

ADDENDUM NO. 2

Project: Austin Police Association Building Renovation

Date: June 02, 2026

This Addendum forms part of the Contract Documents and modifies the original bidding documents as noted below. Acknowledge receipt of this Addendum in the Bid Form.

ATTACHMENTS

This Addendum includes the following documents:

1. Responses to Bidder Questions



Austin Police Association Building Reno Pre Bid Questions

#	Discipline	Question	Responses
1	ARCH	Are we to include Alternates #1 and #2 in our bid proposal? The drawings show them to be removed, but they are listed in the specs and bid form.	Yes, Please include Alternates #1 and #2 in your response. The work was approved by the City of Austin but the owner is to approve if it is to be carried out.
2	APA	When do you anticipate beginning work?	Owner would like to begin work by mid June and no later than July 6th.
3	APA	Is there a target completion date or duration?	Owner is flexible as to what works best with contractors schedule. Owner prefers to have all the work related that would require shutting down the building (ex: power, water, other utilities), be completed all at once with the owner moved out of the building, and then move back in for the remainder of the work if possible. Owner requests a schedule to be submitted with bid.
4	APA	Are there bond requirements?	Performance bond will be required in the amount of contract sum. For the bid security, we would like to require that each bid be accompanied by bid security in an amount not less than 5% of the total bid. Acceptable forms of bid security include a bid bond, certified check, or cashier's check.
5	APA	What areas on site are suitable for dumpster location?	Location is flexible when the client is out of the building.
6	APA	How does the APA want to store any furniture/ items to be re-used?	The Owner will be responsible for removing, storing and relocating all existing furniture and equipment.
7	APA/ ARCH	What Equipment in the kitchen is to be demolished & sealed off?	The Captivate Aire Hoods, Range, Fryer & Oven. All other equipment to remain.
8	APA	Is the project subject to prevailing wage requirements? If so, please provide the applicable wage scale.	The APA no wage requirements.
9	APA	Is this project tax exempt? If so, please provide the tax exemption certificate information.	No
10	APA/ ARCH	Will the Owner be providing and installing the furniture, fixtures, and equipment (FF&E), or is this scope to be included by the General Contractor?	The Furniture listed on ID-210 should be treated as a Add Alt No. 03. Please provide a cost per item. The owner will determine if the furniture will be accepted from the ad atl. Owner to provide all Fixtures and equipment. Owner to install all furniture, fixtures and equipment. See revised sheet A-002, Bid Form and & Project Manual for revised scope including Ad Alt No. 03.
11	MEP	Please provide information regarding the existing fire alarm system, including manufacturer and compatibility requirements	Field Verify.

12	ARCH	Please confirm there is no scope included for Fire Sprinkler.	Confirmed.
13	APA	Is a bid bond required as part of the proposal submission?	Yes. Reference Instruction to Bidders.
14	MEP	Is there any telecommunications or data scope included as part of this project?	
15	Arch	Mold assessment – AD-201 references an initial mold assessment driving ceiling tile replacement. Can I get a copy? Trying to confirm whether the root cause is plumbing-related (vent leak, condensate, supply line)	Yes, it is include in the addendum.
16	MEP	#2 kitchen equipment – Need a complete list of equipment to be disconnected and removed, with utility connections noted (water, drain, gas, indirect waste, hood washdown if present).	See reponse to question 7. Utility connections to be verified on site.
17	MEP	Sump pump (PD1.1) – Drawings call for demo of the existing floor-mounted sump. Pricing demo, disconnect, and cap only. Confirm replacement is NOT in scope, or provide replacement spec if it is.	Confirmed replacement is <u>not</u> in scope.
18	MEEP	Hub drain (P1.1) – Note reads "replace existing broken hub drain grate." Pricing grate replacement only. Confirm drain body, hub, and any slab work are excluded from base scope.	Confirmed drain body, hub, or slab work are <u>not</u> in scope.
19	ARCH/MEP	Break/Copy Room 109 – P2.3 shows an Oatey 39140 water box (3/8" CW only). Architectural cabinet schedule shows a sink-base cabinet. Confirm water box only with no sink, or point me to the P sheet where the sink is detailed.	Water box is for fridge water line. Coordinate location of water box with architectural for location of fridge.
20	MEP	Existing piping – Sanitary material (cast iron, PVC, lead joints)? Domestic water (copper, CPVC, galvanized)?	Contractor to field verify.
21	MEP	RPZA and Water Filter WF-1 – P2.3 references both. Existing in place or new install? Annual certification responsibility?	The scope does not include RPZAs, as such this is not required.
22	MEP	Bathroom 117 and Critical Incident Debrief 118 – Confirm zero plumbing scope in these rooms.	Demolition scope as noted on drawings may include scope above 118. There are no new plumbing fixtures / new plumbing scope to these rooms.
23	MEP	Please clarify whether the specifications require a completely new fire alarm system, or if the intent is to modify and utilize the existing system to bring it into compliance with current code requirements?	Existing Fire alarm system to be modified as required to accommodate new devices including new fire/smoke dampers.
24	APA	We need confirmation if a payment and performance bond cost needs to be included	Yes.
25	APA	The bid documents mention a bid bond. Are we to submit an electronic copy with our bid?	Yes
26	Arch	Sheet ID-210 notes furniture. Are we to include the costs for this in our proposal or will it be owner supplied	Please include it as a separate line item (outside of base bid) as Ad. Alt No. 03. See revised bid form.
27	APA	What will be the security protocol during construction? Will workers be required to check in/out each day? Do we need to provide background checks on workers?	Contractor to register workers with APA. Workers to maintain identification with them at all times. Workers to check in and out each day. No background checks need to be provided to APA.
28	ARCH/APA	Will we be allowed to work on all areas at once, or will the work be phased	Up to the GC as they see fit. Preference from the owner is for all the work related to shutting off the building (ex: utilities) be done at once so APA can move out for that time and then resume working in the building for the rest of the work if possible.
29	Arch	AD-201 general note mentions a mold assessment. Please provide.	See Mold Assessment included in response.
30	MEP	Are substitutes to lighting fixtures acceptable?	Yes. LED is acceptable. Basis of design Lithonia STAKS 2x4 ALO6 SWW7 for RF1 and Lithonia LBR6 ALO2 SWW1 AR LSS MWD MVOLT UGZ for R4, or equal. Exit sign to match building standard in LED.

31	ARCH	AD201 shows the 2x4 grid to be removed in the existing training room. A201 shows it being replaced. A501 Finish schedule does not have any work listed for the existing training room. Please clarify.	New Grid & Tiles in Small Training Room 125/ Board Room. The grid is to remain and replace tiles only in Existing Training Room 123.
32	ARCH/MEP	Can LED's be used instead of Fluorescents in training room?	Yes. LED is acceptable. Refer to answer on item #31.
33		ACT-1 and ACT-2 Ceiling Specifications Please provide specifications for ACT-1 and ACT-2 ceiling systems, including: • Manufacturer • Tile type/model • Tile size and edge detail • Suspension/grid system type and width • Color/finish • Any required accessories or hold-down clips Current drawings do not provide sufficient information to accurately price the acoustical ceiling systems.	ACT-1: 24" x 48" acoustical ceiling tile, square lay-in edge, white finish. Basis of design: Armstrong Fine Fissured, Cortega, or approved equal. Existing ceiling grid/suspension systems are intended to remain where existing conditions permit. Contractor shall field verify existing grid type, module, profile, and condition for compatibility with proposed ceiling tile replacement. ACT-2: Match existing corridor ceiling system. Contractor shall field verify existing corridor ceiling tile, grid size, profile, color, and edge condition prior to procurement. Provide new 24" x 24" acoustical ceiling tile and suspension grid to match existing corridor system as closely as possible. Basis of design: Armstrong Fine Fissured, Cortega, or approved equal compatible with existing corridor appearance and performance. Provide 15/16" white exposed grid unless field verification determines an alternate existing profile
34		Open to Structure Area at Rooms 119/120/115 Please confirm drywall and tape & float finish requirements at existing walls remaining after demolition of Rooms 119 and 120 into new Podcast Office 115. Drawings indicate ceilings and walls are to be removed and area will remain open to structure. Please confirm: • Are remaining/exposed existing walls to receive new drywall and tape & float finish to deck above? • Are exposed above-ceiling areas required to be Level 4 finish • If demolition removes portions of existing tile substrate/DensGlass at former restroom walls, is drywall patching/replacement required as part of drywall scope? RFI #3 – In-Wall Blocking Clarification No in-wall blocking requirements were identified on drawings as part of the framing scope. Please clarify which items and areas, if any, require in-wall blocking support.	The intent is for the renovated Podcast Office 115 to remain open to roof structure. Contractor shall coordinate all demolition and patching required to provide a complete and paint ready installation of walls & roof structure. Clarifications are as follows: Existing walls remaining after demolition are not required to receive new full height gypsum board to underside of structure where existing gypsum board currently terminates above the former ceiling line. However, no exposed metal studs or unfinished framing shall remain visible in the completed work. Where demolition results in exposed studs, damaged wall construction, incomplete wall surfaces, or removal of existing gypsum board/substrate, Contractor shall provide new gypsum board infill, patching, framing as required, and tape & float finish to create a complete continuous surface suitable for paint. Exposed roof structure are not required to receive new Level 4 finish throughout where existing concealed conditions are exposed by demolition. However, all new gypsum board work and patched areas shall be taped, floated, sanded, and prepared for paint to match adjacent finished surfaces. Where demolition of existing restroom walls or finishes results in damaged, incomplete, or exposed substrate conditions, provide drywall patching/replacement as required as part of the drywall scope to create a complete finished assembly ready for paint. Provide localized in-wall blocking as required for wall-mounted televisions/displays, and millwork indicated in the drawings. Coordinate blocking requirements with approved submittals, manufacturer recommendations, and owner furnished equipment information made available prior to framing close-in.