



Project and Development Services
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**Brooks City Base
Inner Circle Office 1 / Medical Office 1
San Antonio, TX**

**ADDENDUM NO. 1
October 6, 2016**

The original Request For Proposal, dated September 22, 2016 for the project referenced above are amended as noted in this Addendum No. 1.

Receipt of this Addendum shall be acknowledged by responding to email with the Addendum attachment.

ADDENDUM NO. 1

1. Hard copy of the proposals shall be delivered to 14100 San Pedro Ave., Suite 608, San Antonio, TX 78232 in addition to electronically submitted to lisa.clark@am.jll.com. Proposal page limit requirement is removed from RFP. Pages may be printed on front and back.
2. There is no specific form for SBEDA Good Faith Effort Plan.
3. Paragraph 2b states "Construction Manager must maintain a team comprised of a project executive, project manager, dedicated, onsite superintendent, foreman, estimator, and accounting staff". It is intended that estimator and accounting staff can work from the home office, not on site.
4. Inner Circle Office Building: Include alternates on the bid form including Alternate 1) Water Feature on Landscape Drawings and Alternate 2) Toilet stalls on the Architectural Drawings. Toilet stalls to be framed with stud partitions.
5. GC to include cost of building permit.
6. GC to include cost of utility tap fees.
7. Brooks City Base is exempt from State Sales Tax. An exemption certificate will be provided.
8. A copy of the modified AIA A133 and A201 contract agreement will be provided in Addendum 2 which is anticipated to be issued Friday, October 7, 2016.

9. Civil CAD file is attached to this addendum.
10. Medical Office Building Geotechnical Report recommendations are not available at this time. Assume same structural requirements as Inner Circle Office Building. Piers at the Medical Office Building are similar to Inner Circle.
11. Excavate to elevation 580.00 to achieve a 1" PVR as indicated in the project geotechnical report, and as noted on Sheet S0.01.
12. There is not a site grading plan for the Medical Office Building at this time.
13. The Medical Office Building will have an underground storm drainage system. However, it has not been sized at this time.
14. 2" rigid insulation and batt insulation are required at all finished interior walls. See Detail 2/A7.00 on the Medical Office Building set.
15. Partition wall type clarification: P0 – UNRATED – Caulk; P1-RATED
16. See detail attached for construction of chase walls in Restroom.
17. Use partition type P0 U.N.O. for wall partitions that are not tagged.
18. Top of parapet walls are not required to have wood blocking for prefinished metal cap.
19. Detail 2/A5.01 references stucco / metal framing at Lobby entrance with storefront.
20. Framing and plaster ceiling occur at lobby canopies only, not typical steel trellis, refer to RCP. Minimum metal framing at lobby entrances, main entry lobby to framing required above glazing, other side framing required at covered entry.
21. Per Roof Plan/Schedule & Outline Specs, use min. R=30 @ roof, with cover board.
22. Provide gutters at framed canopies only, downspouts at main roof.
23. The elevator shaft wall are intended to be 8" CMU. Re: Struct, Partition P2b = 8" CMU not 12".
24. Include Alternate to provide 3,500#, 3300 Series traction elevator by Schindler or approved equal, speed 150 fpm, use standard premium finishes with 9' cab. This is in lieu of the hydraulic pitless elevator as specified.
25. Inner Circle Office Building: Note for CPT1 on the Room Finish Schedule should read "Allow \$31 - \$34 per square yard installed for carpet"

26. Medical Office Building: Assume partition types are similar to Inner Circle Office Building.
27. W10x33 columns are shown on the Structural Drawings along the exterior wall at the panel joint locations. Intended function of these columns is to share load with the narrow concrete panel legs, unless the panel's leg width is reconfigured. The columns will be welded to embed plates spaced at 4'-0" o.c. along the height of each panel leg from the pier to the second floor.
28. Voice and Data Systems wiring is not included in the shell building.
29. Provide a digital lighting control panel equal to Intelligent Lighting Controls, Inc., Apprentice II Panel with 16 lighting relays, Automatic Astronomical time clock and add on module for BMS control. Cut sheet attached to this addendum.
30. Price dumpster enclosure as wood fence with CMU as alternate. Use Landscape Drawings to quantify various site elements not shown on Civil Drawings.
31. There is no perimeter fencing required for either project. Omit the landscape general notes comment for this application.
32. Street names on Phasing Plan Sheet G0.10 are not correct.
33. Owner's construction budget for shell building is \$78/s.f.