



chesneymoralespartners,inc.

architecture | interior design

4901 Broadway, Suite 250 | San Antonio, Texas 78209 | 210.828.9481

DATE: AUGUST 12, 2026

ADDENDUM NO.: 1

PROJECT NO.: 2537

PROJECT: A NEW BRANCH OFFICE
1208 Texas Research Parkway (SH211)
[211 and Potranco]
(Bexar County)
San Antonio, Texas 78245

OWNER: RBFCU
1 IKEA-RBFCU Parkway
San Antonio, Texas, 78224

ARCHITECT: Chesney Morales Partners, Inc.
4901 Broadway Suite 250
San Antonio, Texas 78209



8/12/26

This addendum is generally separated into sections for convenience; however, all contractors, subcontractors, material men, and all other parties shall be responsible for reading this 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. The addendum forms a part of the Contract Documents, modifying and superseding where it is inconsistent with them. All other conditions of the Contract Documents remain unchanged.

SPECIFICATIONS:

- ITEM 1** **ADD the Table of Contents in its entirety, see hereto attached Exhibit "A", 6 pages**
- ITEM 2** **ADD Consultants Page in its entirety, see hereto attached Exhibit "B"; one page.**
- ITEM 3** **ADD Bid Form [000003] in its entirety, see hereto attached Exhibit "C"; 3 pages.**

ITEM 4 ADD Invitation To Bid [000001] in its entirety, see hereto attached Exhibit "D", 2 pages.

CLARIFICATION:

ITEM 5 ADD Affidavit and Partial Release of Lien in its entirety, see hereto attached Exhibit "E" (2 sets) 2 page.

Refer to the Table of Contents "Exhibit A"

Division 01 – General Requirements

NOTE: Affidavit and Partial Release of Lien (2 sets).

The wrong specification section [Additional Provisions (2 sets)] was inserted here. DELETE the Additional Provisions specification and ADD "Affidavit and Partial Release of Lien, Exhibit "E".

END OF ADDENDUM NO. 1

EXHIBIT "A"

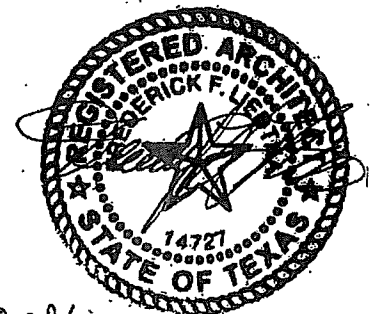
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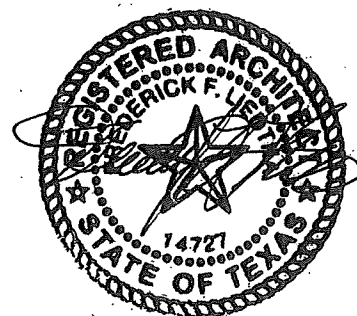
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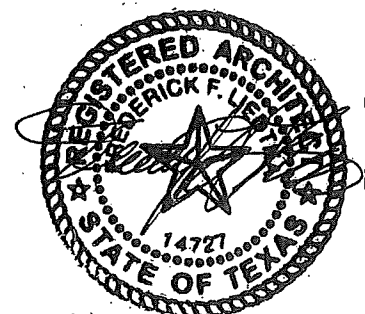
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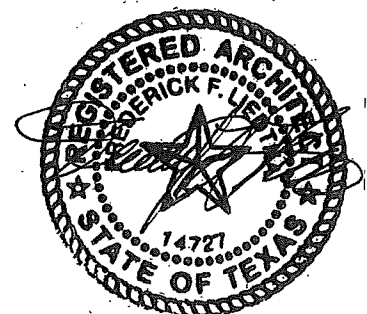
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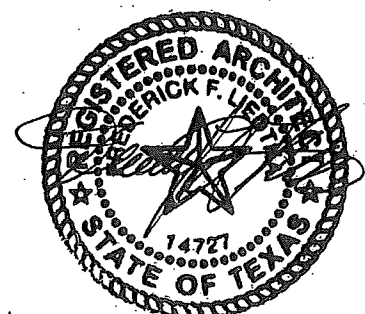
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EXHIBIT "B"

CONSULTANTS

ARCHITECT:

CHESNEY MORALES PARTNERS, INC.

4901 Broadway Suite 250
San Antonio, Texas 78209
210.828-9481
210.828-9719 (Fax)

MECHANICAL / ELECTRICAL / PLUMBING ENGINEER:

CLEARY ZIMMERMANN ENGINEERS

1344 South Flores Suite 101
San Antonio, Texas 78204
210.447-6100
210.447-6101 (Fax)

STRUCTURAL ENGINEER:

AXIS STRUCTURAL

1045 Central Parkway N. Suite 101
San Antonio, Texas 78232
210.824-2908
210.496-9330 (Fax)

CIVIL ENGINEER:

PAPE DAWSON ENGINEERS, INC.

2000 N. W. Loop 410
San Antonio, Texas 78213
210.375.9000
210.375.9010 (Fax)

LANDSCAPE ARCHITECT:

C2 LANDSCAPE, INC.

317 Lexington Suite 1
San Antonio, Texas 78215
210.269.5354
(No Fax Number)

EXHIBIT "C"

SECTION 000003

BID FORM

A NEW BRANCH OFFICE

Potranco and 211 BRANCH

1208 Texas Research Parkway (SH 211)
San Antonio, Texas 78245
Bexar County

For

RANDOLPH BROOKS FEDERAL CREDIT UNION

DATE:

PROPOSAL OF:

(NAME OF BIDDER)

TO: RANDOLPH-BROOKS FEDERAL CREDIT UNION

GENTLEMEN:

In compliance with your invitation to bid the subject Project, the undersigned has examined the Project Manual and Specifications, Drawings, Addenda, and related documents as prepared by Chesney Morales Partner, Inc., 4901 Broadway, Suite 250, San Antonio, Texas 78209, visited the site of the proposed work, and are familiar with all of the conditions, materials, services, equipment, and appliances required in connection with, or incidental to, the proposed Project.

BASE BID:

To furnish all materials, equipment, implements, supplies, tools, and facilities, and to perform all labor and services necessary or required, in connection with, or normally incidental to the completion of all work, according to the listed Bidding Documents for the lump sum of:

BID: _____

(written)

DOLLARS (\$): _____

(figures)

(Amount of bid to show in both words and figures. In case of discrepancy between the two, the words will govern.)

ALTERNATES:

ALTERNATE NO. 1

1. Base Bid: No performance and payment bonds are to be included in the base bid.
2. Alternate: The Contractor is to provide an ADDITIVE alternate price for providing performance and payment bonds.

ADD the sum of _____ (\$ _____)
written figures

ADDENDA

The undersigned acknowledges receipt of Addendum Nos. _____ to the Bidding Documents. All of the provisions and requirements of the Addenda have been taken into consideration in preparation of the foregoing proposals.

TIME OF COMPLETION:

The undersigned agrees to commence work under this contract upon a written "Notice To Proceed" from the Owner and to complete the Project fully within 180 Calendar Days.

GENERAL CONTRACTOR PERSONNEL

PROJECT MANAGER _____

PROJECT SUPERINTENDENT _____

PROJECT ENGINEER _____

EXPIRATION

This bid shall remain in effect for a period of Ninety (90) days from the date of submission.

CONTRACTOR

BY

TITLE

BUSINESS ADDRESS

(Area Code + Telephone Number)

(Seal if Bidder is a corporation)

END OF SECTION 000003

EXHIBIT "D"

000001

INVITATION TO BID

A NEW BRANCH OFFICE

211 and POTRANCO BRANCH

1208 Texas Research Parkway [SH 211]
(Bexar County)
San Antonio, Texas 78245

for

RANDOLPH-BROOKS FEDERAL CREDIT UNION

It is the intent of Randolph-Brooks Federal Credit Union to construct a *New Branch Office located at 1208 Texas Research Parkway (SH 211) [Bexar County], San Antonio, Texas 78245* as described on the drawings and in the specifications. Construction work will involve architectural, mechanical, plumbing, electrical and site work. Without force and effort upon the contract, the work can briefly be described as follows:

New construction including but not necessarily limited to selective demolition of pavement, curbs and walks, new decorative concrete pavement, concrete, structural steel, cold formed framing and metals; carpentry, wood work, and millwork; firestopping, thermal and moisture protection, sealants, roofing systems, composite aluminum panels, doors and frames, door hardware, glazing, gypsum board, tile, acoustic ceiling, resilient flooring, carpet, paints; signs, fire extinguishers; window treatment, air conditioning, plumbing; electrical, lighting, data, and power distribution, landscape, irrigations, landscape furniture and accessories .

Invited contractors are to submit sealed bids for this project. Bids will be based on single lump sum prime contract to include all documents prepared by Chesney Morales Partners, Inc., 4901 Broadway, Suite 250, San Antonio, Texas 78209, (210) 828-9481, (210) 828-9719 (Fax). The bids shall be e-mailed to Randolph-Brooks Federal Credit Union, 1 IKEA-RBFCU Parkway, Live Oak, Texas 78233:

Attention: Eric Etzler at etzler@rbfcu.org. Bids will be received until, Tuesday, September 1, 2026, at 2:00 p.m. Any bid received after 2:00 p.m. will be returned unopened. Bids will be privately opened. Bidders are to provide a complete breakdown of the bidding documents corresponding to the format as included in the project manual.

Invited Bidders will be sent by email a link with the Bid documents. Physical copy of the Bidding documents may be obtained upon request from Chesney Morales Partners, Inc., 4901 Broadway, Suite 250, San Antonio, Texas 78209.

All questions, prior to bidding, must be submitted in **writing** to Frederick "Tex" Liedtka fliedtka@chesneymorales.com and Megan Julian mjulian@chesneymorales.com by Tuesday, August 18, 2026, by 4:30 p.m. Questions will be responded to by the Architect on Friday, August 24, 2026, in Addendum format. If the questions were not addressed in a written response, the Bidders are still obligated to include pricing in their proposal to include the items in question.

The Architect has submitted the plans for permitting review. All Building Permit costs will be paid by the Owner

No unlawful discrimination will be made against bidders, vendors, or contractors, because of race, color, religion, sex, age, national origin, physical disability/handicap, or mental disability/handicap.

The successful Bidder will be selected based on cost and time to complete the project.

Randolph-Brooks Federal Credit Union reserves the right to reject any and all bids and to waive any informalities.

Randolph-Brooks Federal Credit Union is a tax-exempt institution.

END OF SECTION 000001

EXHIBIT "E"

Affidavit and Partial Release of Lien

STATE OF TEXAS

COUNTY OF BEXAR

Check one

☐ Subcontractor ☐ Supplier ☐ Other ☐ General Contractor

BEFORE ME, the undersigned authority, on this day personally appeared who, being duly sworn, upon his/her oath states that the following is true and correct and within his/her personal knowledge.

1. I am a duly authorized agent of _____, (type of business) which has authorized me to make this affidavit, to enter into the agreements and to grant the lien waivers herein set forth, on its behalf.
2. In consideration of, and conditioned upon receipt of payment, the above company does hereby waive and release all liens, right, and interest, and including without limitation, all mechanic's liens and materialmen's _____ liens under the Constitution and Statutes of State of Texas) owned, claimed or held, and to the land and improvements to the full extent of the amount requested in the application for Payment for the Month of _____.
3. For Consideration in hand paid the amount of \$ _____, the above company does hereby certify and acknowledge that it has been fully paid, less retainage, for work and labor done, and for all materials supplied for the Month of _____.
4. The company agrees to indemnify and hold the _____ harmless from any and all liens and claims for damages, including attorney's fees and expenses, of suppliers of materials, subcontractors, equipment lessors, and others furnishing materials, labor, or equipment in connection with the construction of the project listed below.

Project: _____
Address: _____

Signature _____
Printed Name: _____
Title: _____

Company Address: _____

Subscribed and sworn to me this _____ day of _____

Signed _____
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "E"

Affidavit and Partial Release of Lien

STATE OF TEXAS

COUNTY OF BEXAR

Check one

☐ Subcontractor ☐ Supplier ☐ Other ☐ General Contractor

BEFORE ME, the undersigned authority, on this day personally appeared who, being duly sworn, upon his/her oath states that the following is true and correct and within his/her personal knowledge.

1. I am a duly authorized agent of _____, (type of business) which has authorized me to make this affidavit, to enter into the agreement and to grant the lien waivers herein set forth, on its behalf.
2. In consideration of, and conditioned upon receipt of payment, the above company does hereby waive and release all liens, right, and interest, and including without limitation, all mechanic's liens and materialmen's _____ liens under the Constitution and Statutes of State of Texas) owned, claimed or held, and to the land and improvements in the full extent of the amount requested in the application for Payment for the Month of _____.
3. For Consideration in hand paid the amount of \$ _____, the above company does hereby certify and acknowledge that it has been fully paid, less retainage, for work and labor done, and for all materials supplied for the Month of _____.
4. The company agrees to indemnify and hold the _____ harmless from any and all liens and claims for damages, including attorney's fees and expenses, of suppliers of materials, subcontractors, equipment lessors, and others furnishing materials, labor, or equipment in connection with the construction of the project listed below.

Project: _____
Address: _____

Signature _____
Printed Name: _____
Title: _____

Company Address: _____

Subscribed and sworn to me this _____ day of _____

Signed _____
NOTARY PUBLIC, STATE OF TEXAS