



**PRE-PROPOSAL CONFERENCE AGENDA  
October 15, 2020 – Hosted Remotely**

To participate, use the link below

<https://us02web.zoom.us/j/87807920904>

Telephone: (833) 926-2300,

Webinar ID: 8780792 0904

Agenda is available at the following link:

<http://www.nbtexas.org/DocumentCenter/Home/Index/139>

**1. Announcement of Solicitation: CSP 21-002 Construction of Police Station and Veterans Memorial**

1. Date issued: October 1, 2020
2. Pre-Proposal Conference: Hosted Remotely
3. All questions must be submitted to **Barbara Coleman** no later than **October 19, 2020 by 5:00 P.M. (Central Time)**.
4. All proposals are due to New Braunfels City Hall, City Secretary Office - Attention: Purchasing, **no later than 3:00 P.M. (Central Time) on October 29, 2020**.  
Proposals shall be read aloud virtually at: <https://us02web.zoom.us/j/81540735837>  
Telephone Only: (833) 926-2300 - Webinar ID: 815 4073 5837

**2. Introductions (Staff)**

- A. Barbara Coleman, Purchasing Manager – **primary point of contact until the contract is awarded**.  
Phone: (830) 221-4389 Email: [bcoleman@nbtexas.org](mailto:bcoleman@nbtexas.org)
- B. Joshua Niles, City Project Manager  
Phone: (830) 221-4638 Email: [JNiles@nbtexas.org](mailto:JNiles@nbtexas.org)
- C. Susan Hagerty, RA LEED AP, PGAL Email: [SHagerty@pgal.com](mailto:SHagerty@pgal.com)

**3. Addendums** – all changes to this solicitation will be issued through a formal addendum.

- A. Addendum 1 was issued on October 7, 2020 which provided additional specifications and supporting documents.
- B. The minutes to this meeting and answers to all questions will be posted in an addendum following this meeting.
- C. All addendums require acknowledgement and shall be included in your response.

**4. Description of Work:**

**THE PROJECT:** Construction of Police Station and Veterans Memorial

- New construction of a Police Station, approx. 62,300 sq ft with offices, training room, community room, evidence and records storage, forensic lab and bay.
- New construction of an Annex building, approx. 13,900 sq ft with a gym, vehicle prep bays, vehicle maintenance bays offices, and evidence storage
- Veterans Memorial Monument feature with etched granite imagery, walk paths, benches, landscape features and lighting.



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- On-site water detention pond,
- LCRA radio tower
- All other appurtenances necessary to complete the Project.

### 5. Review of Bidding Procedures

A. Solicitation documents may be obtained at:

- online to <https://www.bidnetdirect.com/texas/city-of-new-braunfels>, click on Bid Opportunities, then City of New Braunfels
- at the City of New Braunfels Web site: <http://www.nbtexas.org/DocumentCenter/Home/Index/139>

B. **Submission:** Proposer must follow proposal instructions notated within Parts 1-3 of the solicitation documents to provide consistency for the evaluation committee.

- 1) Deadline for submittal of Questions and Requests for clarifications will be **Oct. 19, 2020**.
  - 2) All proposals are due to New Braunfels City Hall, City Secretary Office - Attention: Purchasing, **no later than 3:00 P.M. (Central Time) on October 29, 2020.**
  - 3) All proposals must be time stamped by the City Secretary's Office at the New Braunfels City Hall.
  - 4) Proposals received after the time and date set for submission will be returned, unopened, upon request.
  - 5) Delivery Address  
Purchasing Department  
City of New Braunfels  
550 Landa Street  
New Braunfels, TX 78130
- Labeled:  
**CSP 21-002**  
**Construction of Police Station & Veterans Mem.**  
**Due: October 29, 2020**

### C. Required Proposal Documents:

To achieve a uniform review process and to obtain a maximum degree of comparability, the City of New Braunfels requires that proposals be submitted in a sealed envelope with **one (1) original master (marked original), one (1) copy, and one (1) electronic formatted USB. Responses shall be tabbed and labeled as indicated for consistency.**

1. **TAB 1** – Solicitation and Response Form A; completed and signed
2. **TAB 2** – Acknowledgment of Addenda, if applicable
3. **TAB 3** – Cover Letter: Name and address of the Proposer, as well as a brief description of the firm and its history.
4. **TAB 4** – Executive Summary: A brief summary highlighting the most important points of the proposal.
5. **TAB 5** – Proposal Forms (Response Forms B)
6. **TAB 6** – Qualifications and Certifications of Proposer (Response Form C and additional documentation for Proposal)
7. **TAB 7** – Plan & Schedule as required in Qualifications of Proposer
8. **TAB 8**- References



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9. **TAB 9** – Acceptable Documentation

- Proposal Guaranty/Bid Bond in an amount no less than five percent (5%) of price proposal.
- One copy of Certificate of Insurance completed and signed
- Conflict of Interest
- Certificate of Interested Parties (Form 1295)

10. **TAB 10** – Required information indicated in Drawings, if applicable

11. **Required by October 30, 2020** – completed Subcontractor List and Percentage of Project (Response Form D)

**\*\*Note-** All supporting documentation for subcontractors must be submitted no later than October 30, 2020 at 12:00 noon (CST) via email to Barbara Coleman, Purchasing Manager at [BColeman@nbtexas.org](mailto:BColeman@nbtexas.org).

12. **Required after contract award** – Performance & Payment Bonds.

**6. General Information**

**A. CONTRACT TIMES:**

- Days to Achieve Substantial Completion and Final Payment: The Work will be substantially completed within **480** calendar days after the date when the Contract Times commence to run
- Days to completed and ready for final payment within **570** calendar days after the date when the Contract Times commence to run.

The substantial completion schedule will be further defined with the final contract.

**B. Damages:** Liquidated damages are set at the following limits and will be incorporated into A101-2017, 4.5 Liquidated damages and 4.6.1 special Damages. An updated A101 will be provided in a supporting addendum.

- \$600

**C. Bonding –**

Bid Bond (5%)

Performance (100%) Equal to Contract Amount

Payment (100%) Equal to Contract Amount

**D. Retainage:** (5%), Referenced in A101, Section 5.1.7.1

**E. General Contractor Registration with the City:** Section 05.22.01

**F. Prevailing wage rates:** Davis Bacon Wage Rates – Attachment B – Prevailing Wage Schedule

**G. Restrictions on Communication – Part 1, 28.** All communications shall come to Barbara Coleman or Adam Michie. Respondent(s) are prohibited from communicating with: City council and the City staff until after contract is awarded.

**H. Addendums and modifications:** any changes to the CSP will be issued as an addendum and posted as referenced above. It is the respondent's responsibility to check posting sites for addendums.

**7. Other Instructions**



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A. **Notice of Award:** It is the City's intent to make its recommendation to City Council for approval in December 2020.

B. **Evaluation Criteria:**

The Proposals submitted in response will be reviewed by the Evaluation Committee. Proposers must submit fully completed Response Forms A, B, C, and D; provide all information requested below; and include any separate documentation in TAB 6 as necessary to provide additional information to assist the Evaluation Committee in the evaluation of the CSP responses based on the selection criteria. The selection criteria used to evaluate the CSP responses for the Police Station & Veterans Memorial will include the following criteria:

1. **Cost of the Work** (weighted at 40 pts)
2. **Project Experience and Qualifications of Firm/Personnel** (weighted at 30 pts)
3. **Proposed Schedule/Contract Time** (weighted at 20 pts)
4. **Previous Experience** (weighted at 5 pts)
5. **References** (weighted at 5 pts)
6. **Financial Information (Pass/Fail)**

8. **Technical Discussion – Project Manager, Joshua Niles and PGAL, Susan Hagerty:**

9. **Questions and Answers:**

10.15.2020

City of New Braunfels Police Headquarters  
CSP Bidders Questions and Answers – Addendum #2

**Questions/Answers and Clarifications:**

**Project Questions:**

**Q1:** Re: A0.10, Fire partition Legend. Life safety sheets are mentioned for reference but are not in the Index. Are these to be made available for the bid?

**A1:** Life safety plans are sheets G0.06 and G0.07. This set uses a line type to clarify fire rated partitions. Color printing is not required for clarity.

**Q2:** Re: A0.10, Acoustical Note #1. Referenced test are mentioned but none are called out. Please provide the test for the A2, B5, M1, & S1.

**A2:** Testing methods ASTM E90 and E413.

**Q3:** Re: A0.10, Detail 10. Wall type Y2 depicts insulation but unlike the other partitions that depict the insulation, it is not specifically called out. Shall the Y2 receive batt insulation?

**A3:** Provide acoustical batt insulation the full width of the stud, full height.

**Q4:** Re: 09 08 00 Sound Management Barrier. Please provide location of installation.

**A4:** Sound barrier to be placed on both sides of stud wall at K-9 Patrol 1617, Wellness 2008, Dispatch 2200, Down 2204, and Chief 2510. Drawings will be amended to show these extents.

**Q5:** Re: 09 22 16.2.3.A.1. The referenced minimum Base-Metal Thickness is 0.0179 inch but A0.10, COLD FORMED FRAMING NOTES call for 20g minimum. 0.0179 is the old 25g thickness. The new 20g comes in three thicknesses 0.0190, 0.0312, 0.0346. The new 25g is .0158. Please confirm the 20g referred to in the plans is desired as opposed to 25g.

**A5:** Confirmed 20g min. 0.0190 thickness for non-structural cold formed framing.

**Q6:** Re: A0-25, Many of the wall finishes are missing. Please advise if these will be made available prior to bid.

**A6:** Wall finishes with the same finish on all sides are noted in the ALL column.

**Q7:** Re: A0-25, PT01/AWPI is called for on two walls of five rooms. The interior elevations do not address these rooms. The 09 84 33.2.1.B.3 calls for a 6' min, 3' 11" x 9' 10" max. Please clarify the PT01 to AWPI ratio.

**A7:** The Filzfelt panels are 47" x 59" per A0.20, 1 panel each wall.

ALEXANDRIA  
ATLANTA  
AUSTIN  
BOCA RATON  
CHICAGO  
DALLAS/FORT WORTH  
DENVER  
HOBOKEN  
HOUSTON  
LAS VEGAS  
LOS ANGELES  
SALT LAKE CITY  
SAN DIEGO

**Q8.** Would it be possible to provide the electronic version of the sub list that is due on the 30<sup>th</sup>?

**A8:** Yes.

**Q9:** Will the design team be providing the Civil grading CAD file for the bidders?

**A9:** The civil CAD drawing will be provided to the awarded contractor.

**Q10:** The existing site appears to have a couple of old structures on it. There is no demo drawings or demo specs in the documents. Who is responsible for the demo and removal of these structures?

**A10:** The structures will be demolished before the start of this project by a separate company.

**Q11:** Part I of the RFP states that "any variations from the solicitation requirements / specifications must be clearly indicated by letter, on a point-by-point basis, attached to and made part of your response." Would it be possible, if this ends up being necessary, to turn this in with our sub list on the 30<sup>th</sup>?

**A11:** Yes

**Q12:** Questions 1,2 and 3 on Page 31 of the RFP all say the question pertains to our subcontractors as well as the General Contractor. It will be almost impossible to know that information regarding the subcontractors at the time of the bid submission on the 29<sup>th</sup>. Is this something that could be included with our follow up on the 30<sup>th</sup>?

**A12:** Yes, this is addressed in Part I, 6 #11. **Required by October 30, 2020 –** completed Subcontractor List and Percentage of Project (Response Form D)

**\*\*Note-** All supporting documentation for subcontractors must be submitted no later than October 30, 2020 at 12:00 noon (CST) via email to Barbara Coleman, Purchasing Manager at.

**Q13:** Re: 09 08 00 Sound Management Barrier. Please provide location of installation.

**A13:** Sound barrier to be placed on both sides of stud wall at K-9 Patrol 1617, Wellness 2008, Dispatch 2200, Down 2204, and Chief 2510. Drawings will be amended to show these extents.

**Q14:** Please confirm that All Utility Provider Impacts Fees are to be paid by the City of NB.

**A14:** Confirmed

**Q15:** Light Fixture schedule on sheet E5.01 says "The light fixtures scheduled are the basis of design. It is not intended to limit competition from equal manufacturers. All bidders shall submit their proposed light fixtures in submittal form a minimum of 10 days prior to bid date for review. Approved light fixtures will be issued as an addendum."

The specification section 26 51 00. 13-2, 1.3 Acceptable manufacturers, A. states "Provide lighting fixtures produced by manufacturers as shown and scheduled."

Can this be clarified and defined? Please advise.

**A15:** Notes on Sheet E5.01 are accurate. Proposed light fixtures to be submitted for review as noted.

**Q16:** Please provide Basis of Design for Slide Gate and Swing Gate operators.

**A16:** Further info will be issued with Addendum 3 drawings

**Q17:** Slide gates are specified as Ameristar Passport Gates. Will the double swing gate at the SE Entrance be Ameristar Swing gates with the same Majestic 3Rail 3/4" picket style?

**A17:** Yes

**Q18:** Drawing A1.01 calls for all chain link fence on either side of the NE access gate. Drawing L2.0 calls for 8' Metal Picket Fence next to the NW gate. Please confirm fence type here. If metal picket fence, please confirm metal picket fence is to be on either side of the gate.

**A18:** Fence will be 8" Metal Picket fence at each side of the NE access gate, per L2.0.

**Q19:** Are there specification for the 8' Metal Picket Fence. Would the 8' tall Ameristar Montage Commercial fence be accepted to match the Ameristar Passport gates with 3/4" 14 gauge pickets?

**A19:** There are no specifications for the 8' High Metal Picket Fence; yes, the Ameristar Montage 8' tall Commercial fence would be accepted.

**Q20:** Please confirm chain link fence is Galvanized. Specification Section 322001 - 1.1.1 A. calls for PVC Coated Fabric.

**A20:** The chain link fence should be Zinc-Coated (Galvanized) Steel Woven Wire Fence Fabric, no PVC Coated Fabric Fencing is to be used on the project.

**Q21:** Please confirm the scale of the drawing L2.0.

**A21:** The scale of Sheet L2.0 is 1"=50'

**Q22:** Per drawing A1.01 the South Gate leaf of the NE Entrance only has 15' of recess room to the building. Depending on the operator that is used, that gate leaf will need ~17' recess room.

**A22:** Design team will review and clarify with Addendum 3 drawings. Approx. 16'-4" is available to face of masonry off top of curb.

**Q23:** Per drawing A1.01 the West gate leaf of the NW Entrance will recess into the detention basin. A concrete trough can be built up for the gate to recess on if this is what is desired.

**A23:** Design team will review and clarify with Addendum 3 drawings

**Q24:** Please consider my RFI in regard to % required SCM's in certain mix classes for the New Braunfels Police HQ project. Three or four designs are specifying a minimum of 40%-70% SCM replacement. Is that % negotiable?

**A24:** Yes. A flyash content 20-25% is acceptable. WPM will not reject concrete mix designs if the concrete mix designs do not strictly meet our minimum flyash replacement goals.

**Q25:** Foundation Plan (S1.01) shows four columns at Grid I – D.2-I, E-I, F-I and F.1-I that appear to continue to the high roof framing. These do not show up on the high roof framing plan (2/S1.05) but they do show up on the isometric detail.

**A25:** Correct. All four columns grid line I extend to support the high roof. Also refer to details I5/S1.05 and I2/S4.23.

**Q26:** There are two HSS 9x9 columns on the foundation plan (E-2.4 and F-2.4) that also appear to be continuous to the high roof. The high roof plan (2/S1.05) appears to show these two columns but one is a TS column (F-2.4) and one appears to be a Wide Flange Column (E-2.4). The high roof plan also shows two columns (D.2 and F.1) almost on Grid 2.4. These two columns do not show up on any other plans – are they stub columns or continuous from the slab.

**A26:** The two columns on E/2.4 and F/2.4 are HSS columns. Maintain size shown on level 1. The two posts on D.2/2.4 and F.1/2.4 are HSS studs that only extend above roof level.

**Q27:** Specification section 27 41 16 makes several references to “Appendix A,” please provide this document.

**A27:** Appendix A will be included with Addendum 3

**Q28:** Specification section 27 41 16 refers to the 75% CD’s, is this the most up to date or can a final specification be provided?

**A28:** A current spec section will be included with Addendum 3.

**Q29:** Please provide one line drawings and riser information for the AV scope

**A29:** Appendix A has a very detailed list of equipment required for each space. NBPD indicated that this equipment list will be for budgetary purpose only, so the spec and equipment list should be sufficient.

**Q30:** No specification is provided for the wire security mesh, please provide a specification

**A30:** See spec section 1 022 1 3 Wire Mesh Partitions

**Q31:** Detail I2/A0.10 calls for 5/16” ballistic fiberglass at partition type Y7, spec section 1 0 264 1.2.3.B calls for 7/16”, please advise.

**A31:** We intend a Level 3 ballistic protection which is 7/16” fiberglass at the partition. Spec section 1 0264 1.2.3.B is correct. Drawings will be revised in Addendum 3.

**Q32:** The bid documents include two (2) Fire Alarm Specifications, which should be used?

**A32:** Follow Specification 284600.21. Spec section 28 1 363 will be deleted in Addendum 3. This project does not require a mass notification.

**Q33:** Detail I/A7.60 shows plywood attached the metal building purlins, what spacing is going to be required for the purlins for plywood to attach to?

**A33:** Detail I/A760 shows an insulated panel, not plywood. No plywood sheathing is required at the Annex.



**Document Clarifications:**

**C1:** Plans show Mobile Storage for Evidence and Records. There is no spec for this product. Is it in contractor scope or OFOI?

**CA1:** These items are owner furnished and are not part of this solicitation.

**C2:** Plans show weapon cabinets and shelving for guns. There is no spec for this product. Is it in contractor scope or OFOI?

**CA2:** These items are owner furnished and are not part of this solicitation.

**C3:** There do not appear to be any HUB requirements or a HUB participation goal percentage. Please confirm that an HSP is not required for submission with our proposal.

**CA3:** There are not HUB requirements or participation goals for this project.

**C4:** Response Form C, Experience & Qualifications section, Item 6 (on page 29 of the solicitation) asks for a list of primary sub-contractors. The CSP also appears to ask for this same information 3 times. Please confirm if the primary place this will be required on Response Form D. Please confirm that '% of project' equates to '% of proposal amount'.

**CA4:** Yes, this information is asked for in several places and the required response is on Form D.

**END**



10.15.2020

City of New Braunfels Police Headquarters  
CSP Bidders Substitutions – Addendum #2

**Substitutions**

**S1:** 044200 – Boral Cultured Stone

**SA1:** Not Approved – The Stone Lite panel specified is a lite weight honeycomb panel that is not equal to the Boral Cultured Stone products. This may NOT be used as a substitution.

**S2:** 072400 – BASF Finestone Cement Board Stucco System

**SA2:** Approved – For Cement Board Stucco System

**S3:** 072726 – Meadows LMP Air Barrier, DensElement Barrier System, STO Gold Coat

**SA3:** Approved – Vapor permeable air barriers are specified as a basis of design, with comparable products allowable. Meadows LMP, DensElement System and STO Gold Coat are approved. If DensElement system is used, contractor to ensure product is applicable at all locations required.

**S4:** 096566 – Dinoflex Natures Collection, cork infused rubber flooring

**SA4:** Approved – For Resilient Athletic Flooring

**S5:** 101400 – Sign Express

**CA5:** Not Approved – Spec section names ASI Reflections as the Basis of Design. Specific alternates will be considered but all items to be substituted need to be identified by the bidders for consideration.

**S6:** 102113 – Scranton Products Hiny Hiders Solid Plastic Toilet Partitions

**CA6:** Not Approved – All Plastic toilet partitions will not be approved as a substitution for NBPD.

**S7:** 107315 – Canopy Solutions Extruded Aluminum Canopies

**CA7:** Approved.

**S8:** Div 11 & 12 – OnePointe Solutions

**CA8:** Approved for laboratory and plastic laminate (Div 6) casework and equipment.

ALEXANDRIA  
ATLANTA  
AUSTIN  
BOCA RATON  
CHICAGO  
DALLAS/FORT WORTH  
DENVER  
HOBOKEN  
HOUSTON  
LAS VEGAS  
LOS ANGELES  
SALT LAKE CITY  
SAN DIEGO

**S9:** 263213.16 – AKSA Power Generator

**SA9:** AKSA is NOT approved manufacturer for NBPD. Acceptable manufacturers are Cummins, Caterpillar, or Detroit Diesel Allison.

**END**