



Addendum No. 2

Project: **Smith Building Renovation**
Spindletop Center

Date: **June 16, 2022**

All bidders are herewith notified of the following additions, deletions, changes or clarifications to the drawings dated June 13, 2022 and shall be acknowledged as received on the proposal.

1. Attached is the Pre-Bid sign-in sheet.
2. Prints from the existing construction have been uploaded onto the plan room portal at www.architectall.com.
3. A walk-thru for subcontractors will be provided on **Thursday, June 23, 2022 at 10:00 AM.**
This will be the final time to inspect the building prior to bid date.
4. General Contractors shall include in their proposal the cost to hire an independent certified energy auditor to complete the required Insulation Test, Duct Leakage Test and Blower Door / Infiltration Test as required by the International Energy Efficiency Code. Energy Auditor must provide an approved sign-off sheet which will be required to obtain a Certificate of Occupancy from the City of Beaumont. Attached is a list of 3rd party Energy Compliance Inspectors / Raters that have been known to provide their services in the Beaumont area, some of which are known to only do Residential compliance reports. This is not a comprehensive list and General Contractor is not limited to utilizing any of these companies.

5. All new and existing to remain roof mounted equipment shall be hurricane strapped down in 4 directions with stainless steel aircraft cabling to a securely fastened roof curb or an anchor that is fastened to the concrete deck through a stainless-steel flashing pan with pourable sealer. Flashing pan shall be furnished and installed by the roofing contractor. Obtain windstorm inspector's approval of all strapping of equipment prior to installing.
6. General Contractor shall include in their proposal the cost to hire an independent Structural Engineer to perform TDI Windstorm Inspection for the new roofing and all new equipment installed in the roof, and to provide the Owner with a Texas Windstorm Certificate WPI-8 as part of the closeout documents.
7. Clarification: Removal of the abandoned kitchen exhaust hood in Break Room S114 and associated exhaust fan on roof including all electrical conductors and conduits shall be by the General Contractor / Subcontractors. Secure 1 ½" Type B 22 ga. metal roof deck or similar product to underside of concrete deck with ½" expansion bolts at max 18" centers and at every corner, and infill the exhaust fan hole in the concrete roof deck with concrete that is doveled into the existing slab with #5 bars 18" long epoxied into deck a min of 9" and space at max. 12" centers. Reinforce concrete with #3 bars at max. 12" O.C.
8. The heavy textured drywall on the north wall of Hallway S134 and south wall of Office 135 will be removed by the abatement contractor. Include in proposal the cost to replace with 5/8" gypsum board with Level 4 finish after installing door opening 82.

9. The heavy textured drywall in Office S115, Office S115A, Office S115B, Office S116A, Office S116 and Office S118 will be removed by the abatement contractor. Include in proposal the cost to replace with 5/8" gypsum board with Level 4 finish.
10. Clarification: All existing drywall partitions that are to remain shall be skimmed as may be required to cover the current texture and refinished to Level 4 throughout the facility.
11. See attached A000A indicating existing depressions in slab. The 6x6 quarry tile floor in Break Room S114 is over a 2" mud bed. Abatement contractor will roughly chip the tile from the mud bed. Include in proposal cost to float smooth the floor as required to receive the new flooring. Grout flush an existing 5 5/8" depression in vicinity of Tlt S114B and Jan S114C. Grout flush an existing 2" depression in vicinity of Men S129.
12. Include in proposal all floor preparation work associated with areas receiving new floor finished.
13. Sprinkler contractor will be required to valve off the existing fire sprinkler system and cap line adjacent to domestic water line tee fitting in New Classroom S122. After valved off, the abatement contractor will remove the sprinkler piping, sprinkler heads, and associated hangers.
14. MC cabling will be acceptable for electrical drops in existing partitions, and for electrical runs hidden inside new partitions. All exposed electrical runs shall be hard pipe conduit as specified.
15. See attached SK-A1 for detail on patching slab where new pipes are installed under slab.

16. Electrical contractor shall provide wall boxes and conduits to above ceilings for all new phone and data. Cabling and termination will be by others and is not in contract.
17. All existing phone and data will be reworked as required by others and is not in contract.
18. Chilled water lines entering the building at Mech Room S160B shall be cut off below grade and backfilled with soil. Underground piping will be capped and abandoned in place. Patch and repair wall at wall penetration through the mechanical room to match the adjacent wall.
19. Refer to structural drawings located on the plan room portal www.architectall.com for reinforcing tendons located in the structural roof slab. Prior to cutting any penetrations in the roof deck, contractor shall x-ray the slab to locate all tendons. Do not cut tendons without prior approval from the Architect.
20. All existing convenience outlets and associated wall plates throughout the building shall be removed and replaced to match the new devices being provided.

End of Addendum # 2



June 16, 2022



350 Pine Street Suite 720
 Edison Plaza
 Beaumont, TX 77701
 Phone: 409.866.7196
 Fax: 409.866.1745

PRE-BID ATTENDEES' LIST

Project Number: 21072
Project Name: Spindletop Smith Building Renovations
Project Owner: Spindletop Center
Project Address: 655 S 8th St, Beaumont, Texas 77701
Date / Time: Thursday, June 16, 2022 / 10:00 AM

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THE AMERICAN INSTITUTE OF ARCHITECTS

3rd Party Residential Energy Compliance Inspectors / Raters for the City of Beaumont as of 1-1-2017



Barfield Home Inspections
Energy Efficiency Inspections and Testing

Commercial Residential

2015 IECC Inspections and Testing
Blower Door / Duct Blaster Testing
RESNET HERS Ratings
Thermal Imaging Inspections
IECC Energy Code Inspections
Plan Review and Analysis

James R. (Rusty) Barfield
RESNET HERS Rater ID #0917800
IECC Energy Code / Building Inspector
License #5309208
Professional Real Estate Inspector
TREC License #4935



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409-454-7349 (cell)

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sfshelander@gmail.com

Texas Professional Real Estate Inspector License #20134

Inspecting all areas of the Golden Triangle and Crystal Beach



Craig Williamson
Regional Operations

ENERGY SPECIALISTS

Office: 817-546-0160
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SQ-AIR ONE
TESTING & SERVICES, LLC

Susan Quave, CGP
Residential Energy Inspector

GHBA Associate Member
IECC Residential Energy Inspector
BPI Certified - Building Analyst Professional
NAHB - Certified Green Professional

12320 Barker Cypress Rd
Suite 600-248
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Certified Third Party Inspector
ResCheck, Blower Door, Duct Blaster

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Johnson Home Performance

(409) 893-2876

With Testing, Proof is Possible

601 Orange Avenue
Orange, TX 77631

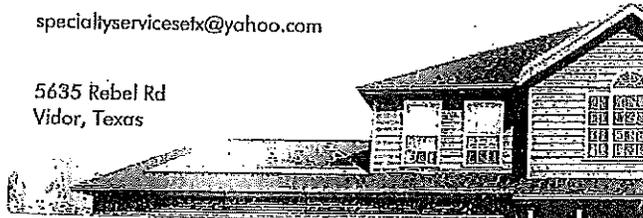
Specialty Service SETX, LLC
2015 Code Compliant Testing

409-363-0251
409-937-4480

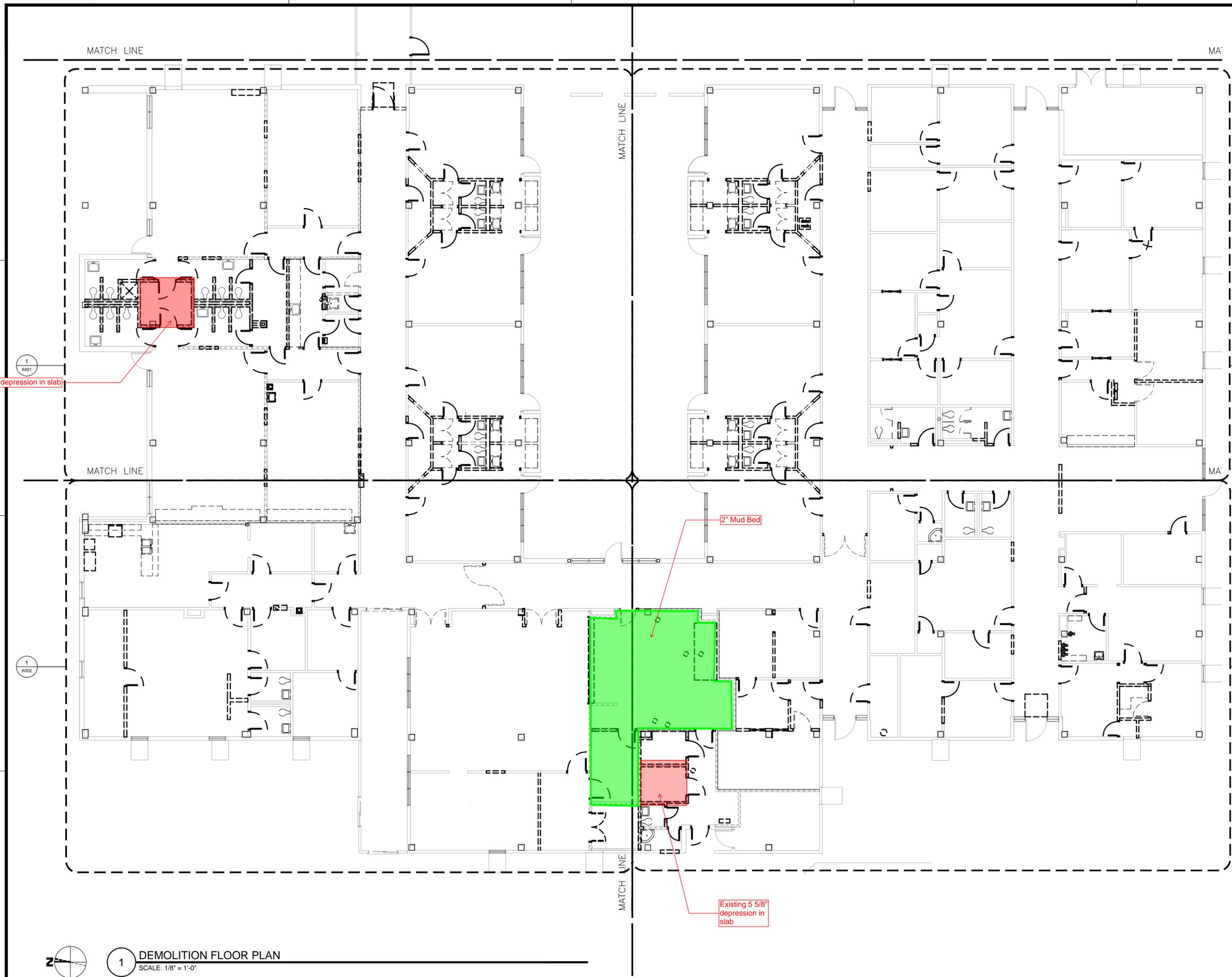
Rick Davenport
Owner/Operator

specialtyservicesetx@yahoo.com

5635 Rebel Rd
Vidor, Texas



SAVED: WENDYS
 PLOT: WENDY STANLEY
 PLOT DATE: 6/10/2022 11:57 AM
 SHEET SIZE: ARCH (standard D) (36.00 x 24.00 inches)



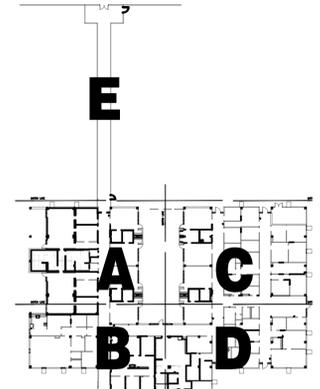
1 A001
 2" depression in slab

2" Mud Bed

Existing 5 5/8" depression in slab



1 DEMOLITION FLOOR PLAN
 SCALE: 1/8" = 1'-0"



KEY PLAN
 SCALE: N.T.S.
 CALLED NORTH

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SMITH BUILDING RENOVATION
 SPINDLETOP CENTER
 655 S. 57TH STREET
 BEAUMONT, TX 77701

ISSUED FOR SCHEMATIC DESIGN	<input checked="" type="checkbox"/>
DATE: 3-1-2022	
DESIGN DEVELOPMENT	<input checked="" type="checkbox"/>
DATE: 5-10-22	
BIDS & CONSTRUCTION	<input checked="" type="checkbox"/>
DATE: 6-13-22	
REVISION:	
DATE:	
REVISION:	
DATE:	
REVISION:	
DATE:	

DRAWINGS SHEET TITLE
 DEMOLITION FLOOR PLAN

SHEET NUMBER
A000A

21072
 PROJECT NUMBER

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SCALE: 1 1/2" = 1'-0"
EXISTING SLAB
PATCH DETAIL DWG

4 1/2" SLAB REINF. W/ 6X6
W2.9x2.9 WWM

COMPACTED SELECT FILL

#4 DOWELS @ 24" CTRS EPOXY
INTO EXISTING SLAB

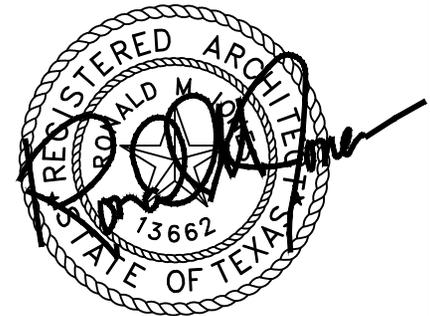
COMPACTED CEMENT
STABILIZED SAND

LAP NEW VAPOR BARRIER
OVER EXIST. MINIMUM 6"
AND TAPE SEAM, TYPICAL

EXIST. VAPOR BARRIER

NEW PLUMBING LINE

1 EXISTING SLAB CUT AND PATCH DETAIL
SCALE: 1 1/2" = 1'-0"



6/17/2022



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RONALD M. JONES, A.I.A.

Smith Building Renovation
SPINDLETOP CENTER

655 S. 8TH Street

6/17/2022
DATE

BEAUMONT, TX, 77701

SHEET NUMBER

SK-A1

21072
PROJECT NUMBER