



Addendum

PROJECT:
New Administration Building Renovation
3103 Ave. G
Hondo, Texas 78861

ADDENDUM NO.: 1

OWNER:
Medina Healthcare System, Inc.
3100 Avenue E
Hondo, Texas 78861

DATE OF ISSUANCE: August 7, 2024

ARCHITECT:
GRG Architecture
118 Broadway, Suite 620
San Antonio, Texas 78205

ARCHITECT'S PROJECT No.: 240224

NOTICE: This Addendum is issued by the Architect and is hereby made a portion of the documents for bidding and/or for the contract documents. Contractor is required to acknowledge receipt of this Addendum.

CONTENTS OF THIS ADDENDUM:

Modify the project bid delivery instructions and meeting dates per attached; summary as follows:

- Non-Mandatory Pre-Bid Meeting: Thursday, August 22, 2024.
- Start Date for Receipt of Bids: Thursday, September 5, 2024.
- **Due Date for Receipt of Bids: Monday, September 9, 2024.**
- Public Opening of Bids: Tuesday, September 10, 2024.

SPECIFICATION SECTIONS:

- 00 01 10 Table of Contents (3 pgs.)
- 00 11 13 Invitation to Bid (2 pgs.)
- 00 21 13 Instructions to Bidders (3 pgs.)

DRAWING SECTION

None.

ATTACHMENTS:

- Specification sections listed above: 8 pages total (8 1/2 x 11).



A handwritten signature in black ink, appearing to read 'Edward A. Garza', written in a cursive style.

DIVISION 0	PROCUREMENT AND CONTRACTING REQUIREMENTS	
00 00 00	Project Cover	
00 01 10	Table of Contents	Addendum 1
00 01 10.1	List of Drawings	
00 10 01	COMCheck – Envelope Compliance (Cover Page)	
00 10 01.1	COMCheck – Envelope Compliance Certificate	
00 10 03	COMCheck – Lighting Compliance (Cover Page)	
00 10 03.1	COMCheck – Lighting Compliance Certificate	
00 10 05	COMCheck – Mechanical Compliance	
00 10 05.1	COMCheck – Mechanical Compliance Certificate	
00 11 13	Invitation to Bid	Addendum 1
00 21 13	Instructions to Bidders	Addendum 1
00 31 00	Available Project Information (Cover Page for Geotech)	
00 31 00.1	Geotechnical Report	
00 31 00.2	Geotechnical Pavement Recommendations	
00 31 00.3	Asbestos Report	
00 41 00	Bid Form	
00 43 10	Partial Release of Liens	
00 43 13	Release of Liens	
00 43 36	Proposed Subcontractors Form	
00 50 00	Contracting Forms and Supplements	
00 52 00	Agreement Form (Cover Page for A101)	
00 52 00.1	AIA A101 – 2017 DRAFT	
00 72 00	General Conditions of the Contract for Construction (Cover Page for A201)	
00 72 00.1	AIA A201 General Conditions	
00 73 00	Supplementary Conditions	
DIVISION 1	GENERAL REQUIREMENTS	
01 10 00	Summary	
01 20 00	Price and Payment Procedures	
01 30 00	Administrative Requirements	
01 30 00.1	Attachment A – Request for Information Form	
01 30 00.2	Attachment B – Electronic File Transfer Agreement	
01 31 16	Mechanical and Electrical Coordination	
01 40 00	Quality Requirements	
01 41 00	Regulatory Requirements	
01 50 00	Temporary Facilities and Controls	
01 60 00	Product Requirements	
01 60 00.1	Attachment C – Request for Substitution Form	
01 70 00	Execution and Closeout Requirements	
01 78 00	Closeout Submittals	
DIVISION 2	EXISTING CONDITIONS	
02 41 20	Selective Building Demolition	
DIVISION 3	CONCRETE (AS NOTED ON THE STRUCTURAL AND CIVIL DRAWINGS)	
DIVISION 4	MASONRY	
04 21 13	Brick Masonry	
04 43 01	Stone Masonry Veneer	
DIVISION 5	METALS	
05 40 00	Cold-Formed Metal Framing	

DIVISION 6 WOOD, PLASTICS AND COMPOSITES

06 10 00 Rough Carpentry
06 41 00 Architectural Wood Casework
06 65 10 Solid Surface

DIVISION 7 THERMAL AND MOISTURE PROTECTION

07 19 16 Concrete Floor Sealer and Finish
07 21 00 Thermal Insulation
07 21 13 Continuous Insulation
07 25 00 Weather Barriers
07 42 13 Metal Wall and Soffit Panels
07 54 03 Thermoplastic Membrane Roofing
07 62 00 Sheet Metal Flashing and Trim
07 92 00 Joint Sealants

DIVISION 8 OPENINGS

08 11 13 Hollow Metal Doors and Frames
08 11 16 Interior Aluminum Doors and Frames
08 14 16 Flush Wood Doors
08 31 00 Access Doors and Panels
08 43 13 Aluminum-Framed Storefronts
08 71 00 Door Hardware
08 80 00 Glazing
08 87 00 Architectural Window Film

DIVISION 9 FINISHES

09 21 16 Gypsum Board Assemblies
09 30 00 Tiling
09 51 00 Acoustical Ceilings
09 65 10 Luxury Vinyl Tile
09 68 13 Tile Carpeting
09 91 13 Exterior Painting
09 91 23 Interior Painting
09 93 00 Staining and Transparent Finishes

DIVISION 10 SPECIALTIES

10 14 00 Signs and Applied Letters
10 26 01 Wall and Corner Guards
10 28 00 Toilet, Bath and Laundry Accessories
10 44 00 Fire Protection Specialties

DIVISION 11 EQUIPMENT (NOT USED)

DIVISION 12 FURNISHINGS

12 21 13 Horizontal Louver Blinds
12 36 00 Countertops

DIVISION 14 CONVEYING EQUIPMENT (NOT USED)

DIVISION 21 THROUGH DIVISION 28 (AS NOTED ON THE MEP DRAWINGS; INCL. SEC. 15 - PLUMBING)

DIVISION 31 EARTHWORK

31 10 00 Site Clearing
31 23 16 Excavation and Fill

DIVISION 32 EXTERIOR IMPROVEMENTS

- 32 12 16 Hot Mix Asphalt Paving
- 32 13 13 Portland Cement Concrete Paving
- 32 13 40 Concrete Paving Joint Sealants
- 32 17 23 Pavement Markings

DIVISION 33 UTILITIES (AS NOTED ON THE MEP DRAWINGS)

END OF TABLE OF CONTENTS

SECTION 00 11 13 INVITATION TO BID

FROM:

1.01 THE OWNER (HEREINAFTER REFERRED TO AS "OWNER"):

- A. Medina Regional Hospital
3100 Ave. E
Hondo, Texas 78861

1.02 AND THE ARCHITECT (HEREINAFTER REFERRED TO AS "ARCHITECT"):

- A. GRG Architecture
118 Broadway, Suite 620
San Antonio, Texas 78205

1.03 DATE: August 2, 2024

1.04 TO: POTENTIAL BIDDERS

- A. Qualified bidders are invited to submit an offer to the Owner for the New Administration Building Renovation, Hondo, Texas:
 - Renovation of an approximately 4,300 s.f. existing slab-on-grade building with cold-frame metal framing and walls.
 - Selective demolition and removal of all exterior masonry brick veneer. Other limited demolition of existing exterior walls and portions of existing interior walls. Removal of all existing windows and doors.
 - Limited removal of existing concrete at interior for new utilities and connections to existing drain lines to accommodate new plumbing layouts.
 - Replacement of entire electrical and mechanical systems.
 - Re-roofing of the existing TPO roofing system.
 - New exterior wall veneer using metal panel and natural stone veneer.
 - Removal and replacement of portions of the existing parking curbs and sidewalks.
 - Limited removal of parking asphalt with new replacement asphalt tie-in to existing.
 - New exterior painted steel structure front entry and walkway canopies with exposed/sealed wood deck and TPO roofing with lighting.
 - Interior finish-out for new office layout with toilet rooms
- B. Project site is adjacent to the existing Medina Regional Hospital in Hondo, Texas, as further described in the contract documents.

1.05 BID DOCUMENTS

- A. Bid documents will be available for download from the Medina Regional Hospital website at www.medinahospital.net.
- B. Refer to other bidding requirements described in Document 00 21 13 - Instructions to Bidders.

1.06 TIME OF COMPLETION

- A. Time of completion of this Contract is of importance to the Owner and may be considered in the award of the Contract. See Section 00 21 13, "Instructions to Bidders", the "General Conditions of the Contract", Section 00 72 00, and the "Supplementary Conditions", Section 00 73 00 for additional information.
- B. Liquidated damages: See Section 00 21 13 "Instructions to Bidders."

1.07 PRE-BID CONFERENCE

- A. A non-mandatory Pre-bid Conference is to be held at **10 am Central Time on Thursday, August 22, 2024** at the jobsite; **3103 Ave. G, Hondo, Texas 78861**.

1.08 RECEIPT OF BIDS

- A. Location of Bid Receiver: Address Bids for the attention of **Billie Bell, CEO** at **Medina Regional Hospital located at 3100 Ave. E, Hondo, Texas 78861**.

- B. Sealed Bid Acceptance:
 - 1. Formal Bid Acceptance: **Thursday, September 5th through Monday, September 9th per deadline instructions below.**
 - 2. Formal Bid Delivery Location: Front desk of the Medina Regional Hospital (normal business hours), 3100 Ave. E, Hondo, Texas 78861.
 - 3. Formal Bid Copies: Original plus one.
- C. Sealed Bid Deadline:
 - 1. Formal Bid Deadline: **Bids are due no later than 5:00 p.m. Central Time on Monday, September 9, 2024.**
- D. Sealed Bid Opening:
 - 1. Formal Bid Opening: 10:00 a.m. Central Time on Tuesday, September 10, 2024.
 - 2. Formal Bid Opening Location: Publicly opened at the Board Room of the Medina Regional Hospital, 3100 Avenue E, Hondo, TX 78861.
- E. Submit your offer on the Bid Form provided. Bidders may supplement this form as appropriate.
- F. Your offer will be required to be submitted under a condition of irrevocability for a period of 30 days after submission.
- G. The Owner reserves the right to accept or reject any or all offers and to accept the offer that is in best interest of the Owner.
- H. Any addenda issued by the Architect will be provided at no cost to the Proposers, Material Suppliers, Subcontractors and plan rooms that may have secured documents.

END OF SECTION

SECTION 00 21 13 INSTRUCTIONS TO BIDDERS

PART 1 REFERENCE

1.01 RELATED REQUIREMENTS

- A. Section 00 11 13 – Invitation to Bid
- B. Section 00 41 00 – Bid Form
- C. Section 00 43 36 - Proposed Subcontractors Form
- D. Section 00 73 00 - Supplementary Conditions
- E. Section 01 60 00 - Product Requirements
- F. AIA Document A305 – Contractor’s Qualification Statement

PART 2 SUMMARY

2.01 BID SUBMISSION

- A. Bids signed, executed, and dated will be received at the designated Owner location **no later than 5:00 p.m. Central Time on Monday, September 9, 2024** per Section 00 11 13 Invitation to Bid.

2.02 WORK IDENTIFIED IN THE CONTRACT DOCUMENTS

- A. Work of this proposed Contract comprises renovation and demolition, including general construction, structural, mechanical, and electrical work and limited site work.

2.03 TIME OF COMPLETION – LIQUIDATED DAMAGES

- A. Time of completion of this Contract is of importance to the Owner and may be considered in the award of the Contract. Payments on the Contract shall be made as provided by the Contract. No payment shall be made on the Contract after 30 days prior to the completion date set by the Contractor, until final completion and acceptance by the Architect and Owner. Contractor must agree to begin work contemplated by this Contract within ten (10) days after the date specified in the Notice to Proceed as the starting date.
- B. The Contractor shall include in his proposal a time to complete the base proposal (stated in calendar days) that includes his best anticipation of the number of working days that construction may be unable to take place, due to inclement weather and muddy ground. This anticipated number of lost working days shall be included on the proposal form in the space designated for the total number of calendar days required to complete the base proposal. Extensions to the Completion Date shall be granted only if, in the opinion of the Architect, climatological conditions that impede the progress of construction significantly exceed average conditions for the local area. A guide for average climatological conditions shall be the "Record of Climatological Observations" for the official reporting station nearest the project site, available from the National Oceanographic and Atmospheric Administration (NOAA) National Climatic Data Center, Asheville, NC, (828) 271-4800 <http://wlf.ncdc.noaa.gov/oa/ncdc.html>. No request for an extension of time due to weather conditions shall be considered unless accompanied by National Climatic Data Center documentary evidence showing by comparison that such weather is abnormal to any of the past five (5) years.
- C. **Liquidated damages shall be assessed to the Contractor at the rate of \$500.00 per day, for each day that actual substantial completion exceeds the contract completion date for the project.**
- D. The successful offeror, upon his failure or refusal to execute and deliver the contract, insurance and bonds required within 10 days after he has received notice of the acceptance of his proposal, shall forfeit to the Owner, as liquidated damages for such failure or refusal, the security deposited with his proposal.
- E. Offerors shall submit a properly executed AIA Document A305, Contractor’s Qualification Statement, Exhibit A – General Information, with their proposal. Include any additional forms or documentation to supplement the A305 for substantiation of qualifications required for the Selection Criteria. Failure to submit such A305 and required additional exhibits, forms or documentation shall subject the proposal to be rejected as non-conforming.

PART 3 BID DOCUMENTS AND CONTRACT DOCUMENTS

3.01 DEFINITIONS

- A. Bid Documents: Contract Documents supplemented with Invitation To Bid, Instructions to Bidders, Information Available to Bidders, Bid Form Supplements To Bid Forms and Appendices identified.
- B. Contract Documents: Defined in AIA A201 Article 1 including issued Addenda.
- C. Bid, Offer, or Bidding: Act of submitting an offer under seal.
- D. Bid Amount: Monetary sum identified by the Bidder in the Bid Form.

3.02 CONTRACT DOCUMENTS IDENTIFICATION

- A. The Contract Documents are identified as Project Number 18-1008, as prepared by GRG Architecture, and with contents as identified in the Table of Contents.

3.03 AVAILABILITY

- A. Bid documents may be obtained at the website of the Medina Regional Hospital; www.medinahospital.net.

3.04 INQUIRIES/ADDENDA

- A. Direct questions to Edward Garza with GRG Architecture, email: edward.garza@grgarchitecture.com.
- B. Addenda may be issued during the bidding period. All Addenda become part of the Contract Documents. Include resultant costs in the Bid Amount.
- C. Verbal answers are not binding on any party.
- D. Clarifications requested by bidders must be in writing not less than 7 days before the date set for receipt of bids. The reply will be in the form of an Addendum, a copy of which will be forwarded to known recipients.

3.05 PRODUCT/ASSEMBLY/SYSTEM SUBSTITUTIONS

- A. Where the Bid Documents stipulate a particular product, substitutions will be considered up to 7 days before receipt of bids.
- B. When a request to substitute a product is made, Architect may approve the substitution and will issue an Addendum to known bidders.
- C. The submission shall provide sufficient information to determine acceptability of such products.
- D. Provide complete information on required revisions to other work to accommodate each proposed substitution.
- E. Provide products as specified unless substitutions are submitted in this manner and accepted.
- F. See Section 01 60 00 - Product Requirements for additional requirements.

PART 4 QUALIFICATIONS

4.01 EVIDENCE OF QUALIFICATIONS

- A. To demonstrate qualification for performing the Work of this Contract, bidders may be required to submit Exhibit B – Financial and Performance Information of the AIA Document A305, Contractor's Qualification Statement.

4.02 SUBCONTRACTORS/SUPPLIERS/OTHERS

- A. Owner reserves the right to reject a proposed subcontractor for reasonable cause.
- B. Refer to General Conditions.

PART 5 BID SUBMISSION

5.01 SUBMISSION PROCEDURE

- A. Bidders shall be solely responsible for the delivery of their bids in the manner and time prescribed.
- B. Submit two copies of the executed offer on the Bid Forms provided, signed in a closed opaque envelope, clearly identified with bidder's name, project name and Owner's name on the outside.

5.02 BID INELIGIBILITY

- A. Bids that are unsigned, improperly signed or sealed, conditional, illegible, obscure, contain arithmetical errors, erasures, alterations, or irregularities of any kind, may at the discretion of the Owner, be declared unacceptable.
- B. Bid Forms, Appendices, and enclosures that are improperly prepared may, at the discretion of Owner, be declared unacceptable.

PART 6 BID ENCLOSURES/REQUIREMENTS

6.01 PERFORMANCE ASSURANCE

- A. Accepted Bidder: Provide a Performance and Payment bond as described in Section 00 73 00 - Supplementary Conditions.
- B. Include the cost of Performance and Payment Bonds in the Bid Amount and identify the cost on the Bid Form.

6.02 BID FORM SIGNATURE

- A. The Bid Form shall be signed by the bidder, as follows:
 - 1. Sole Proprietorship: Signature of sole proprietor in the presence of a witness who will also sign. Insert the words "Sole Proprietor" under the signature.
 - 2. Partnership: Signature of all partners in the presence of a witness who will also sign. Insert the word "Partner" under each signature.
 - 3. Corporation: Signature of a duly authorized signing officer(s) in their normal signatures. Insert the officer's capacity in which the signing officer acts, under each signature. Affix the corporate seal. If the bid is signed by officials other than the president and secretary of the company, or the president/secretary/treasurer of the company, a copy of the by-law resolution of their board of directors authorizing them to do so, must also be submitted with the Bid Form in the bid envelope.
 - 4. Joint Venture: Each party of the joint venture shall execute the Bid Form under their respective seals in a manner appropriate to such party as described above, similar to the requirements of a Partnership.

6.03 ADDITIONAL BID INFORMATION

- A. Submit the following Supplements concurrent with bid submission:
 - 1. Document per Section 00 43 36 - Proposed Subcontractors Form: Include the names of all Subcontractors and the portions of the Work they will perform.

PART 7 OFFER ACCEPTANCE/REJECTION

7.01 DURATION OF OFFER

- A. Bids shall remain open to acceptance and shall be irrevocable for a period of thirty (30) days after the bid closing date.

7.02 ACCEPTANCE OF OFFER

- A. Owner reserves the right to accept or reject any or all offers.
- B. After acceptance by Owner, Architect on behalf of Owner, will issue to the successful bidder, a written letter of Contract Award.

END OF SECTION