



Brooks Development Authority  
Competitive Sealed Proposals (CSP)  
Hangar 9 Renovations  
Bid #12072015-003  
Questions

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1. Has the Hanger been tested for lead or asbestos? If lead or asbestos is discovered during construction, how will those hazardous materials be handled?

**ANSWER: Asbestos abatement will occur prior to the execution of this contract. Asbestos containing materials occur in the floor tile and mastic occurring in the lean-to area. See Article 10 of the Contract for Brooks Development Authority General Terms and Conditions.**

2. Appendix G paragraph “Local and Disadvantaged Business Enterprise Performance” sub paragraph B states “Designation of the team or primary submitter as a DBE. Five percentage 5% points for disadvantaged business enterprises. A business meeting the definition of a DBE shall receive 5 percentage points.” To encourage DBE participation, will the BDA allow the Non-DBE Prime Contractor to make up these 5 points by utilizing DBE subcontractors in the amount of 5% of the contract value?

**ANSWER: Yes, a Non-DBE Prime Contractor can utilize subcontractors to make up the DBE goal. Please note: In the cases of joint ventures or subcontractor relationships between local and out-of-town firms, the submittal will be given credit based on the percentage of participation.**

3. On the Proposal checklist it has Appendix F with Exhibit 1 – Price proposal schedule and Exhibit 2 – Price proposal sheet. I do not see anywhere in the CSP an actual document labeled Exhibit 2 Price proposal sheet. Does this happen to be the Proposal Form or should we be anticipating another document?

**ANSWER: Appendix F – Exhibit 2 is the bid form. It is posted on the BDA website and is available in the specification book.**

4. I just wondered if there were supposed to be any attachments (plans) with Addendum I because it appears that there was nothing after the 1st two pages of the attachment. Please advise.

**ANSWER: The additional plans are available at Thomas Reprographics.**

5. Referring to Specification Section 321400 – Unit Paving; on page 3 of 3, 3.2 C requires a drainage geotextile over the compacted base. ICPI Tech Spec 14, page 6, recommends that drainage mats not be under pavers subject to vehicles. We believe

that these pavers surely will receive vehicular traffic from maintenance trucks, carts, etc. We do not know the purpose of the mats in this project. We, therefore, recommend that mats not be used. See Attached.

**ANSWER: Install concrete unit pavers as detailed on the drawings and described in the specifications. Concrete unit pavers are not in vehicular traffic lanes.**

6. Plan Sheet L1.1, detail 3 requires a “compacted root zone mix” over the supporting base and under the paver grid work. The “compacted root zone mix” would be detrimental to the load carrying capacity required by detail 4 and thus not be certifiable. The concrete grid paver requires a level bedding sand to transfer the load from the grid to the supporting base. Herewith, please find a copy of our old letter of 03/28/2005 to the City Fire Chief with his approval; also, product sheet of our Turfstone grid units.

**ANSWER: The project has been approved by the City of San Antonio Fire Plan Reviewer. Install fire lane pavers per drawings and specifications and install pavers per manufacturer recommendations for pavers specified in drawings. An acceptable substitution for the specified turf pavers is “Grasspave2” manufactured by Invisible Structures.**

7. I am bidding the electrical as a sub on this project and I cannot find the description of these ceiling fans shown on drawing E1.1. They show to be a (J) type but not listed in the equipment schedule or the lighting schedule or the mechanical drawings that I can find. Can you help me identify these fans if I am to supply?

**ANSWER: A description and model number for the ceiling fan are shown on the attached Lighting Fixture Schedule revisions to Sheet E3.2.**

8. What is the make and model of the emergency power system inverter?

**ANSWER: A manufacturer and model number for the emergency power system inverter are shown on the attached Lighting Fixture Schedule revisions to Sheet E3.2.**

9. Are there any specs on the ceiling fans shown on Sheet E1.1?

**ANSWER: A description and model number for the ceiling fan are shown on the attached Lighting Fixture Schedule revisions to Sheet E3.2.**

10. Will the demolition on Sheet ESD1.1, Keyed Note 1 and 2 require the entirety of the buried circuitry to be removed or is demolishing it to below the surface acceptable?

**ANSWER: Existing circuitry scheduled to be demolished shall have the conductors completely removed. Underground conduits shall be capped and abandoned below grade.**

11. Note # 6/S2.00 What will be the average thickness of mortar topping of existing slab from job site visit notice that existing slab to remain was 5 1/2" higher over existing hanger slab at one end and flush at bath room end with hanger slab; how will this work with concrete topping/leveling slab ?

**ANSWER: The intent of Foundation Plan Note 6 on sheet S2.00 is to level the existing floor slab in the lean to building. The contractor shall coordinate the topping thickness with the existing slab elevations.**

12. Detail 6/ S3.00 exterior beam section: need width dimension between new 12" wide beam and existing concrete?

**ANSWER: For bidding purposes only use 12". The exact dimension shall be field measured prior to construction.**

13. Detail 2/S3.01 Section: need beam height on 1'-3" wide beam?

**ANSWER: For bidding purposes only use 40". Coordinate the exact beam depth with finished exterior grade elevations and the existing concrete footing bearing elevation.**

14. Detail 4/S3.01 Section: need beam height on 1'-3" wide beams?

**ANSWER: For bidding purposes only use 28". Coordinate the exact beam depth with finished exterior grade elevations and the top of existing concrete footing elevation.**

15. C-3.00 ref. Concrete Sidewalk (H) detail 3 1/4" thick 1" sand and NO turn down beams VS 01/A2.01 Concrete Walk detail shows 4" thick, 8" x 8" turn down beams, which is correct detail to use?

**ANSWER: Use Detail (H) on Sheet C1.00, however, revise the 3-1/4" thickness shown shall be 4" thick.**

16. C-3.00 Landscape Wall: see landscape plans need detail VS A2.00 New Concrete Retaining CURB?

**ANSWER: Refer to Architectural and Landscape Architectural drawings for detail and correct nomenclature.**

17. Met with Alamo sales rep. and they noted two different mix design on plans vs Spec. see attached. Concrete Notes CN-6 / S 1.00 Slab-on-grade 3000 psi Flyash NOT Allowed and Max. W/C ratio N/A vs spec. 033000 page 7 of 12 section 2.8 concrete mix design C. normal weight concrete # 2 Fly Ash Content Max. 25%. ? # 3 Water-Cement ration Max 50%? What is the correct mix design do I use in bidding this project. Please Confirm.

**ANSWER: No Fly Ash shall be used for concrete detailed on the structural drawings. The Water-Cement Ratio shall not exceed 50 percent by weight.**

18. The Riser Diagram found on E3.1, Detail 1 indicates a new pad mount transformer provided by CPS with a primary duct bank from power pole to pad mount transformer location (Keyed Notes 1 & 2). However, no location(s) for the pad mount transformer and/or the particular CPS power pole to be used are indicated on the Electrical Site Plan ES1.1.

Based on the building load and the fact that the service voltage is 120/208V 3 phase, CPS will most likely opt to provide pole mount transformers on an existing or new power pole, requiring us to provide a service lateral conduit from the pole to a CPS meter or transocket mounted on the building, just like the surrounding buildings are served. Unless Brooks City Base is willing to pay the additional cost for a pad mount transformer, CPS will not provide a pad mount transformer.

Please confirm the type of transformer that will be needed, as well as the locations of the transformer(s) and the CPS pole that should be figured for estimating purposes.

**ANSWER: The CPS Energy electrical service shall be revised to be served by pole mounted transformers on an existing pole. A new service lateral conduit shall be installed from the existing pole to a meter socket on the building exterior. This work is shown on attached revised Sheet ES1.1 and E3.1.**

19. Lighting Floor Plan E1.1 shows lighting control of the Hangar 100 area to consist of two remotely located banks of three wall dimmers, each controlling either one or two rows of type C light fixtures. However, two of the paired wall dimmers are shown to control rows of light fixtures that are on two separate lighting circuits (i.e. circuits LB-19 and LB-21 are controlled by dimmers “c” and circuits LB-25 and LB-27 are controlled by dimmers “a”).

Either additional wall dimmers are required, or some of the rows need to be combined on one circuit. Please advise how to correct this issue.

**ANSWER: The lighting control will be through the Lighting Control Panel. Dimming is not available through the control panel, therefore low voltage switches shall be used at the (2) switch banks to interface with the control panel. The switching groups shall remain as shown on Sheet E1.1.**

20. Lighting Floor Plan E1.1 shows eight ceiling fans served by circuit LB-24. The ceiling fans are not listed on the Fixture Schedule. If these are to be new ceiling fans, please advise as to the manufacturer and model number for the ceiling fans that are to be provided. There is no type of control shown for the ceiling fans. If these are not to be “on” at all times, please advise as to the type of control and the location of such.

**ANSWER: A description and model number for the ceiling fans shown is shown on the attached revised Lighting Fixture Schedule on Sheet E3.2. Fan controls shall be shown on Sheet E1.1.**