



**City of San Antonio**  
**TRANSPORTATION AND CAPITAL IMPROVEMENTS**

**ADDENDUM No. 1**

**FORMAL INVITATION FOR BIDS (IFB)**

**PROJECT NAME: Alamo Plaza Visitor Information Center Office Renovation ID No.:43-00001**

**DATE: January 6, 2015**

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This addendum is separated into sections for convenience; however, all contractors, subcontractors, material men, and other parties shall be responsible for reading the entire addendum. The failure to list an item or items in all affected sections of this addendum does not relieve any party affected from performing as per instructions, providing that the information is set forth one time any place in this addendum. These documents shall be attached to and become part of the Contract Documents for this project. The contractor shall be required to sign an acknowledgement of the receipt of this addendum and submit with their proposal package.

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**GENERAL:**

1. The following changes and/or additions to the Contract Documents, via this addendum, shall apply to proposals made for and to the execution of the various parts of the work affected thereby.
2. Careful note of the Addendum shall be taken by all interested parties and all trades affected shall be fully advised in their performance of the work involved.

**GENERAL COMMENTS:**

1. Refer to Attachment "A" for Architects Pre-Bid Conference Agenda.
2. Refer to Attachment "B" for Revised Drawing A2.1
  - a. Added General Notes
  - b. Extended landing at entrance to adjacent space.
3. Refer to Attachment "C" for the New Published Building Wage Decision TX150280 1/2/2015 TX280

**END OF ADDENDUM No. 1**

**Alamo Plaza Visitor Information Center Office Renovation ID No.:43-00001**

**PRE-BID AGENDA**

I. SUBJECT OF MEETING: PRE-BID CONFERENCE: Tuesday, January 6, 2015 at 10:00 a.m. at the Municipal Plaza Building, 9<sup>th</sup> Floor Conference Room, 114 West Commerce, San Antonio, Texas 78205 for Alamo Plaza Visitor Information Center Office Renovation project.

II. PROJECT DESCRIPTION: PRE-BID PACKAGE

New Construction, and Interior "Finish-Out" including but not necessarily limited to metals; carpentry, wood work, casework, thermal, and moisture protection; doors and frames, door hardware, glazing, gypsum board, acoustic ceiling, resilient flooring, carpeting, paint, signs and fire extinguishers; air conditioning, plumbing; electrical lighting, power, and distribution.

III. INTRODUCTION

A. ARCHITECT

1. Chesney-Morales & Associates, Inc.  
4901 Broadway Suite 250  
San Antonio, Texas 78209  
(210) 828-9481  
(210) 828-9719 (Fax)  
Principal in Charge:  
Richard G. Morales  
Cell Number: (210) 240-3340  
[rgm@cma-architects.com](mailto:rgm@cma-architects.com)

Project Manager: Ryan Buba  
Cell Number: (210) 410-0635  
e-mail: [rbuba@cma-architects.com](mailto:rbuba@cma-architects.com)

Owner Designated Representative:  
Cheryl Y. Fuentes  
City of San Antonio  
Design & Development Assistant, City Architect's Office  
Capital Improvements Management Services  
114 West Commerce Street 4<sup>th</sup> Floor  
(210) 207-1375  
(210) 207-2197 (Fax)  
e-mail: [cheryl.fuentes@sanantonio.gov](mailto:cheryl.fuentes@sanantonio.gov)

B. ROLE AND RESPONSIBILITY

- a) Owner's Representative.
- b) Primary contact for the Contractor.
- c) Construction progress meetings (twice monthly).
- d) Observe and monitor progress and workmanship.
- e) Assist in the coordination between contractors and provide schedule information.
- f) Responsible for design and interpretations of the construction documents, plans and specifications.
- g) Provide technical assistance during construction.
- h) Review submittals and pay request.
- i) Review progress schedule.

#### IV. STATE REQUIREMENTS

#### V. PROJECT CONTROL PROCEDURES

##### A. To be submitted prior to First Progress Payment: or as indicated below:

- 1. SCHEDULE OF VALUES: Contractor and Chesney-Morales & Associates, Inc. to review Schedule of Values, amounts, details and format to establish satisfactory control documents. Submit twenty (20) days prior to first application for payment.
- 2. SCHEDULE (CPM BAR CHART): Contractor to provide schedule for use in coordination of project with Owner's operation and scheduling of work. Submit within fifteen (15) days of Notice to Proceed. The use of a computerized schedule program such as Primavera Systems Sure Trak 2.0 is recommended.
- 3. SUBMITTAL LIST: Contractor to provide Chesney-Morales & Associates, Inc. with a schedule of required shop drawings and submittals based on contract requirements and developed in conformity with the project schedule. Provide Schedule of Submittals for all submittals within ten (10) days of Notice to Proceed.
- 4. LIST OF SUBCONTRACTORS: Contractor to provide a list of all proposed subcontractors with current mailing address, telephone number and contact person. Update any changes to project manager.
- 5. PROGRESS PAYMENTS: Contractor to submit all payment requests to Chesney-Morales & Associates, Inc. no later than the 25th of the month. Provide invoices, release of lien and insurance for all stored materials.

##### B. MONTHLY PROGRESS PAYMENTS

- 1. Payment certification for competed activities as per schedule of values and invoiced cost for stored materials. Completed

activities will be reviewed once per month for payment by Chesney-Morales & Associates, Inc.

2. MONTHLY SUBMITTALS:

a. Updated Schedule:

- (1) Indicated activities completed this period with completion dates for each activity.
- (2) Indicate activities started and in progress with start dates and time remaining to complete.
- (3) Provide a daily/weekly written report of work in progress.

b. Inventory of Stored Materials with Invoices.

c. Narrative Report

- (1) Progress during last bi-monthly period (twice monthly).
- (2) Plan for next two weeks (twice monthly).
- (3) Identify potential delays and problems before they occur.
- (4) Progress photos showing location and date.

C. COORDINATION

1. Chesney-Morales & Associates, Inc. onsite weekly for meetings with project superintendent to coordinate activities with the Owner and Contractor operations.
2. Regular construction meeting twice monthly with Owner, Chesney-Morales & Associates, Inc. and Contractors.
3. Structural Engineer to be notified twenty-four (24) hours in advance of any structural modifications.
4. All phases of work to be coordinated through Owner's Designated Representative and Architect. Some work activities may have to be arranged to accommodate facility schedules. If any type of outage is anticipated, it must be coordinated through Chesney-Morales & Associates, Inc. and facility management.

D. SUBMITTALS

1. Contractor to review and certify all submittal data and shop drawings prior to submittal.
2. Contractor to provide submittals via electronic

submission when possible (i.e. e-mail, file share, etc.). Architect will retain one set of submitted samples.

E. FULL TIME SUPERINTENDENT

Contractor to provide full time superintendent on site at all times during the work. Superintendent must have full authority to make decisions. Superintendent to be responsible for coordination between subcontractors. Superintendent to attend all construction meetings and prepare all meeting minutes.

F. SITE USE

Contractor may use a designated portion of the construction area for the job office. Parking may be limited at the site; the Owner will designate parking areas. Owner will designate all haul routes and materials handling within the property.

VI. PHASING OF WORK

A. CRITICAL DATES

1. Submit preliminary phased schedule for review/coordination to Chesney-Morales & Associates, Inc. within seven (7) days of notice to proceed.
2. Submit ALL shop drawings and product data within thirty (30) days of Notice to Proceed.

B. CLOSE COORDINATION WITH CHESNEY-MORALES & ASSOCIATES, INC. AND FACILITY

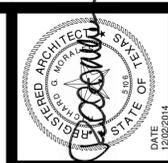
1. Major material deliveries.
2. Debris removal.
3. Review of proposed staging areas.
4. Immediate notification of damage to any utility.
5. Site Security - review with Facility Administration and Owner.
6. Safety - all accidents to be reported and copies of E-1 of accidents to be submitted at construction meetings.
7. Vehicular operation and parking.

VII. PROJECT DURATION AND MILESTONES

VIII. QUESTIONS AND DISCUSSION FROM THE FLOOR

IX. CONCLUSION OF MEETING

- A. Provide answers to questions in writing.
- B. Provide submittal logs, forms, schedules, etc.



Revision Schedule		
No.	Description	Date
1	ADDENDUM #1	01/06/14

CITY OF SAN ANTONIO  
**ALAMO PLAZA VISITOR INFORMATION  
 CENTER OFFICE RENOVATION**  
312 ALAMO PLAZA, SAN ANTONIO, TEXAS 78205



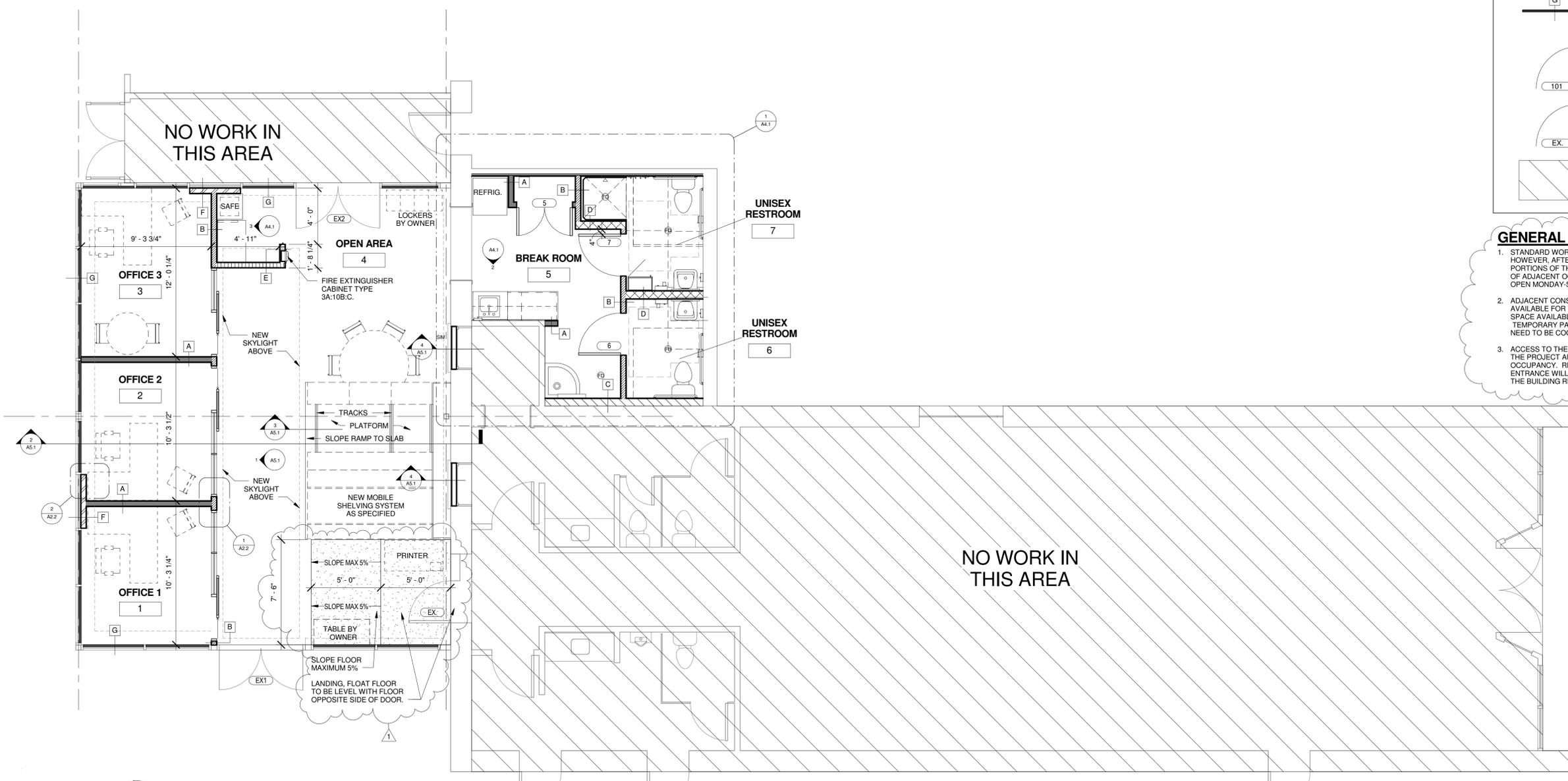
**Chesney  
 Morales Architects / Planners  
 & Associates, Inc.**  
4901 Broadway, Suite 250 / San Antonio, Texas 78209 (210) 926-9481

JOB NO:	1243J
DATE:	12/02/2014
DRAWN BY:	DL
CHECKED BY:	RB

SHEET  
**A2.1**

NEW CONSTRUCTION LEGEND	
	EXISTING WALL TO REMAIN
	EXISTING WALL TO REMAIN
	5/8" GYPSUM BOARD ON BOTH SIDES OF 3/8" METAL STUD AT 16" O.C. TO 6" ABOVE CEILING. REFER TO A5.1.
	5/8" GYPSUM BOARD ON BOTH SIDES OF 3/8" METAL STUD AT 16" O.C. TO UNDERSIDE OF DECK. REFER TO A5.1.
	5/8" GYPSUM BOARD ON ONE SIDE OF 3/8" METAL STUD AT 16" O.C. TO UNDERSIDE OF DECK. REFER TO A5.1.
	5/8" GYPSUM BOARD ON BOTH SIDES OF 3/8" METAL STUD AT 16" O.C. TO UNDERSIDE OF DECK. REFER TO A5.1.
	5/8" GYPSUM BOARD ON BOTH SIDES OF 3/8" METAL STUD AT 16" O.C. TO MATCH HEIGHT OF ADJACENT STOREFRONT FRAME. REFER TO A5.1.
	3/4" PLYWOOD ON EXTERIOR SIDE AND 5/8" GYPSUM BOARD ON INTERIOR SIDE OF 3/8" METAL STUD AT 16" O.C. TO MATCH HEIGHT OF ADJACENT STOREFRONT FRAME. REFER TO A5.1.
	5/16" GYPSUM BOARD ON 1" RIGID BOARD INSULATION FASTENED TO EXISTING PLYWOOD PANEL. TYPICAL AT ALL LOWER PANELS ON EXTERIOR STOREFRONT. REFER TO A5.1.
	NEW DOOR REFER TO DOOR SCHEDULE on SHEET A2.2
	EXISTING DOOR
	NO WORK IN THIS AREA

- GENERAL NOTES**
- STANDARD WORK HOURS FOR THIS PROJECT ARE APPLICABLE. HOWEVER, AFTER HOURS WORK MAY BE REQUIRED FOR PORTIONS OF THIS PROJECT THAT REQUIRE UTILITY SHUTDOWNS OF ADJACENT OCCUPANCIES. ADJACENT OCCUPANCIES ARE OPEN MONDAY-SUNDAY DURING NORMAL BUSINESS HOURS.
  - ADJACENT CONSTRUCTION PARKING AND STAGING ARE NOT AVAILABLE FOR THIS PROJECT SITE. THERE IS NO DESIGNATED SPACE AVAILABLE FOR A CONSTRUCTION DUMPSTER. TEMPORARY PARTIAL LANE CLOSURES FOR DELIVERIES WILL NEED TO BE COORDINATED WITH THE CITY OF SAN ANTONIO.
  - ACCESS TO THE BASEMENT AREA BELOW THE REAR PORTION OF THE PROJECT AREA IS AVAILABLE FROM THE ADJACENT OCCUPANCY. REGULAR CONSTRUCTION TRAFFIC THROUGH THIS ENTRANCE WILL BE LIMITED AND MUST BE COORDINATED WITH THE BUILDING REPRESENTATIVE.



**1 FIRST FLOOR NEW CONSTRUCTION PLAN**  
1/4" = 1'-0"

**FLOOR PLAN**

**ADDENDUM #1 ATTACHMENT "B"**

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General Decision Number: TX150280 01/02/2015 TX280

Superseded General Decision Number: TX20140280

State: Texas

Construction Type: Building

County: Bexar County in Texas.

BUILDING CONSTRUCTION PROJECTS (does not include single family homes or apartments up to and including 4 stories).

Note: Executive Order (EO) 13658 establishes an hourly minimum wage of \$10.10 for 2015 that applies to all contracts subject to the Davis-Bacon Act for which the solicitation is issued on or after January 1, 2015. If this contract is covered by the EO, the contractor must pay all workers in any classification listed on this wage determination at least \$10.10 (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract. The EO minimum wage rate will be adjusted annually. Additional information on contractor requirements and worker protections under the EO is available at [www.dol.gov/whd/govcontracts](http://www.dol.gov/whd/govcontracts).

Modification Number	Publication Date
0	01/02/2015

ASBE0087-014 01/01/2014

	Rates	Fringes
ASBESTOS WORKER/HEAT & FROST INSULATOR (Duct, Pipe and Mechanical System Insulation).....	\$ 21.17	8.77

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BOIL0074-003 01/01/2014

	Rates	Fringes
BOILERMAKER.....	\$ 23.14	21.55

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ELEC0060-003 06/01/2014

	Rates	Fringes
ELECTRICIAN (Communication Technician Only).....	\$ 20.99	5%+5.49

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ELEC0060-004 06/02/2014

	Rates	Fringes
ELECTRICIAN (Excludes Low Voltage Wiring).....	\$ 26.00	10%+4.65

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ELEV0133-002 01/01/2014

	Rates	Fringes
ELEVATOR MECHANIC.....	\$ 36.62	26.785+a

Footnote: A. 6% under 5 years based on regular hourly rate  
for all hours worked. 8% over 5 years based on regular  
hourly rate for all hours worked.

New Year's Day, Memorial Day, Independence Day, Labor Day,  
Thanksgiving Day, the Friday after Thanksgiving Day,  
Christmas Day, and Veterans Day.

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ENGI0450-002 04/01/2014

	Rates	Fringes
POWER EQUIPMENT OPERATOR Cranes.....	\$ 34.85	9.85

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IRON0066-013 12/01/2013

	Rates	Fringes
IRONWORKER, STRUCTURAL.....	\$ 19.80	5.95

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IRON0084-011 06/15/2014

	Rates	Fringes
IRONWORKER, ORNAMENTAL.....	\$ 22.02	6.35
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PLUM0142-009 07/01/2014		
	Rates	Fringes
HVAC MECHANIC (HVAC Electrical Temperature Control Installation Only).....	\$ 30.40	10.10
HVAC MECHANIC (HVAC Unit Installation Only).....	\$ 30.40	10.10
PIPEFITTER (Including HVAC Pipe Installation).....	\$ 30.40	10.10
PLUMBER (Excludes HVAC Pipe Installation).....	\$ 30.40	10.10
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SFTX0669-002 07/31/2014		
	Rates	Fringes
SPRINKLER FITTER (Fire Sprinklers).....	\$ 26.36	16.52
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SHEE0067-004 04/01/2014		
	Rates	Fringes
Sheet metal worker Excludes HVAC Duct Installation.....	\$ 25.60	13.54
HVAC Duct Installation Only.	\$ 25.60	13.54
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SUTX2014-006 07/21/2014		
	Rates	Fringes
BRICKLAYER.....	\$ 22.15	0.00
CARPENTER (Acoustical Ceiling Installation Only).....	\$ 17.83	0.00
CARPENTER (Form Work Only).....	\$ 13.63	0.00
CARPENTER, Excludes Acoustical Ceiling Installation, Drywall Hanging, Form Work, and Metal Stud Installation.....	\$ 16.86	4.17
CAULKER.....	\$ 15.00	0.00
CEMENT MASON/CONCRETE FINISHER...	\$ 22.27	5.30
DRYWALL FINISHER/TAPER.....	\$ 13.81	0.00

DRYWALL HANGER AND METAL STUD INSTALLER.....	\$ 15.18	0.00
ELECTRICIAN (Low Voltage Wiring Only).....	\$ 20.39	3.04
IRONWORKER, REINFORCING.....	\$ 12.27	0.00
LABORER: Common or General.....	\$ 10.75	0.00
LABORER: Mason Tender - Brick....	\$ 11.88	0.00
LABORER: Mason Tender - Cement/Concrete.....	\$ 12.00	0.00
LABORER: Pipelayer.....	\$ 11.00	0.00
LABORER: Roof Tearoff.....	\$ 11.28	0.00
LABORER: Landscape and Irrigation.....	\$ 8.00	0.00
OPERATOR: Backhoe/Excavator/Trackhoe.....	\$ 15.98	0.00
OPERATOR: Bobcat/Skid Steer/Skid Loader.....	\$ 14.00	0.00
OPERATOR: Bulldozer.....	\$ 14.00	0.00
OPERATOR: Drill.....	\$ 14.50	0.00
OPERATOR: Forklift.....	\$ 12.50	0.00
OPERATOR: Grader/Blade.....	\$ 23.00	5.07
OPERATOR: Loader.....	\$ 12.79	0.00
OPERATOR: Mechanic.....	\$ 18.75	5.12
OPERATOR: Paver (Asphalt, Aggregate, and Concrete).....	\$ 16.03	0.00
OPERATOR: Roller.....	\$ 12.00	0.00
PAINTER (Brush, Roller and Spray), Excludes Drywall Finishing/Taping.....	\$ 13.07	0.00
ROOFER.....	\$ 12.00	0.00
TILE FINISHER.....	\$ 11.32	0.00
TILE SETTER.....	\$ 14.94	0.00
TRUCK DRIVER: Dump Truck.....	\$ 12.39	1.18

TRUCK DRIVER: Flatbed Truck.....\$ 19.65	8.57
TRUCK DRIVER: Semi-Trailer Truck.....\$ 12.50	0.00
TRUCK DRIVER: Water Truck.....\$ 12.00	4.11

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

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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)).

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The body of each wage determination lists the classification and wage rates that have been found to be prevailing for the cited type(s) of construction in the area covered by the wage determination. The classifications are listed in alphabetical order of "identifiers" that indicate whether the particular rate is a union rate (current union negotiated rate for local), a survey rate (weighted average rate) or a union average rate (weighted union average rate).

#### Union Rate Identifiers

A four letter classification abbreviation identifier enclosed in dotted lines beginning with characters other than "SU" or "UAVG" denotes that the union classification and rate were prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2014. PLUM is an abbreviation identifier of the union which prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. 07/01/2014 is the effective date of the most current negotiated rate, which in this example is July 1, 2014.

Union prevailing wage rates are updated to reflect all rate changes in the collective bargaining agreement (CBA) governing this classification and rate.

#### Survey Rate Identifiers

Classifications listed under the "SU" identifier indicate that no one rate prevailed for this classification in the survey and

the published rate is derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As this weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SULA2012-007 5/13/2014. SU indicates the rates are survey rates based on a weighted average calculation of rates and are not majority rates. LA indicates the State of Louisiana. 2012 is the year of survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. 5/13/2014 indicates the survey completion date for the classifications and rates under that identifier.

Survey wage rates are not updated and remain in effect until a new survey is conducted.

#### Union Average Rate Identifiers

Classification(s) listed under the UAVG identifier indicate that no single majority rate prevailed for those classifications; however, 100% of the data reported for the classifications was union data. EXAMPLE: UAVG-OH-0010 08/29/2014. UAVG indicates that the rate is a weighted union average rate. OH indicates the state. The next number, 0010 in the example, is an internal number used in producing the wage determination. 08/29/2014 indicates the survey completion date for the classifications and rates under that identifier.

A UAVG rate will be updated once a year, usually in January of each year, to reflect a weighted average of the current negotiated/CBA rate of the union locals from which the rate is based.

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#### 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

**CITY OF SAN ANTONIO  
TRANSPORATION & CAPITAL IMPROVEMENTS  
CONTRACT SERVICES DIVISION**

RECEIPT OF ADDENDUM NUMBER(S) 1 IS HEREBY ACKNOWLEDGED FOR PLANS AND SPECIFICATIONS FOR **Alamo Plaza Visitor Information Center Office Renovation Project**

No.:**43-00001** FOR WHICH BIDS WILL BE OPENED ON **January 20, 2015.**

THIS ACKNOWLEDGEMENT MUST BE SIGNED AND RETURNED WITH THE BID PACKAGE.

Company Name: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip Code: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name/Title