "City of San Antonio Front-End Specifications".

3. Section 045 - Evaluation of Proposals:

A. *Add* Specification Section 045 for Evaluation of Proposals. Refer to *Attachment "E"*.

4. Sheet A6.1; Legend Note for Plaster/Stucco Soffit:

A. *Add* Specification Section 092400 for Plaster/Stucco Soffits. Refer to *Attachment "F"*.

5. Section 090; Item 700 - Project Schedules:

A. Item 700 - Project Schedules is duplicated in the Front End Specification. Only 1 (one) copy is necessary. *Delete* the duplicate copy.

DRAWING REVISIONS

6. Sheet A7.6 - Partition Types:

A. *Add* the following note: "Refer to the Room Finish Schedule for gypsum wallboard locations required to be Glass-Mat Mold and Moisture Resistant."

7. Sheet A14.10 – Plan Details:

A. In reference to detail #14 (and all other details/locations with metal furring channels); metal furring channels shall be spaced 16" O.C. Max.

8. Sheet L1.2 – Landscape Site Plan:

A. *Delete* the fence line shown running along the center of the retaining wall (dashed line with intermittent circles); no fence is required at this location.

9. **Sheet A9.2 – Exterior Elevations:**

- A. In reference to keynote #23, the selected Font Style shall be a sans serif type of font; the final Font Style shall be determined during the Submittal Review Process.

10. **Sheet A12.1 – Interior Elevations:**

- A. **Revise** keynotes #29, #30, and #32 to read as follows: “Provided and Installed by Owner (N.I.C.)”.

11. **Sheet A12.3 – Interior Elevations:**

- A. In reference to keynotes #17 and #34, **delete** the requirement for prepping and painting the gabled joists and underside of the metal roof deck; these components shall be factory finished/primed.

12. **Sheet A12.4 – Interior Elevations:**

- A. **Revise** keynotes #30, #35 and #39 to read as follows: “Provided and Installed by Owner (N.I.C.)”.
- B. **Revise** keynote #43 to read as follows: “Provide 5-foot high white FRP panels with matching borders at walls surrounding floor mop sink. Panels shall be rated “Class C” for general purpose; 1/8” thick with a pebbled finish.”

END OF ADDENDUM #06

Attachments: Twenty-Six (26) sheets @ 8 ½”x 11”

CITY OF SAN ANTONIO

Issued By: CIMS
ID NO.:20-00013-05-01

Date Issued: November 21, 2010
Page 1 of 2

FORMAL REQUEST FOR COMPETITIVE SEALED PROPOSAL (RFCSP) and CONTRACT Fire Station No.27 (Project No. 20-00013)

Seven (7) sealed proposal, subject to the Terms and Conditions of this Request for Competitive Sealed Proposals and other contract provisions, will be received at the Office of the City Clerk, City Hall, 100 Military Plaza, 2nd floor San Antonio, Tx 78205 until **1:00 p.m. CST on Wednesday, December 22, 2010**. This is the *solicitation deadline*. The original and copies of the Sealed Proposals must be submitted in an envelope and clearly marked with the due date of proposal, respondent name, Project Name and ID NO. The City is not responsible for submissions not clearly and appropriately marked. Late submissions will be rejected and returned to proposer.

TABLE A - This invitation includes the following Contract Documents:	
011 Invitation for Competitive Sealed Proposals	075 Performance Bond
020 Bid Form	076 Payment Bond
030 Contractor's Qualifications Statement	080 General Conditions (Building)
040 Standard Instructions to Respondents	Project Wage Decisions
045 Evaluation of Proposals	Plans, Specifications, Special Conditions
060 Supplemental Conditions	Discretionary Contracts Disclosure Form - Complete online at: https://www.sanantonio.gov/eforms/atty/DiscretionaryContractsDisclosure.pdf

Plans, Specifications and Special Conditions may be purchased at a cost of \$ **125.00** per set (tax included) from **McCall & Associates**, 8610 N. New Braunfels Ave., Suite 201 San Antonio, Texas 78217 or by phone at 210-824-8400. No refund will be made for plan sets that are returned. Addenda will be posted on the web at <http://epay.sanantonio.gov/rflistings/> along with this solicitation. Changes to Plans, Specifications, and Special Conditions will be included in an addendum and may be obtained from the above mentioned office. Respondent understands and agrees that respondent is responsible for obtaining addenda and adhering to all requirements in addenda. City is not responsible for incorrect information obtained through other sources.

The following documents (fully completed and with original signatures) constitute the required information to be submitted as a part of the proposal clearly marked on the outside of the sealed envelope with the due date of proposal, respondent's name, Project Name and ID NO as follows:

1) 011 Invitation for Competitive Sealed Proposal	
2) 020 Bid Form	6) Signed Addenda Acknowledgement Forms (if applicable)
3) 030 Contractor's Qualifications Statement	7) Proposed Plan Narrative
4) Proposal bond or cashiers check	8) Discretionary Contracts Disclosure Form (Complete online and
5) SBEDA Narrative	submit. Insert printout into proposal)

The Original Proposal shall be clearly marked on the outside of the sealed envelope as "ORIGINAL" with the due date of proposal, respondent's name, Project Name and ID NO. Seven (7) copies of only the **030 Contractor's Qualification Statement and the Respondent's Proposed Plan Narrative** shall be submitted in a sealed package separate from the original proposal. The package containing the copies shall be clearly marked "COPIES" on the outside with the due date of proposal, respondent's name, Project Name and ID NO.

A **Non-Mandatory** Pre-submittal conference will be held at the Municipal Plaza Building, Room C on December 10, 2010 at 2:00 p.m.

It is understood and agreed that the work is to be completed in full on or before **365** calendar days. This project does not include hazardous environmental work. This project requires **1** project sign.

This is a Public Works Contract and chapter 2258 of the Texas Government Code requires that not less than the prevailing wage rate for work of a similar character in this locality shall be paid all laborers, workmen, and mechanics employed in the construction thereof. The Wage Decision Number **TX100003 08/13/2010 TX3** shall be used on this contract, which is also available on the web at <http://www.wdol.gov/dba.aspx#0>.

ATTACHMENT "A"

ID NO: #20-00013-05-01

This contract has been designated as "high-profile." For contracts that have been designated by the City as high-profile, City Code Article VII, Section 2-309 provides that the following individuals cannot make a campaign or officeholder contribution to any councilmember or candidate during the "black-out" period:

1. any individual seeking a high-profile contract;
2. any owner or officer of an entity seeking a high-profile contract;
3. the designated legal signatory of high-profile contract
4. the spouse of any of these individuals; and
5. any attorney, lobbyist or consultant retained to assist in seeking a high-profile contract

The contribution "black-out" period will run from the 10th business day after the solicitation has been released until the 30th calendar day after the contract has been awarded.

Any legal signatories for a proposed high-risk contract must be identified within the response to this solicitation, if the identity of the signatory will be different from the individual submitting the response.

If any of the listed individuals have made a campaign or officeholder contribution during the "black out" period, the City cannot award the contract to that contributor or to that contributor's business entity. Any contract awarded in violation of this provision shall be voidable at the discretion of the City Council.

The undersigned, by his/her signature, represents that he/she is authorized to bind the proposer to fully comply with Contract Documents for the work/amount(s) shown on the accompanying proposal sheet(s). The work proposed to be done shall be accepted when fully completed and finished to the entire satisfaction of the City. The undersigned certifies all prices contained in this proposal have been carefully checked and are submitted as correct and final. The Respondent, by submitting this proposal and signing below, acknowledges that he/she has received & read the entire document and agrees the terms therein and has received all Addenda.

Official Name of Company (legal): _____

_____/_____
Signature of Person Authorized to Sign Proposal Date Signer's Name: _____
(Please Print or Type)

PREVAILING WAGE RATE AND GENERAL LABOR CONDITIONS. The Provisions of Chapter 2258, Texas Government Code, are expressly made a part of this contract. In accordance therewith, the City will provide Contractor with a schedule of the general prevailing rate of per diem wages in this locality for each craft or type of workman needed to perform this contract prior to the bidding of the Project and this schedule will become a part hereof. The Contractor shall forfeit as a penalty to the City sixty dollars (\$60.00) for each laborer, workman, or mechanic employed, for each calendar day, or portion thereof, that such laborer, workman or mechanic is paid less than the said stipulated rates for any work done under said contract, by the contractor or any sub-contractor under him. The establishment of prevailing wage rates pursuant to Chapter 2258, Texas Government Code shall not be construed to relieve the Contractor from his obligation under any Federal or State Law regarding the wages to be paid to or hours worked by laborers, workmen or mechanics insofar as applicable to the work to be performed hereunder. The Contractor, in the execution of this Project, agrees that he shall not discriminate in his employment practices against any person because of race, color, creed, sex or origin. The Contractor agrees that he/she will not engage in employment practices which have the effect of discriminating against employees or prospective employees because of race, color, religion, national origin, sex, age, handicap or political belief or affiliation. In addition, Contractor agrees that he/she will abide by all applicable terms and City "General Conditions" governing wages and labor standards and practices, established by City ordinance 60110, amended by City ordinance 71312 and 2008-11-20-1045, and provisions of the Nondiscrimination Clause and the Small and/or Minority Business Advocacy Clause as contained in the City of San Antonio's current Affirmative Action Plan on file in the City Clerk's Office.

ATTACHMENT "B"

General Decision Number: TX100003 08/13/2010 TX3

Superseded General Decision Number: TX20080003

State: Texas

Construction Type: Building

County: Bexar County in Texas.

BUILDING CONSTRUCTION PROJECTS (does not include single family homes and apartments up to and including 4 stories). (Use current heavy & highway general wage determination for Paving & Utilities Incidental to Building Construction).

Modification Number	Publication Date
0	03/12/2010
1	06/04/2010
2	07/02/2010
3	07/30/2010
4	08/13/2010

Effective 08/13/2010

ATTACHMENT "C"

ASBE0087-001 01/01/2009

	Rates	Fringes
Asbestos/Insulator Worker (Includes application of all insulating materials, protective coverings, coatings, and finishings to all types of mechanical systems.).....	\$ 21.17	7.40

BRTX0001-004 05/01/2009

	Rates	Fringes
BRICKLAYER.....	\$ 24.50	1.73

ELEC0060-001 06/01/2010

	Rates	Fringes
CABLE SPLICER.....	\$ 25.20	3.75+12%
ELECTRICIAN.....	\$ 24.95	3.75+12%

ELEC0060-002 06/01/2009

	Rates	Fringes
ELECTRICIAN (Low Voltage including pulling & installing cable through conduit).....	\$ 19.51	8%+4.92

ELEV0081-001 01/01/2010

	Rates	Fringes
Elevator Constructor MECHANIC.....	\$ 33.35	20.235+A

FOOTNOTE; A = UNDER 5 YEARS EMPLOYMENT, 6% BHR; OVER 5 YEARS
EMPLOYMENT, 8% BHR. PAID HOLIDAYS : New Year's Day,
Memorial Day, Independence Day, Labor Day, Thanksgiving
Day, Friday after Thanksgiving Day, Christmas Day, and
Veterans Day.

ENGI0450-001 07/01/2009

	Rates	Fringes
Power equipment operators: Cranes.....	\$ 29.75	8.75

IRON0066-001 06/01/2009

	Rates	Fringes
IRONWORKER (Excluding metal building erectors)		
Structural.....	\$ 18.50	5.15

MARB0002-001 07/01/2005		
	Rates	Fringes
TILE SETTER.....	\$ 18.50	6.10

PLUM0142-001 07/01/2010		
	Rates	Fringes
Plumbers and Pipefitters (Including HVAC WORK).....	\$ 28.78	9.10

* SFTX0669-001 04/01/2010		
	Rates	Fringes
SPRINKLER FITTER (Fire Sprinklers).....	\$ 25.40	15.85

SHEE0067-001 04/01/2009		
	Rates	Fringes
Sheet metal worker (Including HVAC Duct Work).....	\$ 25.18	10.75

SUTX1988-002 11/01/1988		
	Rates	Fringes
Acoustical Ceiling Installer.....	\$ 12.26	
CARPENTER (Excluding Acoustical Ceiling Installer & Drywall Hanger).....	\$ 10.64	
CEMENT MASON/CONCRETE FINISHER....	\$ 11.46	
DRYWALL HANGER.....	\$ 11.88	
GLAZIER.....	\$ 10.78	1.40
IRONWORKER (Excluding Metal Building Assemblers) Reinforcing.....	\$ 10.19	3.57
Laborers:		
Mason Tenders.....	\$ 8.36	1.78
Mortar Mixers.....	\$ 8.99	

PLASTERER'S TENDERS.....	\$ 8.68
Unskilled.....	\$ 7.25
LATHER.....	\$ 15.25
PAINTER (Excluding Tapers/Finishers).....	\$ 8.01
PLASTERER.....	\$ 15.25
Power equipment operators:	
Front End Loader.....	\$ 7.36
Roofers:	
Kettlemen.....	\$ 8.85
Roofers.....	\$ 8.14
Waterproofers.....	\$ 7.25
Sheet Metal Worker	
Other Work.....	\$ 11.62
Taper/Finisher.....	\$ 7.99
TRUCK DRIVER.....	\$ 7.25

WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (ii)).

In the listing above, the "SU" designation means that rates listed under the identifier do not reflect collectively bargained wage and fringe benefit rates. Other designations indicate unions whose rates have been determined to be prevailing.

WAGE DETERMINATION APPEALS PROCESS

1.) Has there been an initial decision in the matter? This can be:

- * an existing published wage determination
- * a survey underlying a wage determination
- * a Wage and Hour Division letter setting forth a position on a wage determination matter
- * a conformance (additional classification and rate) ruling

On survey related matters, initial contact, including requests

for summaries of surveys, should be with the Wage and Hour Regional Office for the area in which the survey was conducted because those Regional Offices have responsibility for the Davis-Bacon survey program. If the response from this initial contact is not satisfactory, then the process described in 2.) and 3.) should be followed.

With regard to any other matter not yet ripe for the formal process described here, initial contact should be with the Branch of Construction Wage Determinations. Write to:

Branch of Construction Wage Determinations
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

2.) If the answer to the question in 1.) is yes, then an interested party (those affected by the action) can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Write to:

Wage and Hour Administrator
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and by any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3.) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

4.) All decisions by the Administrative Review Board are final.

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END OF GENERAL DECISION

General Decision Number: TX100041 03/12/2010 TX41

Superseded General Decision Number: TX20080041

State: Texas

Construction Types: Heavy and Highway

Counties: Bell, Bexar, Brazos, Comal, Coryell, Guadalupe,
Hays, McLennan, Travis and Williamson Counties in Texas.

Heavy (excluding tunnels and dams) and Highway Construction
Projects (does not include building structures in rest area
projects). *NOT TO BE USED FOR WORK ON SEWAGE OR WATER
TREATMENT PLANTS OR LIFT/PUMP STATIONS IN BELL, CORYELL,
McLENNAN AND WILLIAMSON COUNTIES.

Modification Number	Publication Date
0	03/12/2010

EFFECTIVE 03/12/2010

SUTX2005-001 01/03/2005

	Rates	Fringes
Air Tool Operator.....	\$ 16.00	0.00
Asphalt Distributor Operator...	\$ 12.09	0.00
Asphalt paving machine operator	\$ 11.82	0.00
Asphalt Raker.....	\$ 9.96	0.00
Asphalt Shoveler.....	\$ 10.56	0.00
Broom or Sweeper Operator.....	\$ 9.74	0.00
Bulldozer operator	\$ 11.04	0.00
Carpenter.....	\$ 12.25	0.00
Concrete Finisher, Paving.....	\$ 10.53	0.00
Concrete Finisher, Structures..	\$ 10.95	0.00
Concrete Paving Curbing Machine Operator.....	\$ 14.00	0.00
Concrete Paving Finishing Machine Operator.....	\$ 12.00	0.00
Concrete Rubber.....	\$ 10.88	0.00
Crane, Clamshell, Backhoe, Derrick, Dragline, Shovel Operator.....	\$ 13.66	0.00
Electrician.....	\$ 24.11	0.00
Flagger.....	\$ 9.49	0.00
Form Builder/Setter, Structures	\$ 10.88	0.00
Form Setter, Paving & Curb.....	\$ 9.89	0.00
Foundation Drill Operator, Truck Mounted.....	\$ 15.00	0.00
Front End Loader Operator.....	\$ 11.36	0.00
Laborer, common.....	\$ 9.34	0.00
Laborer, Utility.....	\$ 10.12	0.00
Mechanic.....	\$ 14.74	0.00
Mixer operator, Concrete Paving	\$ 15.25	0.00
Mixer operator.....	\$ 10.83	0.00
Motor Grader Operator, Fine Grade.....	\$ 15.26	0.00
Motor Grader Operator, Rough...	\$ 12.96	0.00
Oiler.....	\$ 14.71	0.00
Painter, Structures.....	\$ 11.00	0.00
Pavement Marking Machine Operator.....	\$ 11.52	0.00
Pipelayer.....	\$ 10.49	0.00
Planer Operator.....	\$ 17.45	0.00
Reinforcing Steel Setter, Paving.....	\$ 15.50	0.00

Reinforcing Steel Setter, Structure.....	\$ 14.00	0.00
Roller Operator, Pneumatic, Self-Propelled.....	\$ 9.34	0.00
Roller Operator, Steel Wheel, Flat Wheel/Tamping.....	\$ 9.60	0.00
Roller Operator, Steel Wheel, Plant Mix Pavement.....	\$ 10.24	0.00
Scraper Operator.....	\$ 9.93	0.00
Servicer.....	\$ 11.41	0.00
Sign Installer (PGM).....	\$ 14.85	0.00
Slip Form Machine Operator.....	\$ 15.17	0.00
Spreader Box operator.....	\$ 10.39	0.00
Structural Steel Worker.....	\$ 13.41	0.00
Tractor operator, Crawler Type.	\$ 11.10	0.00
Traveling Mixer Operator.....	\$ 10.04	0.00
Trenching machine operator, Heavy.....	\$ 14.22	0.00
Truck Driver Tandem Axle Semi- Trailer.....	\$ 10.95	0.00
Truck driver, lowboy-Float.....	\$ 15.30	0.00
Truck driver, Single Axle, Heavy.....	\$ 11.88	0.00
Truck driver, Single Axle, Light.....	\$ 9.98	0.00
Wagon Drill, Boring Machine, Post Hole Driller Operator.....	\$ 14.65	0.00
Welder.....	\$ 14.26	0.00
Work Zone Barricade Servicer...	\$ 11.15	0.00

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Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (ii)).

In the listing above, the "SU" designation means that rates listed under the identifier do not reflect collectively bargained wage and fringe benefit rates. Other designations indicate unions whose rates have been determined to be prevailing.

WAGE DETERMINATION APPEALS PROCESS

1.) Has there been an initial decision in the matter? This can be:

- * an existing published wage determination
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- * a conformance (additional classification and rate) ruling

On survey related matters, initial contact, including requests for summaries of surveys, should be with the Wage and Hour Regional Office for the area in which the survey was conducted because those Regional Offices have responsibility for the Davis-Bacon survey program. If the response from this initial contact is not satisfactory, then the process described in 2.) and 3.) should be followed.

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Washington, DC 20210

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END OF GENERAL DECISION

EVALUATION OF PROPOSALS

1. Evaluation of Proposals:

1.1. The City will conduct a comprehensive, fair and impartial evaluation of all Competitive Sealed Proposals received in response to this request within 45 days of receipt of the proposals. The City will appoint a selection committee to perform the evaluation. Each proposal will be analyzed to determine overall responsiveness using a combination of price and other factors that the City determines will provide the best value to the City. The following evaluation criteria will be used in determining the award of this Competitive Sealed Proposal Contract.

A.	Background, Experience, Qualifications	30%
B.	Proposed Plan	20%
C.	Price	30%
D.	Small Business Enterprise Development Advocacy (SBEDA) Policy Compliance	20%

1.2. The Respondent's qualifications will be evaluated in the following standard weighted major categories. The City expressly reserves the right to reject any or all proposals submitted, to interpret any proposal ambiguities to the City's advantage, or to award the contract to the Respondent who, in the City's opinion, offers the most advantageous proposal under applicable law for the purpose intended by the City.

A. Background, Experience, Qualifications30%

Respondents should complete the 030 Contractors Qualification Statement Form fully and completely and shall supplement the Qualification Statement form with additional pages as required to address the City's evaluation criteria which will include, but is not limited to the following:

- Current business organizational structure/ type of business structure; stability of organization; organizational chart
- Debarment history
- Bond history
- Litigation history
- Number of years doing construction-contracting work under current name and under previous business name(s)
- Type of work provided by your firm and qualifications of your firm's in-house trades for designated work to be performed
- Availability of equipment & facilities.
- RELEVANT EXPERIENCE LIST including number/type contracts, number of change orders, original contract price versus final contract price
- Qualifications, experience, and list of comparable projects completed by **site superintendent**
- Qualifications, experience, and list of comparable projects completed by **project manager**

- Financial status
- Bonding capacity

The City will consider the Respondent’s evidence of sufficient resources necessary to manage, staff, and successfully perform the work contemplated under this proposal. The City will also consider the qualifications of the sub-consultants including, without limitation, the following:

- Overall proposed selection of sub-contractors and suppliers.
- Qualifications of major sub-contractors, i.e. civil work, structural concrete and framing, mechanical work, plumbing work, and specialties for specific project.
- Contractors past experience (if any) with use of same sub-contractors for similar type projects.

Other data available to the City as a result of prior contracts or through references will be considered, which includes, but is not limited to:

- Number of terminations, defaults, claims and disputes
- Record of projects which have required bonding company involvement
- Number of suits filed directly or in association by Respondent
- Number of suits filed against Respondent directly or in association
- Ability of Respondent to remain on schedule; proper and timely coordination of all trades and personnel for completing projects; record of projects which have exceeded completion schedule
- Record of projects which have been assessed liquidated damages
- Record of warranty call backs and timely response
- Quality of work completed, demonstration of excellence in workmanship, customer satisfaction
- Cooperation with Design Team and Owner
- Safety record demonstrated, lost time accidents

B. Proposed Plan.....20%

The City’s evaluation will include, but is not limited to, the following:

- Provide detailed narrative on construction management approach and ability to coordinate work with all sub-contractors and suppliers. Provide work plan to show how work will be accomplished.
- Contractor shall provide with their competitive sealed proposal an organizational chart and a schedule indicating project manager, superintendent, support staff and major sub-contractors for executing this project.
- (Insert any additional list of subcriteria items here)

C. Price30%

The City will consider the price for base proposal and any/all alternate(s).

The proposal with the lowest price total including the base proposal and all alternates will receive 25 of the available thirty (30) points. The other proposals will receive a percentage of the 25 points based on a comparison with the lowest-priced proposal.

Five (5) points will be awarded to those firms whose price proposals are within the estimated/proposed construction budget.

Example:

<u>Estimated Construction Budget: \$2,000,000</u>			
<u>Proposer</u>	<u>Proposal + Alternates</u>	<u>Calculation</u>	<u>Points Earned</u>
A	\$1,800,000	$(\$1,500,000/\$1,800,000) \times 25 + 5$	25.80
B	\$1,500,000	$(\$1,500,000/\$1,500,000) \times 25 + 5$	30.00
C	\$1,752,000	$(\$1,500,000/\$1,752,000) \times 25 + 5$	26.40

D. Small Business Economic Development Advocacy Program (SBEDA).20%

The current SBEDA policy, per Ordinance 2007-04-12-0396, provides for evaluation criteria for Alternative Construction Delivery Methods (ACDM), to include: Design/Build; Competitive Sealed Proposal; and, Construction Manager at Risk. The SBEDA evaluation criteria is designed to promote the utilization of Small, Minority, Women and African-American-Owned businesses by prime contractors bidding City projects.

The SBEDA scoring includes 20% (20 points on a 100 point scale) for consideration of local status, small business status, small business outreach and performance in achieving SBEDA goals. This section incorporates criteria to evaluate a respondent’s local economic impact and replaces the local business enterprise evaluation points. It also establishes evaluation criteria for a respondent’s Emerging-Diversity initiative. Emerging-Diversity is a business teaming program to provide opportunities for local Small, Minority, Women and African-American-Owned Businesses. Respondents will be required to identify teaming opportunities for small businesses within the construction project.

The Respondent’s demonstrated commitment to Small Business Economic Development Advocacy -- **must provide a narrative statement** (in lieu of a Good Faith Effort Plan) based on the following evaluation criteria describing the commitment to achieve the City’s small business goals. Evaluation of the Respondent’s narrative statement will be worth a total of twenty percentage points.

NOTE: A Good Faith Effort Plan can NOT be used! A narrative statement is required.

ECONOMIC IMPACT (Up to 5 points)

- Local resources, to include, local suppliers, equipment providers, subcontractors;
- Firms’ principal office and the home office location of key staff on this project;
- Headquartered or has local branch office in San Antonio;
- Identify local (presently living in or relocating to San Antonio) versus non-local staffing of your team, and the percent of their work expected to be done locally.

SBEDA EXPERIENCE (Up to 5 points)

Up to five percentage (5%) points based on Respondent's previous experience in implementing a similar small business program in project(s) for the last 3-5 years (Public and/or Private) as follows:

- Respondent has implemented a small business type program and attained the contracting goals specified by the client;
- Respondent has implemented a successful small business program in a private sector project;
- Respondent has a policy supporting the use of small, minority and women-owned businesses in their own contracting program;
- Respondent has demonstrated experience in using small businesses in all contracting opportunities;
- Respondent's small business program has received recognition and/or award.

SBEDA UTILIZATION (Up to 5 points)

Up to five percentage (5%) points will be awarded for the extent of Minority, Women, and African-American Owned Business utilization opportunities already identified by Respondent in connection with this Project and whether Respondent has been pro-active in assembling a Pre-Construction Project Team with Minority, Women-Owned and African-American businesses at levels corresponding to the City's Professional Services Contract Category goals identified in Attachment A of Ordinance "2007-04-12-0396." Respondents will be awarded 1 point for each of the following goals attained.

- | | |
|-----------------------------------------------|------|
| ▪ Minority Business Enterprise (MBE) | 31% |
| ▪ Women Business Enterprise (WBE) | 10% |
| ▪ African-American Business Enterprise (AABE) | 2.2% |

Up to 2 points may be earned for exceeding goals.

EMERGING-DIVERSITY BUSINESS PLAN (Up to 5 points)

Emerging-Diversity Business plan on eligible projects for Diversity Participation, including but not limited to:

- Plan to package work element into economically feasible units that facilitate diversity participation
- Bonding & Insurance Assistance;
- Negotiating Joint Venture and/or Partnership;
- Quick Pay Agreements;
- Outreach Efforts.

End of 045

SECTION 092400 - PORTLAND CEMENT PLASTERING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes the following:
 - 1. Exterior portland cement plasterwork (stucco) on metal lath.
- B. Related Sections include the following:
 - 1. Division 7 Section "Building Insulation" for thermal insulations and vapor retarders included in portland cement plaster assemblies.
 - 2. Division 7 Section "Joint Sealants" for sealants installed with exterior portland cement plaster (stucco).

1.3 SUBMITTALS

- A. Product Data: For each type of product indicated.
- B. Shop Drawings: Show locations and installation of control and expansion joints including plans, elevations, sections, details of components, and attachments to other work.

1.4 QUALITY ASSURANCE

- A. Mockups: Before plastering, install mockups to demonstrate aesthetic effects and set quality standards for materials and execution.
 - 1. Install mockups for each type of finish indicated.
 - 2. Approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.
- B. Preinstallation Conference: Conduct conference at Project site to comply with requirements in Division 1 Section "Project Management and Coordination."

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Store materials inside under cover and keep them dry and protected against damage from weather, direct sunlight, surface contamination, corrosion, construction traffic, and other causes.

ATTACHMENT "F"

1.6 PROJECT CONDITIONS

- A. Comply with ASTM C 926 requirements.
- B. Exterior Plasterwork:
 - 1. Apply and cure plaster to prevent plaster drying out during curing period. Use procedures required by climatic conditions, including moist curing, providing coverings, and providing barriers to deflect sunlight and wind.
 - 2. Apply plaster when ambient temperature is greater than 40 deg F.
 - 3. Protect plaster coats from freezing for not less than 48 hours after set of plaster coat has occurred.
- C. Factory-Prepared Finishes: Comply with manufacturer's written recommendations for environmental conditions for applying finishes.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. In other Part 2 articles where titles below introduce lists, the following requirements apply to product selection:
 - 1. Products: Subject to compliance with requirements, provide one of the products specified.

2.2 NONSTRUCTURAL STEEL FRAMING MEMBERS, GENERAL

- A. Manufacturers:
 - 1. California Expanded Metal Products Company (CEMCO).
 - 2. Clark Steel Framing Systems.
 - 3. Consolidated Systems, Inc.
 - 4. Dale/Incor.
 - 5. Dietrich Industries, Inc.
 - 6. Marino/Ware; Division of Ware Industries, Inc.
 - 7. Phillips Manufacturing Co.
 - 8. SCAFCO Corporation.
 - 9. Unimast, Inc.
 - 10. Western Metal Lath & Steel Framing Systems.
- B. Components, General: Comply with ASTM C 1063. For steel sheet components not included in ASTM C 1063, comply with ASTM C 645 requirements for metal, unless otherwise indicated.
- C. Cold-Rolled Channels: Base metal thickness of 0.0538 inch with ASTM A 653/A 653M, G60, hot-dip galvanized zinc coating.

- D. Wire: ASTM A 641/A 641M, Class 1 zinc coating, soft temper, not less than 0.0475-inch diameter, unless otherwise indicated.

2.3 STEEL FRAMING FOR CEILINGS

A. Suspended Furring:

- 1. Main Runners (Carrying Channels): Cold-rolled channels 2 inches (50.8 mm) deep.
- 2. Cross Furring: Cold-rolled channels, 3/4 inch (19.1 mm) deep.

B. Direct Furring: Cold-rolled channels, 3/4 inch (19.1 mm) deep.

C. Tie Wire:

- 1. For tying main runners directly to beams or joists (where wire hangers are used between beams or joists), use double loop of 0.1205-inch- (3.06-mm-) diameter wire.
- 2. For tying furring directly to concrete structure without main runners, use 0.0800-inch- (2.03-mm-) diameter wire.
- 3. For tying furring directly to steel or wood structure without main runners, use double loop of 0.0625-inch- (1.59-mm-) diameter wire, or quadruple loop of 0.0475-inch- (1.21-mm-) diameter wire.
- 4. For saddle tying cross furring to main runners use 0.0625-inch- (1.59-mm-) diameter wire, or double strand of 0.0475-inch- (1.21-mm-) diameter wire.

D. Wire Hangers: 0.162-inch- (4.12-mm-) diameter wire.

E. Rod Hangers: ASTM A 510 (ASTM A 510M), mild carbon steel, ASTM A 153/A 153M, hot-dip galvanized.

- 1. Diameter: 1/4-inch (6.34-mm).

F. Flat Hangers: Commercial-steel sheet, 1 by 3/16 inch (25.4 by 4.76 mm), with ASTM A 653/A 653M, G60 (Z180), hot-dip galvanized zinc coating.

2.4 METAL LATH

A. Expanded-Metal Lath: ASTM C 847 with ASTM A 653/A 653M, G60 (Z180), hot-dip galvanized zinc coating.

1. Manufacturers:

- a. Alabama Metal Industries Corporation (AMICO).
- b. California Expanded Metal Products Company (CEMCO).
- c. Dale/Incor.
- d. Marino/Ware; Division of Ware Industries, Inc.
- e. Phillips Manufacturing Co.
- f. Unimast, Inc.
- g. Western Metal Lath & Steel Framing Systems.

2. Diamond-Mesh Lath: Self-furring.

ATTACHMENT "F"

- a. Weight: 2.5 lb/sq. yd. (1.4 kg/sq. m).

2.5 ACCESSORIES

- A. General: Comply with ASTM C 1063 and coordinate depth of trim and accessories with thicknesses and number of plaster coats required.
- B. Zinc and Zinc-Coated (Galvanized) Accessories:
 - 1. Manufacturers:
 - a. Alabama Metal Industries Corporation (AMICO).
 - b. California Expanded Metal Products Company (CEMCO).
 - c. Dale/Incor.
 - d. Dietrich Industries, Inc.
 - e. Phillips Manufacturing Co.
 - f. Unimast, Inc.
 - g. Western Metal Lath & Steel Framing Systems.
 - 2. Foundation Weep Screed: Fabricated from hot-dip galvanized steel sheet, ASTM A 653/A 653M, G60 (Z180) zinc coating.
 - 3. Cornerite: Fabricated from metal lath with ASTM A 653/A 653M, G60 (Z180), hot-dip galvanized zinc coating.
 - 4. Cornerbeads: Fabricated from zinc-coated (galvanized) steel.
 - a. Small nose cornerbead with expanded flanges; use unless otherwise indicated.
 - 5. Casing Beads: Fabricated from zinc-coated (galvanized) steel; square-edged style; with expanded flanges.
 - 6. Control Joints: Fabricated from zinc-coated (galvanized) steel; one-piece-type, folded pair of unperforated screeds in M-shaped configuration; with perforated flanges and removable protective tape on plaster face of control joint.
 - 7. Expansion Joints: Fabricated from zinc-coated (galvanized) steel; folded pair of unperforated screeds in M-shaped configuration; with expanded flanges.

2.6 MISCELLANEOUS MATERIALS

- A. Water for Mixing: Potable and free of substances capable of affecting plaster set or of damaging plaster, lath, or accessories.
- B. Fiber for Base Coat: Alkaline-resistant glass or polypropylene fibers, 1/2 inch (13 mm) long, free of contaminants, manufactured for use in portland cement plaster.
- C. Bonding Compound: ASTM C 932.
- D. Steel Drill Screws: For metal-to-metal fastening, ASTM C 1002 or ASTM C 954, as required by thickness of metal being fastened; with pan head that is suitable for application; in lengths required to achieve penetration through joined materials of not fewer than three exposed threads.

- E. Fasteners for Attaching Metal Lath to Substrates: Complying with ASTM C 1063.
- F. Sound Attenuation Blankets: ASTM C 665, Type I (blankets without membrane facing), produced by combining thermosetting resins with mineral fibers manufactured from glass, slag wool, or rock wool.
 - 1. Fire-Resistance-Rated Assemblies: Comply with mineral-fiber requirements of assembly.
- G. Isolation Strip at Exterior Walls:
 - 1. Asphalt-Saturated Organic Felt: ASTM D 226, Type I (No. 15 asphalt felt), unperforated.
 - 2. Foam Gasket: Adhesive-backed, closed-cell vinyl foam strips that allow fastener penetration without foam displacement, 1/8 inch (3.1 mm) thick, in width to suit steel stud size.

2.7 PLASTER MATERIALS

- A. Portland Cement: ASTM C 150, Type II.
 - 1. Color for Finish Coats: White.
- B. Plastic Cement: ASTM C 1328.
- C. Lime: ASTM C 206, Type S; or ASTM C 207, Type S.
- D. Sand Aggregate: ASTM C 897.
 - 1. Color for Job-Mixed Finish Coats: White.
 - 2. Color: China White.
- E. **100% Acrylic, Elastomeric, Textured Finish**: Provide factory-mixed system. Include manufacturer's recommended primers and sealing topcoats for acrylic-based finishes.
 - 1. Product (required):
 - a. ***Omega Products International: Akrolastic Finishes (or approved equal).***
 - 2. Color: As selected by Architect from manufacturer's full range.

2.8 PLASTER MIXES

- A. General: Comply with ASTM C 926 for applications indicated.
 - 1. Fiber Content: Add fiber to base-coat mixes after ingredients have mixed at least two minutes. Comply with fiber manufacturer's written instructions for fiber quantities in mixes, but do not exceed 1 lb of fiber/cu. yd. of cementitious materials.

- B. Base-Coat Mixes for Use over Metal Lath: Scratch and brown coats for three-coat plasterwork as follows:
1. Portland Cement Mixes:
 - a. Scratch Coat: For cementitious material, mix 1 part portland cement and 3/4 to 1-1/2 parts lime. Use 2-1/2 to 4 parts aggregate per part of cementitious material.
 - b. Brown Coat: For cementitious material, mix 1 part portland cement and 3/4 to 1-1/2 parts lime. Use 3 to 5 parts aggregate per part of cementitious material, but not less than volume of aggregate used in scratch coat.
- C. Factory-Prepared Finish-Coat Mixes: Provide a 100% acrylic-based, elastomeric, textured finish coating consisting of the following product or approved equal:
1. **AKROLASTIC** by “OMEGA Products International”. Submit full-size actual samples of the manufacturer’s full line of available textures for selection by the Architect. Comply with manufacturer's written instructions for installation of product.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine areas and substrates, with Installer present, and including welded hollow-metal frames, cast-in anchors, and structural framing, for compliance with requirements and other conditions affecting performance.
1. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Protect adjacent work from soiling, spattering, moisture deterioration, and other harmful effects caused by plastering.
- B. Prepare solid-plaster bases that are smooth or that do not have the suction capability required to bond with plaster according to ASTM C 926.

3.3 INSTALLATION, GENERAL

- A. Sound Attenuation Blankets: Where required, install blankets before installing lath unless blankets are readily installed after lath has been installed on one side.
- B. Acoustical Sealant: Where required, seal joints between edges of plasterwork and abutting construction with acoustical sealant.

3.4 INSTALLING NONSTRUCTURAL STEEL FRAMING, GENERAL

- A. General: Comply with requirements in ASTM C 1063 for applications indicated.

1. Comply with ASTM C 754 for installation of items not addressed in ASTM C 1063.
- B. Install supplementary framing, blocking, and bracing at terminations in plaster assemblies to support fixtures, equipment services, heavy trim, grab bars, toilet accessories, furnishings, or similar construction.
- C. Isolate steel framing from building structure to prevent transfer of loading imposed by structural movement.
 1. Isolate ceiling assemblies where they abut or are penetrated by building structure.
 2. Isolate partition framing and wall furring where it abuts structure, except at floor. At head of assemblies, install slip-type joints that avoid axial loading and that support assembly laterally.
- D. Do not bridge building control and expansion joints with steel framing or furring members. Frame both sides of joints independently.
- E. Soffits: Unless otherwise detailed on Drawings, install furred or suspended soffits to comply with requirements for ceiling installation; install framed soffits to comply with requirements for partition installation.

3.5 INSTALLING STEEL FRAMING FOR CEILINGS AND SOFFITS

- A. Suspend ceiling hangers from building structure as follows:
 1. Install hangers plumb and free of contact with insulation or other objects within ceiling plenum that are not part of supporting structural or ceiling suspension system. Splay hangers only where required to miss obstructions; offset resulting horizontal forces by bracing, countersplaying, or other equally effective means.
 2. Where width of ducts and other construction within ceiling plenum produces hanger spacings that interfere with the location of hangers required to support standard suspension system members, install supplemental suspension members and hangers in form of trapezes or equivalent devices. Size supplemental suspension members and hangers to limit deflection to 1/360 of span while supporting ceiling loads.
 3. Wire Hangers: Secure by looping and tying, either directly to structure or directly to fasteners that are secure and appropriate for substrate, in a manner that will not cause them to deteriorate or otherwise fail.
 4. Rod and Flat Hangers: Secure to structure, including intermediate framing members, by attaching to fasteners that are secure and appropriate for substrate and hanger, in a manner that will not cause hangers to deteriorate or otherwise fail.
 5. Do not support ceilings directly from permanent metal forms. Secure to fastener devices that extend through forms.
 6. Do not attach hangers to steel deck tabs.
 7. Do not attach hangers to steel roof deck. Attach hangers to structural members.
 8. Do not connect steel framing to or suspend it from ducts, pipes, or conduit.
- B. Installation Tolerances: Install steel framing components for ceilings so members are level to within 1/8 inch in 10 feet (6.4 mm in 3 m) measured lengthwise on each member and transversely between parallel members.

- C. Sway-brace suspended steel framing with hangers used for support .
- D. Install steel framing components for ceilings in sizes and spacings indicated but not less than that required by the referenced steel framing and installation standards.
 - 1. Hanger Spacing: 48 inches (1219 mm) o.c.
 - 2. Main Runner (Carrying Channel) Spacing: For suspended ceilings, 24 inches o.c.
 - 3. Cross-Furring Spacing: For suspended ceilings, 24 inches (610 mm) o.c.
 - 4. Furring Spacing: For furred ceilings, 16 inches (406 mm) o.c.

3.6 INSTALLING METAL LATH

- A. Expanded-Metal Lath: Install according to ASTM C 1063.
 - 1. Flat-Ceiling and Horizontal Framing: Install flat diamond-mesh lath.
 - 2. On Solid Surfaces, Not Otherwise Furred: Install self-furring diamond-mesh lath.

3.7 INSTALLING ACCESSORIES

- A. Install according to ASTM C 1063 and at locations indicated on Drawings.
- B. Reinforcement for External Corners:
 - 1. Install lath-type external-corner reinforcement at exterior locations.
 - 2. Install cornerbead at interior and exterior locations.
- C. Control Joints: Install control joints in specific locations approved by Architect for visual effect as follows:
 - 1. As required to delineate plasterwork into areas (panels) of the following maximum sizes:
 - a. Vertical Surfaces: 144 sq. ft. (13.4 sq. m).
 - b. Horizontal and other Nonvertical Surfaces: 100 sq. ft. (9.3 sq. m).
 - 2. At distances between control joints of not greater than 18 feet (5.5 m) o.c.
 - 3. As required to delineate plasterwork into areas (panels) with length-to-width ratios of not greater than 2-1/2:1.
 - 4. Where control joints occur in surface of construction directly behind plaster.
 - 5. Where plasterwork areas change dimensions, to delineate rectangular-shaped areas (panels) and to relieve the stress that occurs at the corner formed by the dimension change.

3.8 PLASTER APPLICATION

- A. General: Comply with ASTM C 926.
 - 1. Do not deviate more than plus or minus 1/8 inch in 10 feet from a true plane in finished plaster surfaces, as measured by a 10-foot straightedge placed on surface.

2. Grout hollow-metal frames, bases, and similar work occurring in plastered areas, with base-coat plaster material, before lathing where necessary. Except where full grouting is indicated or required for fire-resistance rating, grout at least 6 inches at each jamb anchor.
3. Finish plaster flush with metal frames and other built-in metal items or accessories that act as a plaster ground, unless otherwise indicated. Where casing bead does not terminate plaster at metal frame, cut base coat free from metal frame before plaster sets and groove finish coat at junctures with metal.

B. Plaster Finish Coats: Apply to provide light sand finish to match existing plaster finishes found on existing buildings.

C. Acrylic-Based Finish Coatings: Apply coating system, including primers, finish coats, and sealing topcoats, according to manufacturer's written instructions.

3.9 CUTTING AND PATCHING

A. Cut, patch, replace, and repair plaster as necessary to accommodate other work and to restore cracks, dents, and imperfections. Repair or replace work to eliminate blisters, buckles, crazing and check cracking, dry outs, efflorescence, sweat outs, and similar defects and where bond to substrate has failed.

3.10 CLEANING AND PROTECTION

A. Remove temporary protection and enclosure of other work. Promptly remove plaster from doorframes, windows, and other surfaces not indicated to be plastered. Repair floors, walls, and other surfaces stained, marred, or otherwise damaged during plastering.

END OF SECTION 092400